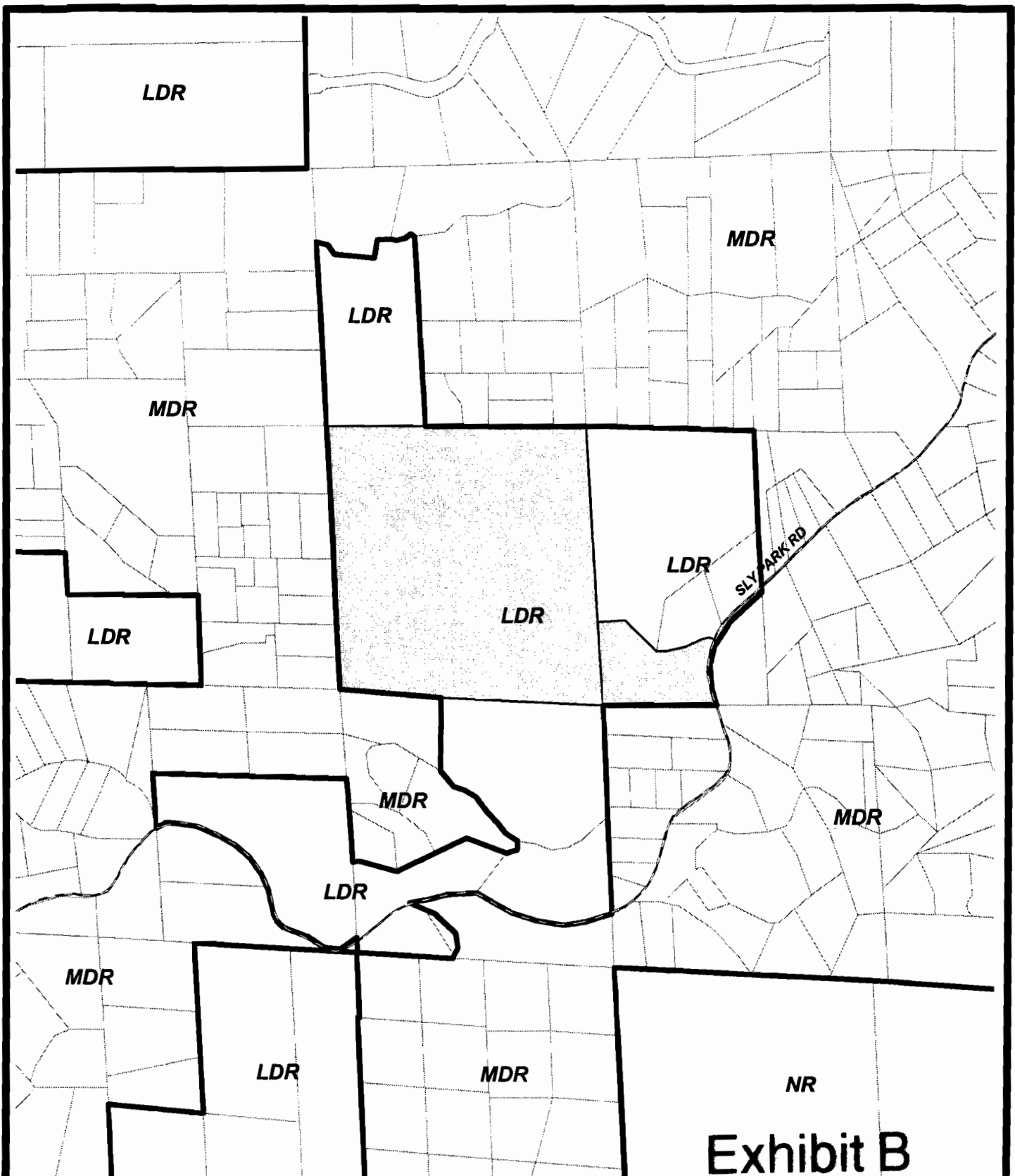


Exhibit A Vicinity Map



File No. A 07-0014
 Z 07-0045
 PD-07-0031
 TM 07-1459

General Plan Map

A.P.N. 079:010:49
 A.P.N. 079:151:27

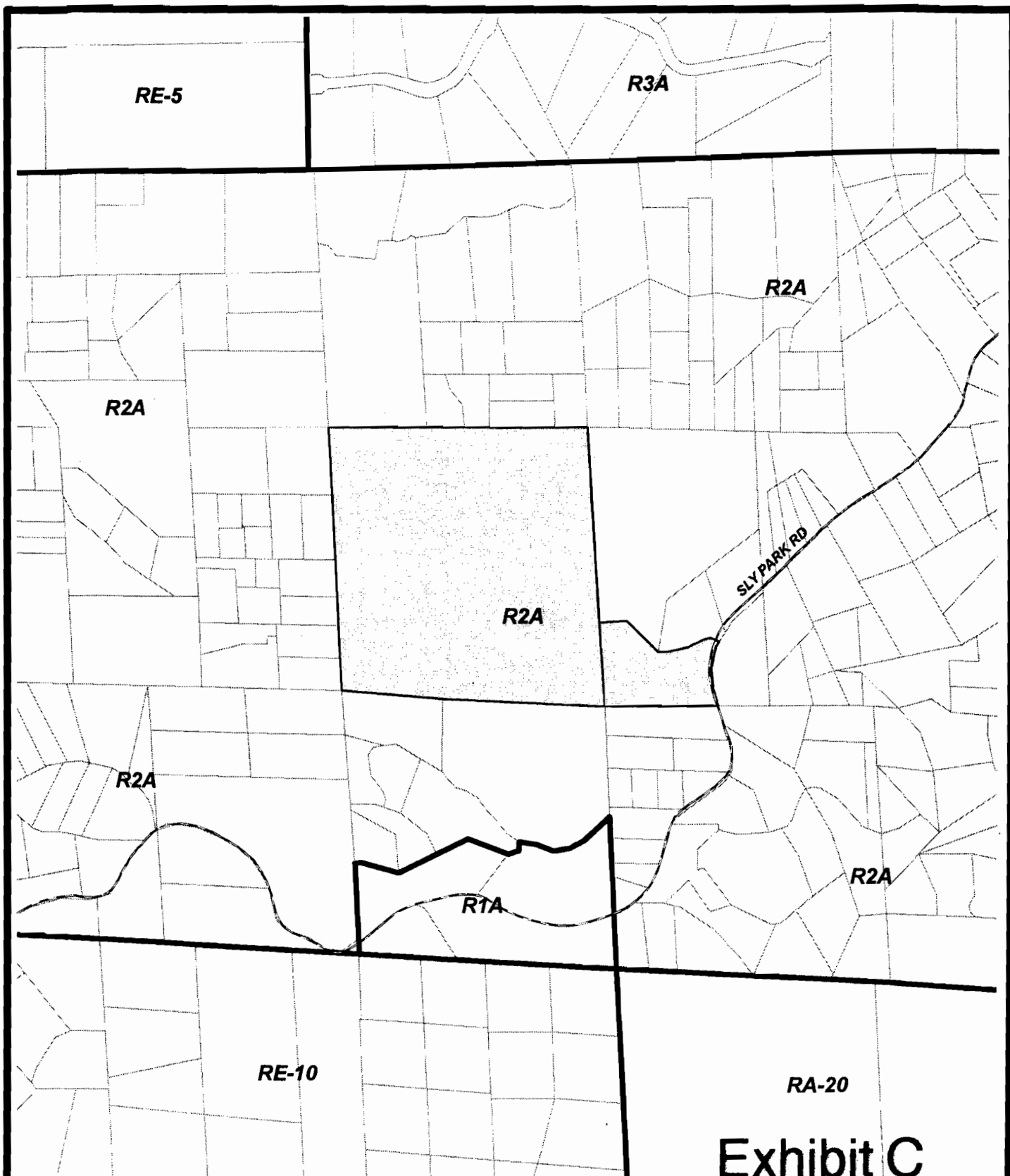
Exhibit B

 Project Site

Disclaimer:
 The depiction was compiled from
 unverified public and private sources
 and is illustrative only. No representation
 is made as to the accuracy of this
 information. Parcel boundaries are
 particularly unreliable. Users make use
 of this depiction at their own risk.



