

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



Agenda of: February 14, 2008
Item No.: 8.
Staff: Jonathan Fong

**GENERAL PLAN AMENDMENT/REZONE/PLANNED
DEVELOPMENT/TENTATIVE SUBDIVISION MAP**

FILE NUMBERS: A07-0005/Z07-0012/PD07-0007/TM07-1440, Summerbrook

APPLICANT: Imran Aziz & Amar Ghorji/ Holloway Land Company

ENGINEER: CTA Engineering and Surveying/ Olga Sciorelli

REQUEST: The project consists of the following requests:

1. General Plan Amendment amending the General Plan land use designation from Rural Residential (RR) to Low Density Residential (LDR);
2. Rezone for parcel 102-210-12 from Exclusive Agricultural (AE) to Estate Residential Five-Acre/ Planned Development (RE-5/ PD) and rezone for parcel 102-220-13 from Estate Residential Five-Acre (RE-5) to Estate Residential Five-Acre/ Planned Development (RE-5/ PD);
3. Planned Development to allow use of the Density Bonus Planning Concept and to allow flexibility in the Development Standards of the RE-5 Zone District;
4. Tentative Subdivision Map, to create 29 lots ranging in size from 58,591 square feet (1.33-acres) to 97,184 square feet (2.23-acres) with approximately 35 acres of open space; and
5. Design Waiver request for the following: to reduce the right-of-way width requirement for A Street, B Street, C and D Courts from 60 feet to 50 feet.

LOCATION: The project is located on the north side of Green Valley Road 500 feet west of the intersection with Bass Lake Road, Supervisorial District IV. (Exhibit A)

APN: 102-210-12 & 102-220-13. (Exhibit D)

ACREAGE: 90.0 acres

GENERAL PLAN: APN: 102-210-12 Rural Residential (RR)
APN: 102-220-13 Rural Residential (RR)
(Exhibit B)

ZONING: APN: 102-210-12 Exclusive Agricultural (AE)
APN: 102-220-13 Estate Residential Five-Acre (RE-5)
(Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Recommend conditional approval

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

Project Description: The project request is for a General Plan Amendment, Rezone, Planned Development and Tentative Subdivision Map. Discussed below are important project characteristics.

General Plan Amendment: The project would require a General Plan Amendment to change the General Plan Land Use Designation from Rural Residential (RR) to Low Density Residential (LDR).

Rezone: The project would require a rezone to change the zoning of APN 102-210-12 from Exclusive Agriculture (AE) to Estate Residential Five-Acre/ Planned Development (RE-5/ PD). The zoning of APN 102-210-13 would be changed to add the Planned Development zoning overlay to change the parcel zoning to RE-5/PD.

Planned Development: The project request includes a Planned Development application which would allow flexibility in the Development Standards of the RE-5 zone district and would allow the utilization of the Density Bonus provisions. The project would create lots which do not meet the minimum parcel size requirements of the RE-5 zone district. As discussed in the General Plan section below, the project would be a clustered development. Planned Development findings have been made to allow for the flexible design. The Density Bonus would allow the project to exceed the maximum density allowed within the LDR land use designation. The density increase would be allowed due to the proposed 35-acres of open space proposed as part of the project.

Public Water/ Private Septic Systems: The project would be served by EID public water and individual septic systems. An EID water line is located in the project vicinity beneath Green Valley Road and would require connection to the project site. The proposed septic systems and disposal areas have been reviewed and approved by Environmental Management.

EID/ Cameron Park Community Services District (CSD) Annexation: In order to obtain EID public water service for the project, the site would require annexation into the EID service boundary. Due to the site location adjacent to the Cameron Park CSD Sphere of Influence boundaries, the CSD has requested the project annex into the CSD boundaries (Exhibit F). These annexations would require approval from LAFCO to extend the required district boundaries.

Road Improvements: The project would be conditioned to perform onsite and offsite road improvements. The project would be served by two points of access onto Green Valley Road and two cul-de-sac roads. 'B' Street would connect to 'A' circle which would be a one-way roundabout road connected to 'C' and 'D' Court and 'A' Street. 'A' Street would be a right-in/ right-out road onto Green Valley Road. The project would be required to perform road widening and bicycle lane improvements along the frontage on Green Valley Road. As recommended by the traffic study prepared for the project, the intersection at Green Valley and Deer Valley Road, would require signalization. The Department of Transportation has approved a Capital Improvement Project to widen the Green Valley Road/ Deer Valley Road intersection (Exhibit K). The required signalization would be consistent with the proposing improvements to the intersection. The project has been conditioned by DOT to install these improvements.

Site Description: The project site is comprised of 90-acres of undeveloped land. The parcels have been historically used as grazing lands for cattle and horses. As shown on the Community Region Boundary Map (Exhibit G), the project site abuts the Cameron Park Community Region to the east and to the south. Vegetation onsite is characterized by native grasslands and oak woodland habitat. Approximately 1.60-acres of Jurisdictional Waters of the U.S. are located onsite. The jurisdictional waters are made up of wetlands, seeps, and intermittent and ephemeral drainage channels (Exhibit H). Slopes are mild, with the majority onsite slopes falling below the 30 percent range.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	AE/RE-10	RR	Rural residential/grazing uses
North	RE-10	RR	Single-Family Residences
South	RE-5/R-20K	LDR/ PF/RR	Single-Family Residences/ School Site
East	AE/RE-10/R2A	RR/MDR	Single-Family Residences
West	RE-10	RR	Single-Family Residences

The project site is surrounded by medium and low density residential development and agricultural land uses. As discussed below, the project has been designed with minimum lot sizes and setbacks to buffer the proposed residential uses from the agriculturally-zoned parcels to the south. The project would be compatible with the surrounding residential land uses in the area.

General Plan: The project would require a General Plan Amendment from Rural Residential (RR) to Low Density Residential (LDR). The proposed 29 lot subdivision would also require use of the Density Bonus planning concept to allow density above the maximum permitted within the LDR land use designation. A detailed discussion has been provided below.

Planned Development: The application request includes a Planned Development which pursuant to **General Plan Policy 2.2.3.1** requires a minimum of 30% commonly owned open space. The project has dedicated approximately 39% of the site as open space. The following table demonstrates conformance with this requirement.

Planned Development Required Open Space

Project Size	90-acres
Required Open Space	30-acres
Proposed Open Space	35-acres
Percent Open Space Required	30% open space
Percent Open Space Proposed	39% open space

The proposed open space would comply with the General Plan requirements for Planned Developments.

Density Bonus: The project includes a request to utilize the Density Bonus provision. Use of the Density Bonus would allow the project to provide an increased residential density beyond that allowed within the proposed LDR land use designation. **General Plan Policy 2.2.4.1** establishes specific criteria associated with use of the Density Bonus provision. In addition to the number of base units permitted by the land use designation, one and one-half additional units may be allowed for each unit of developable land dedicated to public benefit. **General Plan Policy 2.2.3.2** specifically exempts bodies of water such as perennial lakes, streams and rivers from calculable developable land for the purposes of the Density Bonus provision.

The project site is 90-acres and includes a General Plan Amendment to change the project site land use designation to LDR. The Low Density Residential land use designation permits a density range of one dwelling unit per 5-10 acres (du/a). The 90-acre site would yield a maximum density of 18 residential units. A total of 35.32-acres of developable land would be dedicated within open space lots. The Delineation of Waters of the U.S. prepared for the project identified a total of 0.09-acres of land which would be excluded from the Density Bonus provision in accordance with **General Plan**

Policy 2.2.3.2. This would yield a total of 35.23-acres of land eligible for the Density Bonus provision. The 35.23-acres of land would yield 7.05 base residential units consistent with the allowable density within the LDR land use designation and the proposed RE-5 Zone District. The Density Bonus would allow for one and one-half additional units or 10.6 additional residential units. The project request for 29 lots includes the 18 base residential units and the additional 10.6 Density Bonus units to provide a project proposed 29 residential units. Therefore the proposed 29-lot subdivision would be consistent within the LDR land use designation utilizing the Density Bonus provision.