Not To Scale



File No. A 07-0014
 Z 07-0045
 PD-07-0031
 TM 07-1459

Zoning Map

A.P.N. 079:010:49
 A.P.N. 079:151:27

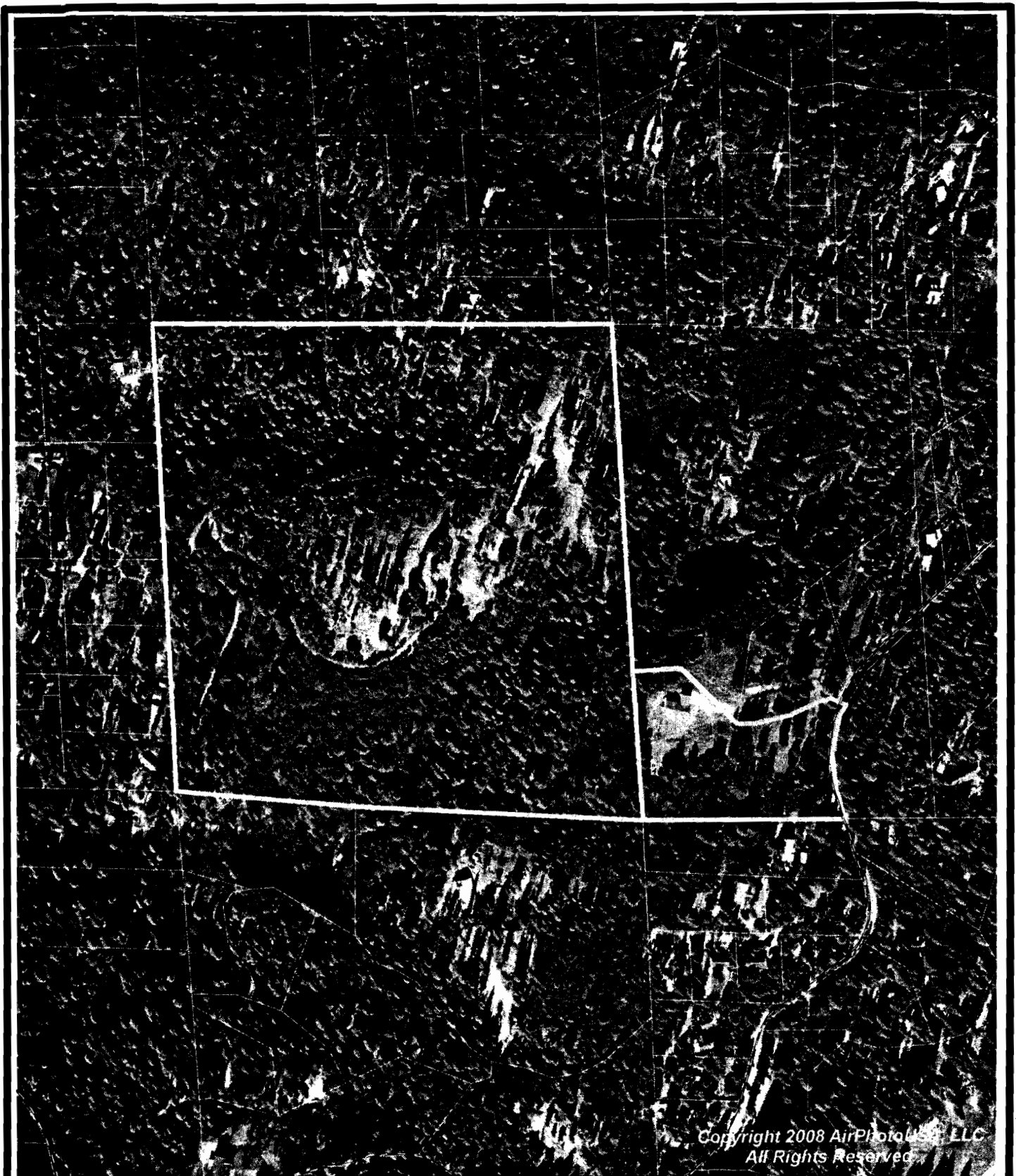
 Project Site

Disclaimer:
 This depiction was compiled from
 unverified public and private sources
 and is illustrative only. No representation
 is made as to the accuracy of this
 information. Parcel boundaries are
 particularly unreliable. Users make use
 of this depiction at their own risk.



Not To Scale

Exhibit C



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File No. A 07-0014
Z 07-0045
PD-07-0031
TM 07-1459

Air Photo Exhibit D

A.P.N. 079:010:49
A.P.N. 079:151:27

Project Site

Disclaimer:
This depiction was compiled from
unverified public and private sources
and is illustrative only. No representation
is made as to the accuracy of this
information. Parcel boundaries are
particularly unreliable. Users make use
of this depiction at their own risk.



Not To Scale



REVISIONS NO. DESCRIPTION DATE BY		FIELD BOOK SCALE: 1"=100' NORTH: 100' DATE: 3/08		EL DORADO COUNTY CALIFORNIA DESIGNED BY: MATT BRIDGES, PE DATE: 3/08		TENTATIVE SUBDIVISION MAP RED ROBIN SUBDIVISION APN: 079-010-49 & 079-151-27 AERIAL EXHIBIT		APPLICANT & OWNER AGENT JUST TWO GUYS, INC. 1000 10th St. Ste. 100 San Francisco, CA 94103 (415) 434-1000		TM 07-1459	SFG: 06008	SCKET 1 - 1
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Exhibit E