Oak Canopy Retention: The proposed project would impact oak woodland habitat, which pursuant to General Plan Policy 7.4.4.4 requires retention and replacement of the affected habitat. The initial arborist report identified 8.5-acres of oak woodland canopy on the site (*Initial Arborist Report and Inventory, Sierra Nevada Arborists, May 2006*). The project would remove 0.98-acres of oak woodland habitat from the project site. As established in the Interim Interpretative Guidelines for General Plan Policy 7.4.4.4, dead diseased or dying oak canopy may be excluded from the retention requirements of Policy 7.4.4.4. As determined by the arborist report, 0.57-acres of onsite canopy is determined to be dead, diseased, or dying. The project site contains approximately 8.5-acres of oak canopy which would require 90% retention. The project would remove 0.41-acres of healthy canopy which would require replacement.

Onsite replacement would be required as part of the project. The submitted Tree Preservation and Replacement Plan has identified sufficient areas to replace the impacted canopy. All healthy oak canopy removed from the site shall be replaced as specified in General Plan Policy 7.4.4.4 and the Interim Interpretative Guidelines for General Plan Policy 7.4.4.4. Replacement of the removed canopy shall be at a density of 200 tree saplings per acre, or 600 acorns per acre. A replanting and monitoring program would be required to ensure the long term survival of the replaced canopy. The project would include Mitigation Measures to ensure compliance with this policy (Mitigation Measure No. 5). The proposed removal and replacement would be consistent with the retention requirements of Policy 7.4.4.4.

Traffic and Circulation: The applicant was required to prepare a traffic study for the project to determine project related impacts to the road system in the area. The traffic study was prepared by Kimley-Horn and Associates dated April 2007. The study determined that onsite and offsite road improvements would be required as part of the project.

The Department of Transportation was distributed the project during the 30-day review period and recommended conditions of approval for the project. The project would be required to include road widening and sidewalk improvements along Green Valley Road consistent with **General Plan Policy TC-5a**. The intersection of Green Valley Road and Deer Valley Road would be signalized and acceleration and deceleration lanes would be constructed consistent with the approved Capital Improvement Project #66114. The onsite roads would be constructed to the provisions of Standard Plan 101C to provide for a 24 foot wide road surface.

Agricultural Compatibility: The project site is zoned Exclusive Agriculture and is located adjacent to agriculture-zoned lands which requires review by the Agricultural Commission. The project was presented to the Agriculture Commission on May 9, 2007. Pursuant to **General Plan Policy 8.1.4.1** the Agriculture Commission is required to forward recommendations to the approving authority regarding the impacts of the proposed development on agriculture uses. The Agricultural Commission recommended denial of the project based on the following findings:

- 1) *The project does not meet the allowable density within the Rural Residential Land Use Designation;*
- 2) *The project would create an island effect wherein agricultural lands would be negatively affected;*
- 3) *The project would significantly destroy the buffering effect of existing large parcels adjacent to agricultural lands; and*
- 4) *The project is proposed to be located on historical grazing lands which should be protected by 40-acre minimum parcel sizes.*

In accordance with **General Plan Policy 8.1.4.4** the following findings must be made by the approving authority prior to approval of the project:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and**
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and**
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.**

As required by **General Plan Policies 8.1.3.1** and **8.1.3.2** a 200-foot buffer and 10-acre minimum parcel size would be required for parcels located adjacent to agriculture-zoned parcels. The required 200-foot setback and minimum parcel size has been shown on the Tentative Map.

The project parcel and the parcel to the south (APN 102-030-10) are the remaining agriculture-zoned parcels in the area (Exhibit L). A Pre-Application Meeting was held on August 14, 2007 for APN 102-030-10 to consider a General Plan Amendment and Tentative Map to allow for single-family residential and commercial land uses. The parcel is located at the intersection of Green Valley Road and the future extension of Silver Springs Parkway.

The project would create a residential project consistent with the surrounding residential land uses. The required buffers and minimum lot sizes for agricultural compatibility have been provided. Findings of Approval have been included in Attachment 2 of the staff report.

Rezone: The project request includes a rezone which pursuant to **General Plan Policy 2.2.5.3** requires that the following criteria to be evaluated prior to approval of a Rezone request:

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

Discussion: The project would be served by EID public water and private septic systems. The Facilities Improvement Letter (FIL) submitted by EID dated November 2006 indicated that adequate public water is available to serve the project.

2. **Availability and capacity of public treated water system;**

Discussion: The project would not connect to public treated water systems.

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

Discussion: The project would not connect to public waste water treatment systems.

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

Discussion: The project site is located within the Rescue Union School District. Prior to building permit issuance for each of the proposed lots, payment of school fees would be required.

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

Discussion: The project site is located within the Rescue Fire Protection District. The District has reviewed the project and has determined with the requested conditions of approval, the District would be able to provide adequate fire protection to the site.

6. **Distance to nearest Community Region or Rural Center;**

Discussion: As shown on the Community Region Map (Exhibit G), the project site abuts the Cameron Park Community Region Boundary to the east and to the south.

7. **Erosion hazard;**

Discussion: The grading necessary for the onsite and offsite road improvements would be required to comply with applicable grading and erosion control policies established by the County. The Department of Transportation would review the grading plans to verify conformance with established policy. Adherence to these rules would ensure that erosion hazards would be prevented.

8. Septic and leach field capability;

Discussion: The project would be served by private septic wastewater facilities. The El Dorado County Department of Environmental Health reviewed the septic test reports submitted with the project and determined that the proposed systems would have adequate capacity to serve the proposed development.

9. Groundwater capability to support wells;

Discussion: The project would be served by public water and would not require wells.

10. Critical flora and fauna habitat areas;

Discussion: The project site is located within Rare Plant Mitigation Area 1 which is defined as lands not known to contain Special Status Plant Species, but with soil types capable of supporting them. As required by Section 17.71 of the Zoning Ordinance and Board of Supervisors Resolution 205-98 payment of the Mitigation Area 1 mitigation fee would be required prior to building permit issuance.

11. Important timber production areas;

Discussion: The project site does not contain or is adjacent to any important timber production areas.

12. Important agricultural areas;

Discussion: A portion of the site and the adjacent parcel to the south are zoned Exclusive Agriculture (AE). As discussed in the General Plan section above, the project includes a 200 foot setback and 10-acre minimum parcel size for parcels adjacent to the AE-zoned parcel to the south. The setback and minimum parcel size would be consistent with applicable General Plan policies.

13. Important mineral resource areas;

Discussion: The project site does not contain or is located adjacent to any important mineral resource areas.

14. Capacity of the transportation system serving the area;

Discussion: The Department of Transportation has reviewed the traffic study prepared for the project. DOT has determined that completion of the required road improvements and payment of Traffic Impact Mitigation Fees prior to building permit issuance would reduce impacts to the existing traffic system in the area.

15. Existing land use pattern;

Discussion: The project site is located directly adjacent to the Cameron Park Community Region boundary. The site is surrounded by existing residential development and to the south by an agriculture-zoned parcel. The residential lands are zoned RE-10, RE-5, and R2A. The project would allow for development consistent with the RE-5 zone district. The project would be consistent with the surrounding land use pattern.

16. Proximity to perennial water course;

Discussion: The project site is characterized by oak woodland habitat and wetland and drainage channels. A Jurisdictional Wetland Delineation was prepared by Foothill and Associates dated February 2007 which identified a total of 1.60-acres of wetlands and streams subject to regulation by the U.S. Army Corps of Engineers. As part of the project, portions of the onsite wetlands and streams would be filled to accommodate the development. As required by **General Plan Policy 7.3.3.4** and in accordance with the Clean Water Act, a 404 permit, Water Quality Certification and Streambed Alteration Agreement would be required for filling any jurisdictional wetlands. Mitigation Measures requiring these permits have been included as conditions of approval (Mitigation Measures No.2 and No.3).

A Biological Resource Assessment was performed by Foothill Associates dated December 2006 and a Focused Rare Plant Study was performed by David Bise dated May 2007. The assessment did not identify Special Status Pine Hill Endemic Plant Species on the project site. The assessment did conclude that the onsite oak woodland habitat may provide suitable nesting areas for birds protected by the Migratory Bird Treaty Act. Mitigation Measures have been included as part of the project to require onsite surveys prior to construction activities to avoid disturbance of any protected species (Mitigation Measure No. 2).

Any perennial streams that would not be impacted would require a 100-foot setback as required by **General Plan 7.3.3.4**. A 50-foot setback would be required from wetlands and intermittent streams. The required setback from these onsite riparian features have been shown on the tentative map.