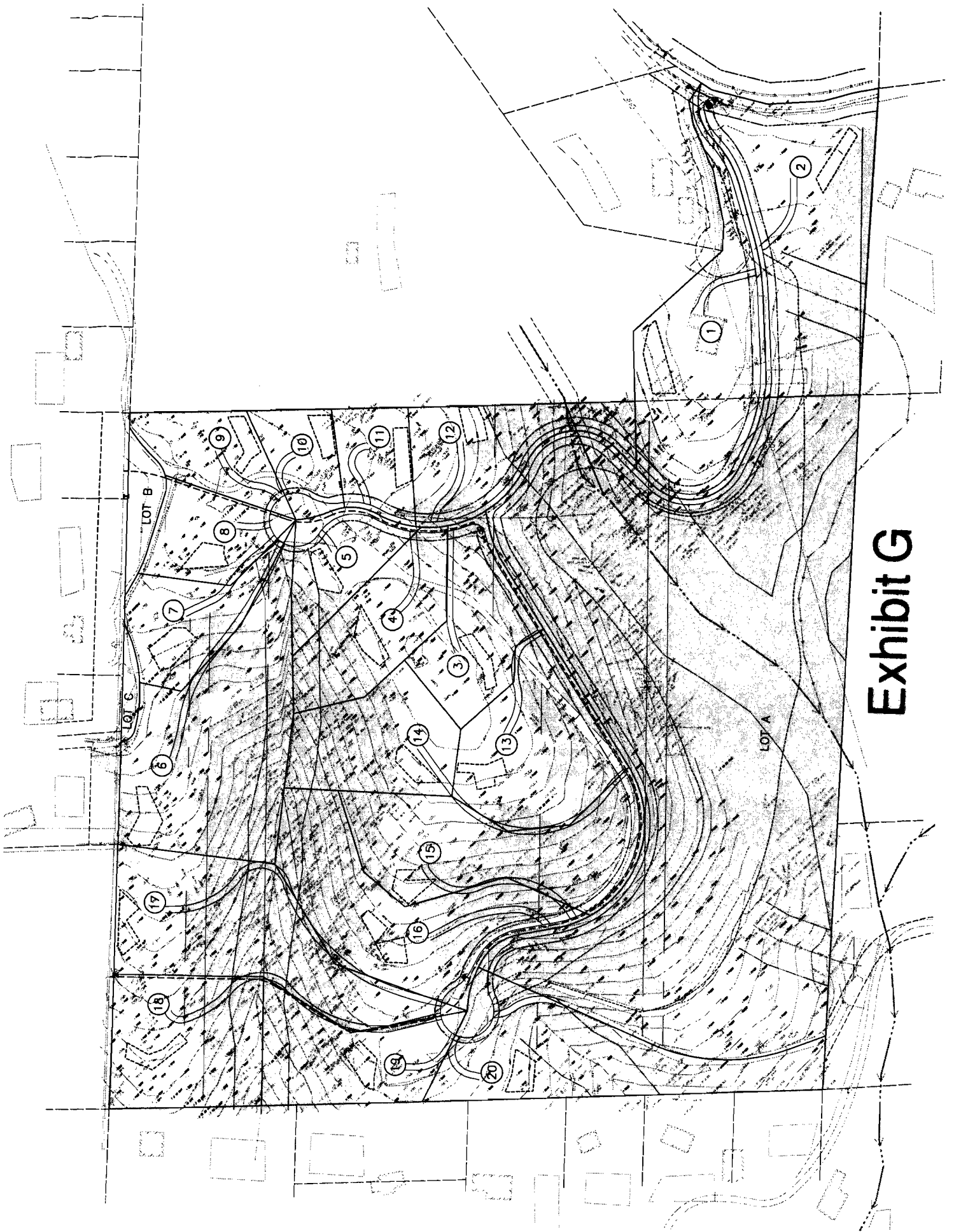
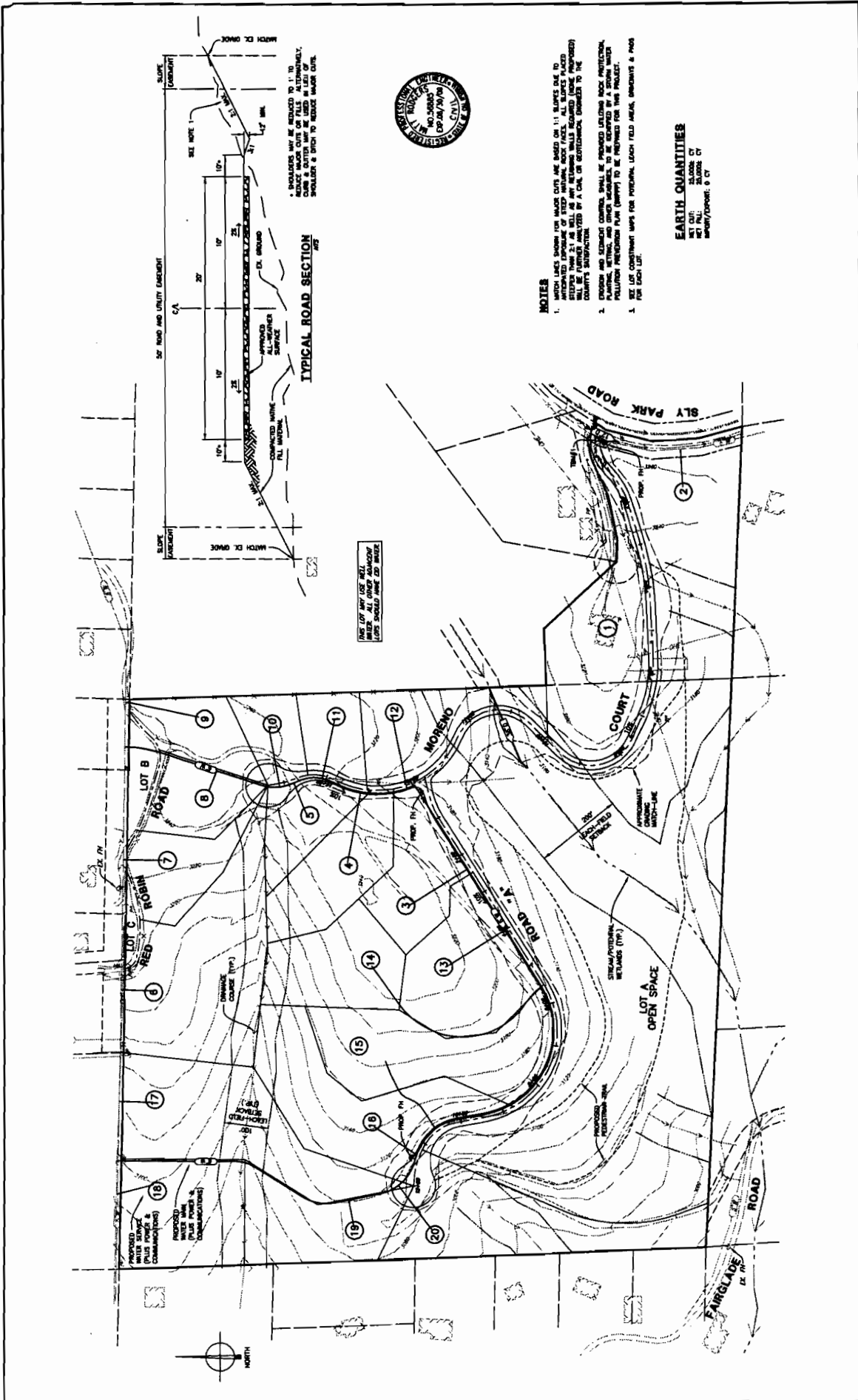


Exhibit G



NO. _____		REVISIONS		DATE		BY	
DESCRIPTION		DATE		BY			
BENCH MARK		ELEV. 328.82		FIELD BOOK			
RECORD		T.M. 11.31.00 NEAR INTERSECTION OF		SCALE			
TERRACE, W. 1/2 S. 1/4 E. 1/4 S. 1/4		SECTION 17, T. 12 N., R. 10 E.		HORIZ. SCALE		1" = 40'	
AND NEAR S.W. CORNER OF		SECTION 18, T. 12 N., R. 10 E.		VERT. SCALE		1" = 10'	
SECTION 17, T. 12 N., R. 10 E.		SECTION 18, T. 12 N., R. 10 E.		DATE		2/08	
DRAWN BY: MGS		DATE: 2/08		CHECKED BY: MGS		DATE: 2/08	
EL DORADO COUNTY		CALIFORNIA		APPROVED BY: OWNER AGENT		DATE: 2/08	
TENTATIVE SUBDIVISION MAP		RED ROBIN SUBDIVISION		APN: 079-010-49 & 079-151-27		GRADING & UTILITY PLAN	
EARTH QUANTITIES		CUT: 24,000 CY		FILL: 24,000 CY		TOTAL: 48,000 CY	
APPLICANT'S OWNER AGENT		J.G. GUY'S, INC.		REGISTERED PROFESSIONAL ENGINEER		NO. 40824	
PROJECT NO. 06008		SHEET		1		1	
FL 07-1439		SHEET		1		1	

Exhibit H



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Red Robin Subdivision (General Plan Amendment A07-0014, Rezone Z07-0045, Tract Map P07-1459)

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

Contact Person: Gordon Bell

Phone Number: (530) 647-1932

Property Owner's Name and Address: Marvin Bukema, 3000 Traci Court, Placerville, CA 95667

Project Applicant's Name and Address: Just Two Guys, Inc., 1041 Santa Barbara Court, Sacramento, CA 95816

Project Agent's Name and Address: Matt Rodgers, 1041 Santa Barbara Court, Sacramento, CA 95816

Project Engineer's / Architect's Name and Address: MRPE (see above address)

Project Location: West side of Sly Park Road at the intersection with Terbekah Way, Pollock Pines

Assessor's Parcel Number(s): 079-010-49 & 079-151-27 (45 acres)

Zoning: R2A (Single Family Two-Acre Residence)

Section: 26 **T:** 10N **R:** 12E

General Plan Designation: LDR (Low Density Residential)

Description of Project: The proposed project consists of the following requests:

1. General Plan Amendment to include the subject site within the existing Pollock Pines community region planning concept area and change the Land Use Designation from LDR (Low Density Residential) to MDR (Medium Density Residential)
2. Rezone from R2A (Single-family Two-Acre Residence) to R2A-PD (Single-family Two-Acre Residence-Planned Development)
3. Tentative subdivision map and planned development to create 20 residential lots ranging in size from 1.00 to 2.00 acres and two lettered lots as open space.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences)
Site:	R2A	LDR	Rural residence, Open Space
North:	R2A	MDR	Rural residence
East:	R2A	MDR	Rural residence
South:	R2A	LDR, MDR	Rural residence
West:	R2A	MDR	Rural residences

Briefly Describe the environmental setting: The project site is located in Pollock Pines at an elevation ranging from 3,000 to 3,200 feet above sea level. The topography consists of a central sloping ridge, a draw along the northern portion of the site, and a drainage in the southeast portion of the site that flows from northeast to southwest. Most of the project site can be characterized as steep terrain. Open pine-dominated woodland occurs

Exhibit I

on the ridgetop, with more dense woodland in the northern draw and along the south drainage. The site has been significantly altered from its native state. With the exception of the south drainage, nearly the entire shrub layer has been recently removed by heavy equipment. Plant communities onsite include Sierran Mixed Conifer Forest, a non-sensitive biological community, and White Alder Riparian Forest, a sensitive biological community located along the south drainage. Sierran Mixed Conifer Forest dominates the site. The site is located in Rare Plant Mitigation Area 2.

Soils on the site are classified in the Josephine, Mariposa, and Placer series. The soil types are Josephine silt loam (JtD), Josephine very rocky silt loam (JuE), Mariposa very rocky silt loam (MbE), Mariposa-Josephine very rocky loam (McE), and Placer diggings (PrD). Josephine very rocky silt loam and Mariposa-Josephine very rocky loam are the predominant soil types onsite.