17. Important historical/archeological sites;

A Cultural Resources Study was prepared for the project which identified two significant cultural resources on the site. One of the resources includes a 700-foot dry-laid fieldstone rock wall. Portions of the wall would require removal to construct the proposed access roads. As recommended by the Cultural Resource Assessment, prior to removal of any portions of the wall, the applicant would be required to document the wall with the California Department of Parks and Recreation. The portions of the wall which would not require removal would remain. A Mitigation Measure requiring the applicant to document the wall prior to any road construction has been included as a condition of approval (Mitigation Measure No. 6). The project would be required to designate Conservation Easements to protect the portions of the wall not removed as part of road construction. This requirement has been included as a condition of approval (Mitigation Measure No. 7).

18. Seismic hazards and present of active faults;

Discussion: The project site does not contain or is adjacent to seismic hazards or active faults. Adherence to standard construction practices would prevent any seismic related hazards.

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

Discussion: The project parcels do not have any existing CC&R's. CC&R's would be required for the maintenance of the onsite roads and preservation of the proposed open space lots. The CC&R's would require review and approval from DOT, Planning Services, and the Cameron Park Community Services District.

Noise: The project would be located along Green Valley Road, which would subject the proposed residential use to significant noise impacts. **General Plan Policy 6.5.1.8** establishes that new noise-sensitive land uses shall not be permitted in areas where transportation noise sources exceed the levels specified in Table 6-1. Table 6-1 establishes that the maximum allowable noise exposure for transportation noise sources for residential land uses is 60dB for outdoor activities and 45dB for interior spaces. The noise analysis prepared by Bollard Acoustical Consultants for the project dated November 2006 recommended the construction of a noise wall along the rear yards of the clusters nearest Green Valley Road and along the rear yard of Lot 6 which is located near Green Valley Road. The construction of these sound walls would reduce interior noise levels below the 45dB level as required by the General Plan. The sound walls would also reduce exterior noise levels below the 60dB level as required by the General Plan. A Mitigation Measure requiring the sound wall has been included as a condition of approval for the project (Mitigation Measure No. 8).

Air: An air quality assessment was prepared by Rimpo and Associates dated January 2007. The Air Quality Management District reviewed the assessment and determined that standard conditions of approval would minimize the potential impacts resulting from the project. These conditions have been included as part of the project and are included in Attachment 2 of the staff report.

Emergency Access and Protection: The project is located within the Rescue Fire Protection District. The Department was distributed the project and recommended conditions of approval. **General Plan Policies 6.2.3.1** and **6.2.3.2** require new development to demonstrate that adequate emergency access, water flow, and personnel are available to serve the project. As discussed above, the FIL prepared for the project has demonstrated that adequate fire flow would be available to serve the project.

Conclusion: Findings of consistency with the General Plan are provided in Attachment 2.

Zoning/Planned Development: The project request includes a Planned Development Application. The PD would allow flexibility in the Development Standards of the RE-5 Zone District. The project would cluster the residential units to avoid additional impacts to the natural features of the site.

Development Standards: Section 17.28.210 A-H of the Zoning Ordinance establishes the requirements for development within the RE-5 Zone District:

A. Minimum lot area, five acres

The project would create 29 residential lots ranging in size from 58,591 square feet (1.33-acres) to 97,184 square feet (2.23-acres). The proposed lots would be less than the minimum lot area established for the RE-5 zone. The reduced lot sizes would be required to allow for the clustered development proposed. As discussed above, the project would dedicate approximately 39 percent of the site as open space. The open space area would avoid development impacts to oak habitat and riparian areas.

B. No maximum building coverage.

Future development of the residential lots would include single family residences and accessory buildings. The project would not conflict with this requirement.

C. Minimum Lot Width, one hundred feet.

The project request is for a clustered development which would result in varying lot widths and dimensions. The proposed lots would be consistent with the minimum lot width requirements of the RE-5 Zone District.

D. Minimum yard setbacks: front and rear, thirty feet; sides, thirty feet except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); (Ord. 4236, 1992)

As shown on the Tentative Map, the project would require modified setbacks. The proposed front and rear setbacks would comply with the required 30 foot setback; however, the side setback would be proposed at 15 feet. The reduced setbacks would be required due to smaller lot sizes proposed. As discussed in the General Plan section above, the project has been designed to comply with the required 200 foot setback and 10-acre minimum parcel size for parcels adjacent to the agriculture-zoned parcel to the south. The proposed parcels would be surrounded by open space to the north, south and west. The proposed parcels along the eastern portion of the site are adjacent to existing residential development.

E. Minimum agriculture structural setbacks of fifty feet on all yards;

The project would require reduced setbacks. As shown on the Tentative Map, the proposed setbacks would be 30 feet for the front and rear and 15 feet for the side setbacks. To be consistent with applicable General Plan polices, the required 10-acre minimum parcel size and 200 foot setback have been provided. Any non-compatible land uses would be required to adhere to the 200 foot setback from the Agriculture-zoned parcel to the south.

F. Maximum building height, forty- five feet (45') (Ord 4236, 1992)

No development is proposed on the lots. Future development on each lot would require compliance with the maximum height requirements of the RE-5 zone.

G. Minimum dwelling unit area, six hundred square feet of living area and two rooms:

Future development of each lot would require compliance with the minimum dwelling unit size of the RE-5 zone.

H. Location of the Parcel in Relation to Surrounding Land Use. The success and stability of agricultural enterprises can be profoundly influenced by the zoning and use of immediately adjacent lands. A buffer area of fifty feet will be required on the inside of a boundary where land zoned estate residential five acres abuts planned agricultural zone lands which are currently not in horticultural and timber production. Variances to the above will be considered upon recommendation of the agricultural commission. The development of a dwelling or noncompatible use shall be one hundred feet from any existing horticultural or timber enterprises. Noncompatible uses are defined as, but not limited to:

- 1. Residential structures,**
- 2. Nursing homes,**
- 3. Public and private schools,**
- 4. Playgrounds,**
- 5. Swimming pools,**
- 6. Fish ponds. (Ord. 3606 §15, 1986; Ord. 3366 §§10, 11, 1983; prior code §9412.2(e))**

The parcels that abut the Agriculture-zoned parcels would be recorded with a 200-foot setback as required by the General Plan. Any noncompatible land uses listed above would be required to be constructed outside of the recorded setback.

As mentioned above, the project includes the Planned Development application which allows modifications to the Development Standards of the Zoning Ordinance. Relief from this standard would be acceptable and Planned Development Findings of Approval have been included in Attachment 2.

Conclusion: The proposed lots would not be consistent with the Development Standards of the RE-5 Zone District. However, the Planned Development application would allow for flexibility in the application of those standards. The project would cluster the units in order to avoid impacts to the oak woodland habitat and riparian features onsite. The clustering would result in 39 percent of the site remaining as dedicated open space. The clustering of the units would potentially result in

parking conflicts which has been addressed by the installation of guest parking onsite. The project meets the requirements of the Planned Development Planning concept and Planning Services finds the project is consistent with the Zoning Ordinance.

Design Waiver(s) Discussion: One Design Waiver has been requested as part of the project:

- A. Design Waiver request for the following: to reduce the right-of-way width requirement for A Street, B Street, C and D Courts from 60 feet to 50 feet.**

The onsite roads have been designed to comply with the County Design Manual Standards. The Department of Transportation has reviewed the Design Waiver request and has recommended approval of the request. Design Waiver findings have been included in Attachment 2 of the staff report.

ENVIRONMENTAL REVIEW

Staff has reviewed a Mitigated Negative Declaration (Exhibit M) prepared by Planning Services staff. Based on the Initial Study, staff finds that the project could have a significant effect on air quality, biological resources, cultural resources, air quality, noise and transportation. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,876.75 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