Assessor's Parcel 079-010-49 is undeveloped. Assessor's Parcel 079-151-27 is developed with a single-family residence. Existing access to the site is provided via Red Robin Road. The site is surrounded by scattered single-family dwellings on medium to large lots.

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

1. El Dorado County Building Services: Grading permit and on site road improvements
2. El Dorado County Air Quality Management District: require an approved Asbestos Dust Mitigation Plan for air quality impacts during project construction.
3. El Dorado County Department of Transportation: Encroachment Permits for off-site road improvements
4. El Dorado County Fire Protection District: Approval of Fire Safe Plan
5. U.S. Army Corps of Engineers: Section 404 Permit
6. California Department of Fish and Game: Streambed Alteration Agreement

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: July 18, 2008

Printed Name: Gordon Bell For: El Dorado County

Signature: _____ Date: July 18, 2008

Printed Name: Pierre Rivas For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

I. AESTHETICS. <i>Would the project:</i>			
a. Have a substantial adverse effect on a scenic vista?	[shaded]	[shaded]	X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	[shaded]	[shaded]	X
c. Substantially degrade the existing visual character quality of the site and its surroundings?	[shaded]	[shaded]	X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	[shaded]	[shaded]	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 proposed project has the potential to result in the construction of additional residences, outbuildings and appurtenant structures on each of the parcels. The project site is located away from existing public roadways such as Sly Park Road, and shielded from surrounding parcels by existing tall trees. As such, the project would not have an impact on any scenic vistas in the area.
- b. **Scenic Highways.** There are no scenic highways within the project vicinity, and thus there is no potential for damage to scenic resources. There would be no impact.
- c. **Visual Character.** As discussed in (a), the project has the potential to introduce residences, and appurtenant structures on each of the proposed parcels. However, the type of development proposed, single-family dwellings nestled amongst the trees, is completely consistent with the character of surrounding development. There would be no impact.
- d. **Light and Glare.** Lighting associated with residential development on this site would create new sources of light and glare. However, all future outdoor lighting for future development will be required conform to Section 17.14.170 of the El Dorado County Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. Impacts would be less than significant.

Finding: The proposed project has the potential to result in the construction of future residences and other structures on medium density residential parcels. This development is entirely consistent with the character of surrounding medium density development. Future building is not expected to impinge upon existing scenic vistas, and no scenic resources exist within the project vicinity. Light and glare associated with construction of new residences in previously undeveloped areas is not expected to be significant and would be required to conform to zoning ordinance requirements. For this “Aesthetics” category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	[shaded]	[shaded]	X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	[shaded]	[shaded]	X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	[shaded]	[shaded]	X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

- a. **Conversion of Prime Farmland.** The proposed project would not convert any prime farmland, unique farmland, farmland of statewide importance, or locally important farmland to non-agricultural use. The El Dorado County Conservation District has reviewed the project and did not identify important Agricultural Preserves or Districts within the project area. There would be no impact.
- b. **Williamson Act Contract.** The project site is not currently under Williamson Act Contract, nor would the site qualify for a contract under the Williamson Act. There would be no impact.
- c. **Non-agricultural Use.** This project is located in an area designated for low density residential use, and not agriculture. There would be no impact.

Finding: No impacts to agricultural land are expected and no mitigation is required. The general plan amendment, rezone request and tentative parcel map is compatible with the surrounding neighborhood. For this "Agriculture" category, there would be no impact.

III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?	[shaded]	[shaded]	X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	[shaded]	[shaded]	X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X		
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan.** The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project will not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.
- b,c. **Air Quality Standards.** Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM10) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

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

There will be a significant amount of grading and excavation activities associated with proposed road development and building pad excavation. This has the potential to generate significant short-term dust-related impacts during these activities. However, adherence to EDCAPCD Fugitive Dust Emissions regulations would mitigate this impact to less than significant levels, as sensitive receptors are not immediately adjacent to proposed grading activities. In order to ensure that appropriate measures are applied to the grading activities associated with the project, mitigation requiring a Fugitive Dust Plan (FDP) to be submitted to the APCD is required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Pollution Control District standards at that time. Impacts would be less than significant with adherence to APCD Rules and Regulations.

MM AQ-1: A Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the El Dorado County Air Pollution Control District (APCD) with appropriate fees and approved by the APCD prior to start of project construction.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning

- d. **Sensitive Receptors.** The El Dorado County AQMD has reviewed the project and sensitive receptors were not identified in the area and thus no such receptors would be affected by this project. Impacts would be less than significant.
- e. **Odors.** Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The parcel map would create a less than significant impact onto the environment from odors.

Finding: In addition to the mitigation measure requiring submission of a Fugitive Dust Plan (FDP), standard County conditions of approval have been included as part of the project permit to maintain a less than significant level of impact in the 'Air Quality' category. Impacts would be less than significant with incorporation of these measures.

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			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
corridors, or impede the use of native wildlife nursery sites?				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		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 and Sensitive Natural Communities.** The applicant has prepared a biological study that evaluates the potential impacts of the proposed project to candidate, sensitive, or special status species (*Biological Resource Assessment, Pollock Pines Property APN 079-010-049, El Dorado County, California*, WRA Environmental Consultants, July 16, 2007). The report found the following in terms of special status species and sensitive natural communities:

- One sensitive plant community was identified within the Study Area
- One special status plant species has a moderate or high potential to occur within the Study Area
- Six special status wildlife species have a moderate or high potential to occur within the Study Area.

The sensitive plant community includes approximately 1.2 acres of white alder riparian forest and approximately 0.15 acres of wetland and water communities potentially within the jurisdiction of the Army Corps of Engineers under Section 404 of the Clean Water Act and RWQCB under the Porter Cologne Act and Section 401 of the Clean Water Act.

The report concluded that of the 33 special status plant species known to occur in the region, one species, oval-leaved viburnum, was determined to have the potential to occur in the Study Area. The report concludes that a review of the background literature suggests that this species occurs in high quality wetland habitat at higher elevations, or on special soil types such as the Ione or gabbroic formations found in the Sierra foothills. The Study Area does not maintain any of these characteristics, however the report recommends that a rare plant survey be conducted for July or August, during the blooming period for this species. This is included as a recommended mitigation measure.

Of the 43 special status species known to occur in the region, six (6) were determined to have the potential to occur in the Study Area. These species included the following: pallid bat, Cooper’s hawk sharp-shinned hawk, olive-sided flycatcher, yellow warbler, and yellow-breasted chat. The proposed project has the potential to remove potential roosts and breeding and foraging areas due to tree removal associated with construction activities. In order to avoid impacts to the pallid bat, the report preparers recommend that a focused bat roost survey be conducted prior to project implementation. In order to avoid impacts to other bird species, it is recommended that pre-construction breeding bird

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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surveys be conducted within 30 days of ground disturbance to avoid disturbance to active nests, eggs, and/or young of the bird species listed above.

Proposed development activities associated with land clearing, tree removal, building pad development, utility placement, and road development have the potential to remove habitat and create disturbances due to human activities that would significantly disrupt roosting, breeding, and foraging activities in the short-term. However, with incorporation of recommended mitigation measures discussed above and listed below, impacts to special status species and sensitive natural communities would be mitigated to less than significant levels.

MM BIO-1: If construction activities are scheduled to occur within the typical breeding season for raptors (March 1 through August 31), on-site pre-construction surveys for raptors and their nests shall be conducted by a qualified biologist no more than 30 days prior to initiation of the proposed development activities. The survey results shall be submitted to the California Department of Fish and Game (CDFG) and Planning Services prior to issuance of a grading permit. If active raptor nests are found on or immediately adjacent to the site, consultation must be initiated with CDFG to determine appropriate avoidance measures. The applicant shall follow the appropriate avoidance measures issued by CDFG, and no construction activities shall occur on the project site until the avoidance measures are issued and implemented. If no active nests are found, then no further action is required, and construction activities may proceed upon approval by Planning Services.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services shall verify that the above measure has been incorporated on the plans prior to issuance of a grading permit. The Division shall coordinate with the applicant and/or biologist, assess the pertinent surveys/studies, and conduct on-site verification for conformance with this measure.

MM BIO-2: An on-site pre-construction focused bat roost survey shall be conducted prior to project implementation. The survey results shall be submitted to the California Department of Fish and Game (CDFG) and Planning Services prior to issuance of a grading permit. If active roosts are found on or immediately adjacent to the site, consultation must be initiated with CDFG to determine appropriate avoidance measures. The applicant shall follow the appropriate avoidance measures issued by CDFG, and no construction activities shall occur on the project site until the avoidance measures are issued and implemented. If no active nests are found, then no further action is required, and construction activities may proceed upon approval by Planning Services.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services shall verify that the above measure has been incorporated on the plans prior to issuance of a grading permit. The Division shall coordinate with the applicant and/or biologist, assess the pertinent surveys/studies, and conduct on-site verification for conformance with this measure.

- b. **Riparian Habitat.** The biological study identified two drainage features located on the project site. These included a draw on the northern portion of the project site and a small stream on the southern portion of the project site. The north draw exhibited no riparian characteristics, and vegetation was all upland in nature. The southern drainage/stream does exhibit riparian characteristics. The stream channel is approximately 2 to 15 feet wide depending on its location on the property. It's source is a small pond/watershed located east of the site. Habitat along this drainage consists of White Alder Riparian Forest. Dominant species observed in this area include white alder, dogwood, incense cedar, Douglas-fir, and madrone. The shrub layer was dominated by Himalayan blackberry (*Rubus discolor*) and ferns. The proposed

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project would impact this drainage due to road development. No other development is proposed along the drainage, as the majority of it would be designated as Open Space (Lot A). Road development associated with Moreno Court would impact the riparian habitat on the very easternmost portion of the project site. Project impacts would include both direct and indirect impacts. Direct impacts are associated with grading the road across the existing stream/drainage and insertion of a 36"-diameter culvert to divert water flow under the proposed roadway. This will result in approximately 0.1-0.15 acres of direct impact to the streambed and surrounding riparian habitat. Indirect impacts would include sedimentation and/or erosion of areas to be graded for the road and subsequent sedimentation into the streambed. These impacts could be considered potentially significant both in the short-term and long-term. In order to mitigate these impacts, a creek/habitat restoration plan is recommended to offset the impacts to the area where the roadway is proposed. The restoration/enhancement plan shall replace or enhance an area equal to or greater than that impacted by proposed development activities in accordance with requirements of all responsible agencies. In order to mitigate short-term construction related impacts associated with sedimentation and erosion due to grading activities, Best Management Practices (BMP) shall be employed. With incorporation of these measures, impacts would be less than significant.

MM Bio-3: No alteration to stream channels or banks shall be permitted until the Department of Fish and Game has been contacted to determine if the drainage falls under its jurisdiction. Prior to issuance of grading and building permits the applicant must receive all necessary permits from California Department of Fish and Game.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services

MM Bio-4: Prior to approval of permits for grading, the applicant shall obtain a U.S. Army Corps of Engineers 404 permit for any grading or fill activity within the south stream drainage area. A copy of the 404 permit or waiver shall be submitted to El Dorado County Planning prior to issuance of grading and building permits.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services

MM Bio-5: The applicant shall implement a revegetation and/or creek restoration plan for disturbed areas within the south stream. The plan shall utilize native, fast growing, vining plants that will quickly cover the drainage structures/culverts, and thrive in a rocky environment. Local native species shall be utilized first. Species selection shall be dependent upon the nature of the habitat and shall be analyzed by a qualified biologist. The revegetation and/or creek restoration plan for proposed drainage structures shall be submitted to and approved by El Dorado County Planning Services prior to approval of Grading and Building Permits.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services

- c. **Wetlands.** As mentioned above, the existing ephemeral stream on the southern portion of the property does exhibit some wetland characteristics according to the biological assessment prepared by the applicant. As such, the project shall be required to comply with all state and federal regulations in addition to proposed mitigation measures required by the County. Jurisdictions having potential responsibility include the U.S. Army Corps of Engineers (Section 404 of the Clean Water Act), the State Regional Water Quality Control Board (RWQCB) [Section 401 of the Clean Water Act], and

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the California Department of Fish and Game (CDFG) [Sections 1600-1616 of the State Fish and Game Code]. Given that the project does have the potential to affect wetlands, the applicant shall prepare a Wetland Delineation Study to determine the extent of wetlands onsite and potential impacts to these wetlands if they exist. The applicant shall be required to obtain all required permits from State and Federal agencies prior to final map recordation and implement all required mitigation in accordance with the timing included in those permits. With incorporation of measures listed in (b) above, impacts would be less than significant.

- c. **Wildlife corridors.** Review of the California Department of Fish and Games Migratory Deer Herd Maps and General Plan DEIR Exhibit V-8-4 indicate that the proposed project is within the critical winter habitat of the deer migration corridors. However, the project is located on the very fringe of this area, as the surrounding area has been significantly fragmented by existing development located west of Sly Park Road. The area was included as deer habitat in this area as it does maintain some potential as a habitat area as it is one of the largest undeveloped parcel in this area. The majority of the critical habitat in this area is located east of Sly Park Road in areas that are less developed and contiguous with forest and agricultural lands. In order to ensure that wildlife movement is not significantly impaired by the project, restrictions on the height of fencing around residences is required as a condition of approval. A limitation to four feet in height will allow for continued migration of deer throughout the area, but will also allow for containment of domesticated animals, reducing potential disturbances to area wildlife. Given that the project area is already populated with numerous residences surrounding the project site, as well as roads and other human disturbance, impacts to deer migration is not expected to be significant, as deer herds in this area have already become accustomed to human presence. The project would not substantially interfere with the movement of any other native resident or migratory fish or wildlife species or impede the use of wildlife nursery sites in any manner that does not currently exist. There would be no impact with the incorporation of fencing restrictions.

MM Bio-6: Fencing shall be limited to four feet in height within the subdivision. This condition shall be recorded with the final map and included in the CC&Rs.

Timing/Implementation: Prior to issuance of building permits

Enforcement/Monitoring: El Dorado County Planning Services

- e. **Biological Resources.** The proposed project has the potential to significantly impact biological resources including, but not limited to riparian/wetland areas and oak trees and conifer forest, as well as sensitive species and habitat listed above in (a). Impacts to wildlife and habitat may occur due to vegetation/habitat removal, erosion and sedimentation, and introduction of human activities in biological corridors. The project may also have an impact on migration of deer as discussed previously, albeit minor. The applicant has prepared detailed exhibits proposing potential lot layouts which include a driveway, building pad, and leach field area. The designs are intended to minimize potential environmental impacts by observing lot constraints. These constraints include slopes in excess of 30%, existing trees (oaks and conifers), and existing drainages or watercourses. These exhibits, while not incorporated as part of the project description, demonstrate that oak trees, larger trees, and steep slopes can be avoided to a great extent. However, tree removal, including oaks and larger coniferous trees are inevitable due to future construction activities. Mitigation requiring establishment of building envelopes consistent with submitted exhibits is required in order to reduce potential impacts to biological resources to less than significant levels.

The applicant has also proposed a rezone to add the Planned Development (PD) overlay to the site to allow for clustering of lots in order to avoid impacts to onsite resources, including the stream/wetland area located on the south side of the proposed development. This clustering has allowed for the incorporation of an Open Space lot, Lot A, into the project design. This open space can serve several purposes in terms of mitigating impacts discussed above in terms of vegetation removal and wildlife migration. This lot, which incorporates the stream/wetland area on the south side of

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the project, will allow for an area that will perpetuate wildlife migration, wetland preservation and enhancement, and provide an area for onsite mitigation associated with oak tree removal.

Although the applicant has attempted to avoid oak tree removal, proposed construction activities as outlined on Lot Layout Exhibits will result in the inevitable removal and damage to oak trees. The applicant has prepared an Oak Tree Survey (WRA Environmental Consultants, October 2007) that identifies all significant trees onsite, but does not quantify the impact of the proposed development on existing oak trees. In order to maintain consistency with General Plan Policy 7.4.4.4, and allow for potential mitigation to occur, a mitigation measure requiring this area to be set aside for Oak Tree Replacement in accordance with Option A of Policy 7.4.4.4 is to be incorporated into the project description. Mitigation requiring adherence to provided exhibits is also required in order to ensure minimization of environmental impacts. Lot A will also be set aside for wetland restoration in addition to oak tree replacement. Restoration/enhancement of this area as well as planting of oak trees will help to perpetuate this area as a wildlife migration corridor and potential wintering area for deer herds. Incorporation of these mitigation measures would reduce project impacts to a level of insignificance.

The proposed project is located in a rare plant mitigation area (Rare Plant Mitigation Area 2). As such, the project will be subject to payment of a mitigation fee or participation in the Rare Plant Off-site Mitigation Program.