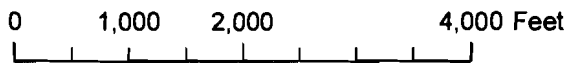
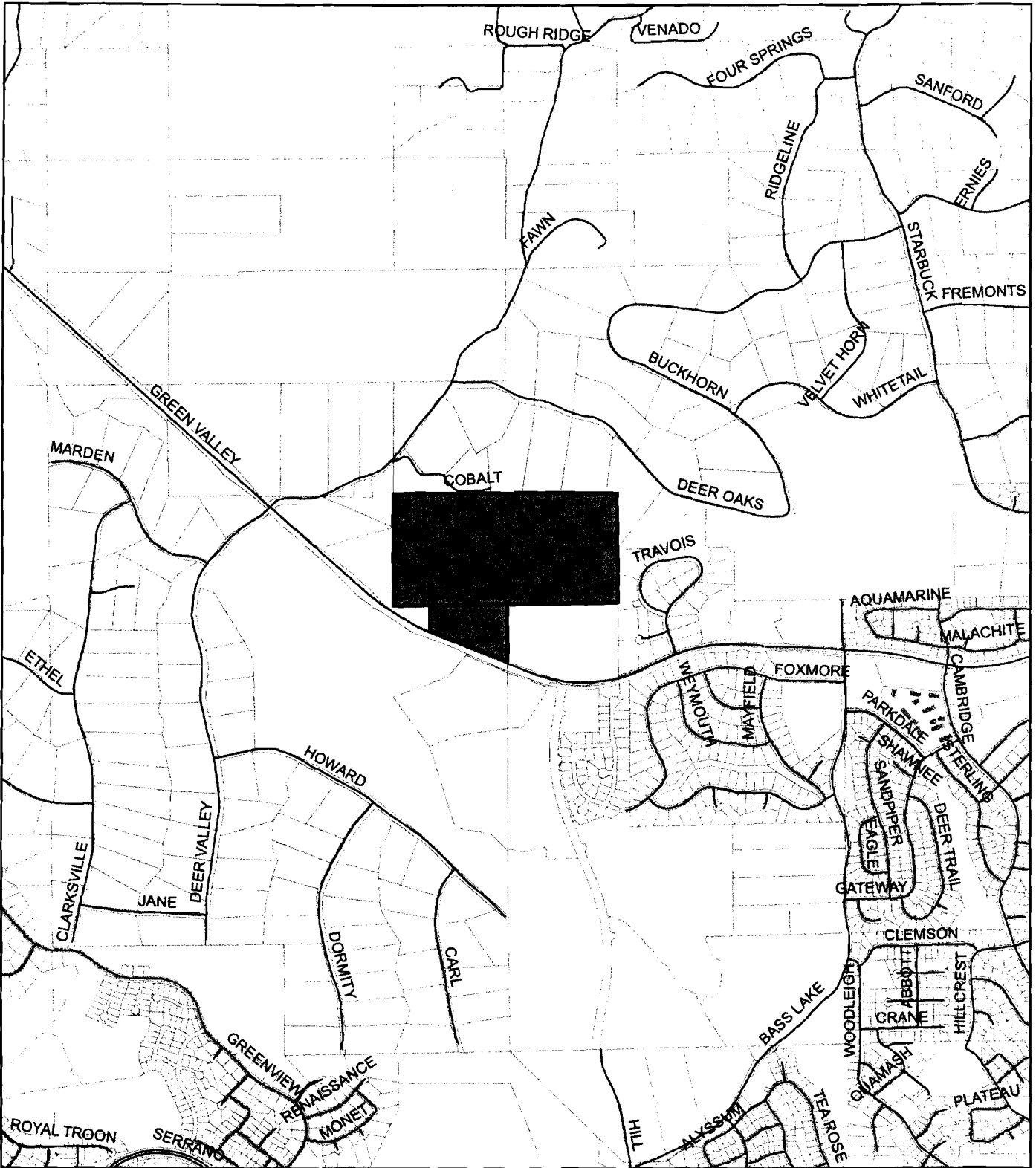
RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