MM Bio-7: All grading, improvement, and building plans shall state: “It is the applicant and contractor’s responsibility to comply with all applicable state and federal laws and regulations including the Federal and State Endangered Species Acts and the Clean Water act for all on-site impacts. The County Grading Permit does not authorize Contractor to conduct activities not permitted by applicable State and Federal agencies in areas subject to State and Federal jurisdiction.”

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services

MM Bio-8: The applicant shall designate building/development envelopes on all proposed lots with the intent of avoiding establishment of building pads or structures on all slope in excess of 30 percent or greater, avoiding grading activities on slopes in excess of 30 percent or greater (driveways/roads/utilities may be allowed to cross 30 percent slopes if no other route is feasible), and avoiding oak and other heritage trees to the maximum extent feasible. Once designated, no development or earth disturbance related to construction (grading for building pads, grading for roads/driveways or utility improvements) activities shall occur outside of these areas. Construction equipment operation shall be confined to the approved development envelopes. Prior to final map recordation, a Notice to Property Owner (NTPO) stating this limitation and including a figure depicting the development envelope location shall be recorded with the County Clerk-Recorder. The development envelope shall be shown on all plans submitted for land use and building permits. Development envelope boundaries shall be staked in the field.

Timing/Implementation: Prior to recordation of the final map the applicant shall prepare an exhibit for review and approval by Planning Services. The exhibit shall include the location of surveyed trees (including tree types) and indicate all areas of 30% or greater slopes.

Enforcement/Monitoring: El Dorado County Planning Services

MM Bio-9: Any oak trees removed from the site shall be mitigated as specified in the Interim Interpretive Guidelines for El Dorado County as adopted by the County on November 9, 2006. Mitigation for loss of tree canopy

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shall be implemented to reduce impacts from oak tree loss. Fulfillment of anyone of the following options will reduce impacts to a less than significant level:

- a. For tree replacement under Policy 7.4.4.4 of the General Plan, oak trees shall be replanted at a rate of 200 tree saplings per acre, or 600 acorns per acre, whether on-site or off-site. A tree planting and preservation plan is required prior to issuance of a grading permit. If the applicant chooses to replace removed trees off-site, an easement for off-site replacement must be obtained prior to the recordation of the tentative map. A letter from the certified project arborist or qualified biologist verifying the replacement of trees and a contract for intensive to moderate maintenance and monitoring shall be required for a minimum of 15 years after planting. The survival rate shall be 90 percent. Any trees that do not survive during this period of time shall be replaced by the property owner. The arborist or biologist contract, planting and maintenance plan, and all compliance documents necessary to meet the Oak Woodlands Interim Interpretive Guidelines shall be provided to Planning Services prior to issuance of a grading permit.
- b. Payment of all fees required under Option B of General Plan Policy 7.4.4.4 to the county’s Integrated Natural Resources Management Plan (INRMP). Payment of fees shall be at a migration ratio of 2:1 and based on all impacted oak woodland acreage. Payment of fees shall be in accordance with the Oak Woodland Management Plan and approval of Planning Services.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services

MM Bio-10: If option a. above is utilized, the applicant shall provide an update letter to be prepared by a qualified professional about the health and progress of the re-planted oak saplings and/or oak acorns for this project.

Timing/Implementation: Prior to issuance of occupancy permits

Enforcement/Monitoring: El Dorado County Planning Services

MM Bio-11: If option a. above is utilized, Covenants, Conditions, and Restrictions (CCRs) shall be established and recorded for this project that would, in part, ensure the survival of replanted oaks by requiring that each property owner share equally in the responsibility in the long term monitoring and maintenance of replanted oaks. The CCRs shall require that the property owners coordinate a one year, three years, five years, and ten year monitoring survey to be prepared by a qualified professional for both oak and saplings that would be replaced, as well as a similar fifteen year survey update for acorns. In the event that the replanted saplings or acorns not survive, they shall be replaced (at the sole and equally shared cost of each property owner) based on County adopted policies and standards, and based on the input of a qualified professional.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services

MM Bio-12: A conservation easement, consistent with designated Lot “A” on the tentative map, shall be designated on the tentative map for the purpose of providing an area for the replacement of oak trees disturbed or removed consistent with Option A of General Plan Policy 7.4.4.4. This conservation easement shall be

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recorded prior to filing of the parcel map. The conservation easement may be modified subject to review and approval by Planning Services with appropriate documentation from the property owner in the form of a oak tree canopy report and tree replacement and preservation plan prepared by a certified project arborist or qualified biologist. The plan shall evaluate potential impacts of future development activities within designated building envelopes and determine the appropriate size of the conservation area within the proposed open space area (Lot "A"). Modification of the conservation easement will require formal application to El Dorado County Planning Services for a map revision.

Timing/Implementation: Prior to filing of the parcel map the applicant shall provide an "Oak Tree Canopy Report and Tree Replacement and Preservation Plan" to Planning Services for review and approval. The plan shall evaluate the impacts of proposed building envelopes on oak trees throughout the site and calculate appropriate replacement strategies and designate an appropriate area within Lot "A" for future oak tree replacement. The report shall include an exhibit to be incorporated into the final map as an "Oak Tree Replacement Area/Conservation Easement".

Enforcement/Monitoring: El Dorado County Planning Services

Finding: There would be a less than significant impact to listed local, state, or federal biological resources and to recognized or defined jurisdictional waters of the US, wetlands, or watercourses with the incorporation of measures that require protection, restoration, and/or enhancement of the resource as determined by all local, state, and federal agencies responsible for the regulation of these resources. There would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy with mitigation. Impacts to wildlife migration throughout the site would be less than significant with incorporation of mitigation limiting fencing. As such, the impacts in the 'Biological Resources' category would be less than significant for this project.

V. CULTURAL RESOURCES. Would the project:				
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;

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- 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. **Historical Resources.** A cultural resources records search was prepared for the proposed project in October of 2007 by Melinda Peak of Peak & Associates, Inc., Consulting Archaeology. (*Cultural Resources Study of Assessor's Parcel No. 104-100-67 Near Rattlesnake Bar Road, El Dorado County, CA*, Historic Resource Associates, April 2007). The study records search did not reveal the presence of any historic resources on the project site or within the project vicinity. No mitigation is required, and impacts are less than significant.
 - b. **Pre-Historic Resources.** As discussed in (a.), a cultural resource records search was prepared for the proposed project. The records search and the archaeological survey did not result in the discovery of any archaeological sites on the subject property. As such impacts to archaeological resources are determined to be less than significant.
 - c. **Paleontological Resources.** There are no unique paleontological or geologic features located on the project site. As such, impacts to these resources are less than significant.
 - d. **Human Remains.** Based on the results of the cultural resource study, the project is unlikely to disturb any human remains. In the event that remains are discovered, all work shall be halted and the significance of the remains shall be evaluated in accordance with California Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94, 5097.98, and 5097.99. Impacts are considered to be less than significant.

Finding: Based upon the cultural resources report prepared for the site, it is determined that there are no significant historic or pre-historic resources on the subject property. As a result, impacts are considered to be less than significant. For this "Cultural Resources" category, the thresholds of significance have not been exceeded.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform				X

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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
Building Code (1994) creating substantial risks to life or property?			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			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. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur. Although there are no known faults on the project site, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The nearest active fault, according to Alquist-Priolo criteria, is the Dunnigan Hills Fault 60 miles to the northwest. There would be no impacts.

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

Josephine very rocky silt loam and Mariposa-Josephine very rocky loam are the predominant soil types onsite. These soils are considered to have a moderate to high erosion potential. As the majority of the site is relatively steeply sloped, the potential for erosion and sedimentation to occur due to home and road and driveway construction is considered potentially significant. In order to address these potential impacts, the applicant has designated building envelopes and potential leach field areas in areas outside 30% slopes and surface water drainages in order to minimize grading and erosion impacts, with the exception of the placement of Moreno Court and certain driveways. The applicant has also designed an onsite drainage system to capture drainage from these roadways and driveways (impervious surfaces) and the top of cut slopes so that erosion will be minimized. Proposed building envelopes are to be incorporated as part of

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the project description as a mitigation measure in order to ensure that impacts to erosion and sedimentation are less than significant.

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

- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Soils on the project site have been classified per the USDA Soil Survey as Mariposa series soils and Mariposa-Josephine soils (MbE and McE). These soil types are characterized by a low shrink-swell potential. Impacts would be less than significant.
- e. **Septic Systems.** Future homes on the project site would all be served by septic systems. They would either be private septic systems or a community septic system to be constructed on Lot A. Leach field areas have been designated on each of the proposed lots and soils onsite are suitable for wastewater disposal. Proposed individual leach field areas would all be designated in areas of less than 30% slopes, away from watercourses and water bodies, and also away from the existing well. Should the applicant pursue a community leach field system, they will be responsible for obtaining all necessary approvals from the Regional Water Quality Control Board in order to ensure that there will be no impacts resulting from operation of the system. There would be no impact.

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

a-b. **Hazardous Substances.** No hazardous substances are involved with the general plan amendment, rezone, and tentative map. Temporary use of heavy equipment for driveway and building improvements would be required. A diesel fuel storage tank may be located on site for the heavy equipment. The potential storage and transport of diesel fuel in such quantities that would create a hazard to people or the environment would require an approved hazardous material business plan issued from the El Dorado County Environmental Management Department. Said hazardous material business plan would identify potential impacts to the environment and require mitigation measures to reduce any potential impacts. Based on the amount of site improvements required (grading of three building pads and associated driveways) and the duration of heavy equipment on site and off site to complete the site improvements, and that fuel storage would most likely not occur, impacts would be less than significant. Impacts related to diesel fuel spillage would be less than significant with an approved hazardous materials business plan.

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

d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (*California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List)*, http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed September 23, 2004; *California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004*; *California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004*). There would be no impact.

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- e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrip Hazards.** There is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.
- g. **Emergency Response Plan.** The project site is accessed would be accessed by Moreno Court, which would dead-end within the project development and provide access to another unnamed access road. Secondary emergency access would be provided by an emergency access road coming off of Road "A" to Fairglade Road, another one-lane private road. No access would be provided to Red Robin Road. At this time there no adopted emergency response or evacuation plans for the area. Fire response and fire safety issues have been reviewed by the El Dorado County Fire Protection District. The Fire Department would require a Fire Safe Plan prepared by a registered professional forester. Based upon the conditions of approval for on-site and off-site road improvements and fire safety measures (sprinklering of structures), impacts would be less than significant.
- h. **Fire Hazards.** The project site is located in an area that is designated as having a high fire hazard (*El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH#2001082030), May 2003, Exhibit 5.8-4*). The project would be served by EID water, but will be unable to meet required fire flows in the event of an emergency. Therefore, sprinklering of structures will be required in lieu of meeting appropriate fire flows. In order to mitigate the potential fire safety impacts of establishing additional residences in this high fire hazard area, the Fire Department will require as conditions of approval that the applicant incorporate fire safety measures that will include a Fire Safe Plan to be prepared by a registered professional forester, sprinklering of all habitable structures, and development of accesses to Fire Department standards.

The proposed project actually has the opportunity to reduce Fire Hazards in the area and enhance emergency response capabilities in the area. Currently there are many homes within the vicinity of the project area which are provided access via sub-standard roadways. These include homes which take primary access from Fairglade Road and Red Robin Road. These roads are one-lane roads in most locations and will not allow emergency egress of residents and concurrent ingress of emergency vehicles. The proposed project would implement a roadway system that would allow for the insertion of emergency vehicles into an area that currently can not handle emergency evacuations and fire fighting activities at the same time due to the narrow one-lane roads providing access to this high fire hazard area. These vehicles will be able to get out to Sly Park Road via Moreno Court. Implementation of the project would enable concurrent ingress/egress by both resident vehicles and fire apparatus as project roadways would be wide enough for such activities. Currently the project is designed to allow for secondary emergency access via Fairglade Road. While this is beneficial for the project, it is not entirely beneficial for the neighborhood, as it may dump additional vehicles onto Fairglade Road, which is sub-standard. In order for the project to have a beneficial effect on the neighborhood, it is recommended that vehicles the "Fairglade Road" neighborhood be allowed to access this project's roadways in the event of an emergency that would preclude egress via Fairglade Road.

MM-Haz-1: The applicant shall designate an emergency access road between proposed Lots 8 and 9 from the cul-de-sac on Moreno Road to Red Robin Road. The emergency access road shall be of adequate width to provide emergency ingress and egress. The road shall not be available for through access and shall be gated with a "crash gate" or other Fire Department approved emergency access gate. The road shall be maintained in passable condition by the HOA, but need not be paved with an all-weather surface.

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Timing/Implementation: Prior to filing of the parcel map the applicant shall provide modify the site plan to show the proposed emergency access road. El Dorado Planning Services and the El Dorado County Fire Protection District shall review proposed plans for adequacy.

Enforcement/Monitoring: El Dorado County Planning Services

Finding: No Hazards or Hazardous conditions are expected with the general plan amendment, rezone, and parcel map either directly or indirectly with incorporation of mitigation measures requiring the provision of two means of emergency access. For this "Hazards" category, the thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

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

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

a-f. **Water Quality Standards.** The applicant has done a preliminary investigation related to the ability of the site to provide wastewater disposal through a community wastewater disposal system or via individual septic systems. Preliminary results indicate that adequate percolation exists within soils onsite. However, the applicant will be required to prepare more detailed geotechnical studies to determine placement wastewater disposal systems to ensure that surrounding water quality is not impacted. All studies will be required to be reviewed by Environmental Health and the Regional Water Quality Control Board (RWQCB) and be required to obtain appropriate permits from these agencies. All systems would be required to be adequately set back from existing watercourses onsite. Adherence to Environmental Health and RWQCB requirements would ensure that impacts to water quality would be less than significant.

The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. Stormwater and sediment control measures outlined by the *Grading, Erosion and Sediment Control Ordinance* that implement a project specific Storm Water Mitigation Plan (SWMP), the state’s Storm Water Pollution and Prevention Program (SWPPP) and National Pollutant Discharge Elimination Systems (NPDES) would be required to be designed with grading and drainage plans. The designs would also include and implement pre- and post- construction Best Management Practices (BMPs), as well as permanent drainage facilities, in order to address the issue of water quality. As a result, there would be a less than significant impact.

b. **Groundwater.** 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. The project is required to connect to the El Dorado Irrigation District (EID) water line (see Utility and Services Systems category). There would be no draw from groundwater sources in the area with the approval of this project and impacts in this category would be less than significant.

c-d. **Drainage Patterns.** The proposed project would not significantly alter or change any existing on site or off site drainage patterns. The project will build new roads and structures as necessary to accommodate the subdivision, slightly altering sheet flow patterns currently experienced onsite, and diverting some drainage into culverts at road crossings. Drainage is proposed to be accommodated by new ditches parallel to the proposed roadways as well as two culverts, and 6 small pipe and drain inlet systems crossing the proposed roadways. The applicant has prepared a preliminary drainage study which indicates that pre and post-construction flows at discharge points are very similar, and as such impacts to drainage systems are considered to be less than significant.

e. **Stormwater Runoff.** The proposed project would eventually result in the construction of three single family dwellings and appurtenant structures on relatively flat portions of the project site. At this time, no drainage improvements are proposed as part of the general plan amendment, rezone, and parcel map. However, given the large parcel sizes,

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distance from drainage courses, and the likelihood that roads are to be constructed of generally pervious surfaces, additional stormwater runoff from impervious building is expected to be absorbed in surrounding soils which generally have moderate permeability. There would be no impact.

- g-j. **Flooding.** There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. The Flood Insurance Rate Map (Panel No. 060040 0800B B, last updated October 18, 1983) for the project area establishes that the project site is not within a mapped 100-year floodplain. There would be no impact.

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

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community.** The proposed project is not located within an established community, but is located immediately adjacent to the Pollock Pines Community Region that currently has an overabundance of undeveloped land that is suitable for development. Development of the proposed project would require inclusion of the project parcels into the Community Region consistent with General Plan Policies. Impacts are less than significant.
- b. **Land Use Plan.** The project parcels involved in the proposed project currently have a Low Density Residential land use designation. The purpose of this designation is to provide "a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available." In this area, the primary environmental effect that the LDR designation is intended to avoid is the introduction of residential structures into a

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high fire hazard area. A secondary, but less than significant effect would be to prevent develop in areas known as Deer Migration Corridors. In this instance, the applicant is requesting a General Plan Amendment to allow for a change from a Land Use Designation of Low Density Residential (LDR) to Medium Density Residential (MDR), and to include this project in the Pollock Pines Community Region.

The proposed project will be developing infrastructure such as roads developed to County standards, a Fire Safe Plan acceptable to the Fire Protection District, will utilize public water without requiring improvements, and utilize individual or community septic systems approved by Environmental Health and/or the RWQCB, and thus impacts to infrastructure would be less than significant and would be available. Also, impacts to Deer Migration are determined to be less than significant with mitigation restricting fencing. Overlay of the PD zone district on the existing R2A zone district allows for clustering of parcels and provision of open space to further reduce environmental impacts and adapt the development to existing topographical constraints. As such, the change in Land Use Designation to MDR and inclusion in the Community Region would not have a significant environmental impact, and would be consistent with the MDR designation.

- c. **Habitat Conservation Plan.** There are no adopted habitat conservation plans or natural community plans within the project vicinity. Impacts are less than significant.

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

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

Discussion:

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

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

a,b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present (El Dorado County General Plan, Figure CO-1). Approximately 4.50 miles to the east and 9.25 miles to the west from the proposed project are MRZ-2-classified areas, and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. There are no current mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

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Finding: No impacts to energy and mineral resources are expected with the proposed project either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
 - Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
 - Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- a-d. **Noise Standards.** Grading activities associated with roadway, driveway improvements and the creation of building pads would generate temporary construction noise from the large heavy equipment (dump trucks, bulldozer, graders) at a potentially significant level (greater than 60 dB L_{eq} and 70 dB L_{max} between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). However, the site is located on a large parcel in an outlying area and no sensitive receptors are located 500 feet or greater from potential building sites. Construction operations for road improvements and building pad creation would require adherence to construction hours between 7:00 a.m. and 7:00 p.m. during weekdays and will require the heavy construction equipment to install the latest noise reduction technologies available. Short-term noise impacts would therefore be less than significant. The long-term noise impacts would be related to current vehicle traffic along Rattlesnake Bar Road and Burkett Lane which would be under the maximum noise level thresholds in the 2004 General

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plan table 6-1 of 60 dB L_{dn}/CNEL or less. Grading activities would occur weekdays during daylight hours and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the existing residence onsite or adjacent residences. No known changes in traffic-generated noise levels along Rattlesnake Bar Road or Burkett Lane would occur due to the addition of approximately 30 average daily trips on these roadways. Short-term and long-term impacts would be less than significant.

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

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

XII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?	No	Less Than Significant	Potentially Significant	X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No	Less Than Significant	Potentially Significant	X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No	Less Than Significant	Potentially Significant	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.** The proposed project will ultimately result in the construction of nineteen (19) new single-family dwellings and approximately 53.2 individuals into this area, as there is an existing dwelling on proposed Parcel 1. The project will also develop new roadways for access that will be solely for the purpose of serving the development and will not create a need for new infrastructure such as water and sewer lines, as the proposed parcels will be served by existing domestic water supply lines and new private septic systems. As such, the proposed project will not induce growth in the area. There would be no impact.
- b. **Housing Displacement.** The project will not displace any existing housing. The existing single family dwelling on Parcel 1 will remain. There would be no impact.
- c. **Population Displacement.** The proposed project will not displace any people. There would be no impact.

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

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

Discussion:

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

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

- a. **Fire Protection.** The project site is and would be served by the El Dorado County Fire Protection District. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire Department that the level of service would not fall below the minimum requirements as a result of the project. The responsible Fire Department would review building permit plans to determine compliance with their fire standards. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.
- b. **Police Protection.** The proposed parcel map would create nineteen (19) additional residential lots. Impacts to police protection services would be less than significant.
- c. **Schools.** The project is located within the Gold Oak Union School District. Conversations with the Superintendent's Office (personal communication with Dana Edelman) indicates that enrollment has been declining for the last 14 years. As future residential development would also be subject to school impact fees at time of building permit issuance, the District would consider the addition of residences within the district to be a beneficial impact.

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- d. **Parks.** The project is located within the El Dorado Recreation District which is maintained by the El Dorado County Department of General Services, Division of Airport, Parks and Grounds (County Parks). The district does not maintain any parks in the Pollock Pines area, although a park is proposed in the community of Pollock Pines at the end of Red Hook Trail, near the existing community center in Pollock Pines. County Parks does not maintain parkland standards. The development of nineteen (19) single family dwellings on medium density parcels would create an insignificant demand for recreational opportunities, especially in light of the fact that outdoor recreational opportunities would exist on the open space areas on these parcels, and at other non-County maintained facilities such as Jenkinson Lake and the surrounding National Forest . The El Dorado County Parks does not currently maintain a fee program to offset impacts to recreational facilities. Given that the County Parks does not maintain standards for parkland, no threshold has been exceeded and thus there is no impact as a result of the project.
- e. **Other Government Services.** No other government services would be required as a result of the general plan amendment, rezone, and parcel map. There would be no impact.

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

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

Discussion:

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

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

a-b. **Parks and Recreation.** The proposed general plan amendment, rezone and tentative parcel map would not result in a population increase that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities (see “d” in Section XIII). Park facilities are maintained by the El Dorado County Department of Services, Division of Airport, Parks and Grounds (County Parks). There would be a less than significant impact.

Finding: No significant impacts to recreation and open space resources are expected either directly or indirectly given the small increase in population and open space resources that will be created by the proposed project (Lot “A”). For this “Recreation” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

- a. **Capacity.** The proposed general plan amendment, rezone and parcel map would result in the generation of approximately 190 average daily trips (ADTs) and 19 peak hour trips (PHTs). These trips would be distributed on to Road “A” and Moreno Court (private roads) and Sly Park Road (a county maintained road). Neither of these roads are currently operating near capacity or experiencing poor levels of service. The Department of Transportation has reviewed the project and has determined that the project does not exceed the thresholds established in the 2004 General Plan. The number of vehicles associated with the tentative parcel map and rezone would not change current vehicle trip rates and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. Impacts would be less than significant.
- b. **Level of Service.** The Department of Transportation has reviewed the project and had determined the project would not decrease the level of service of the roads in the project vicinity. There would be no impact.

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- c. **Traffic Patterns.** The project site is not within an airport safety zone. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.
- d. **Hazards.** The project site proposes a new intersection where proposed Moreno Court would meet Sly Park Road. The Department of Transportation has some concerns about adequate site distance being provided at this intersection. In order to ensure that no new hazards are to be created, DOT is requiring that site distance easements be obtained to ensure that a 550-foot site distance is maintained in conjunction with left-turn channelization and right-should widening. With incorporation of these conditions of approval as required by DOT, impacts would be less than significant.
- e. **Emergency Access.** The proposed project would receive primary access from proposed Moreno Court and proposed Road "A". Emergency access would be provided by a fire road located on the western portion of the project site. This road would connect to Fairglade Road, providing a secondary access route. The fire road will be required to be maintained in accordance with El Dorado County Fire Protection District requirements. The applicant will also be required to develop a Fire Safe Plan to be approved by the Fire Protection District prior to final map approval. With inclusion of this condition of approval, there would be no impact to emergency access.
- f. **Parking.** No additional parking required for the residential units anticipated to be created by the tentative map. Lot sizes would all be in excess of one acre and are expected to have adequate space for parking. There would be no impact.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

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

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

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

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;
 - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
 - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater.** The creation of nineteen (19) additional parcels with their own septic systems, would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements unless a community septic system is proposed. In the event that a community wastewater system is proposed, the applicant shall obtain appropriate permits from the Regional Water Quality Control Board (RWQCB). Storm water runoff would be negligible (see Item c, below). There would be no impact.
- b,d, e. **New Facilities.** No new or expanded water facilities would be required for the proposed parcel. The El Doroda Irrigation District has indicated that they have the ability to serve the project with existing mains as long as the applicant meets Fire Protection District standards through alternative means other than increased pressure requirements. No new wastewater facilities would be required as the project would be served by individual septic systems or a community septic system to be approved by the Regional Water Quality Control Board (RWQCB). There would be no impact.
- c. **Storm Water Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation. The DOT has reviewed the preliminary drainage report and determined that there would be no impact at this time.
- f&g. **Solid Waste.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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

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staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia, and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For residential development some on-site separation of materials is required and areas are required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319. Chapter 8.42.640C of the county Ordinance requires that solid waste, recycling and storage facilities must be reviewed and approved by the County prior to building permit issuance. There would be a less than significant impact.

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

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

Discussion:

- a. There is no substantial evidence contained in the project record that would indicate that this project has the potential to significantly degrade the quality of the environment. As conditioned and mitigated, and with strict adherence to County permit requirements, this general plan amendment, rezone and parcel map and the typical residential uses expected to follow, would not appear 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 less than significant due to the design of the project and required standards that would be implemented with the process of the final 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." Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.

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- c. As outlined and discussed in this document, as mitigated and conditioned, this project proposes a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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.)