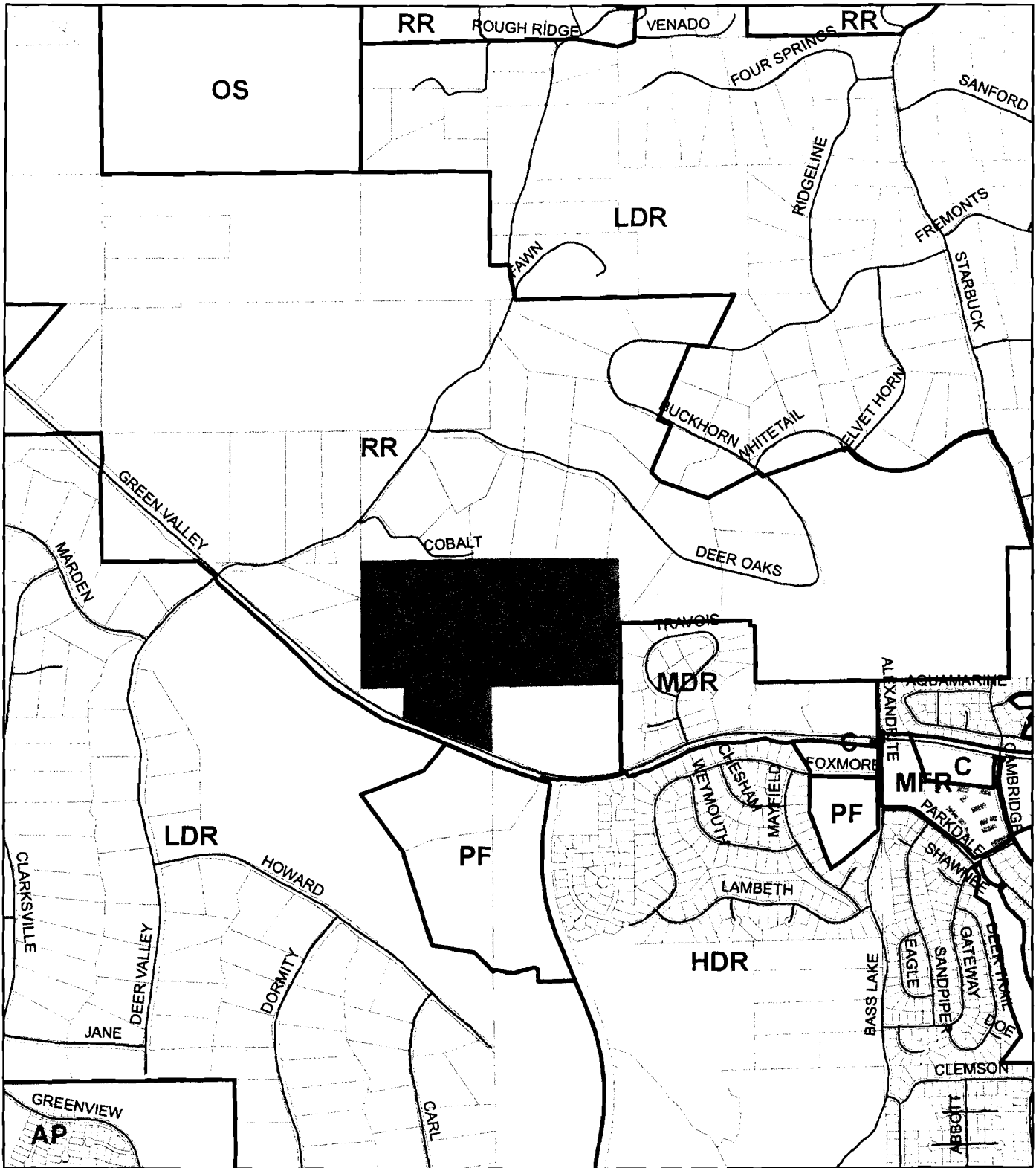
Attachments To Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Assessor's Parcel Map Page
Exhibit E.....	Tentative Map
Exhibit F.....	Cameron Park CSD Map
Exhibit G.....	Community Region Boundary Map
Exhibit H.....	Biological Constraints Map
Exhibit I.....	Aerial Photo
Exhibit J.....	Farmland Exhibit
Exhibit K.....	Capital Improvement Plan #66114
Exhibit L.....	Agriculture-Zoned Parcels in Project Vicinity
Exhibit M.....	Environmental Checklist & Discussion of Impacts

Summerbrook
A07-0005/ Z07-0012/ PD07-0007/ TM07-1440
Vicinity Map



Summerbrook
A07-0005/ Z07-0012/ PD07-0007/ TM07-1440
General Plan Land Use Map



Map Prepared By:
 Jonathan Fong
 El Dorado County
 Planning Services

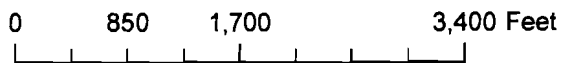
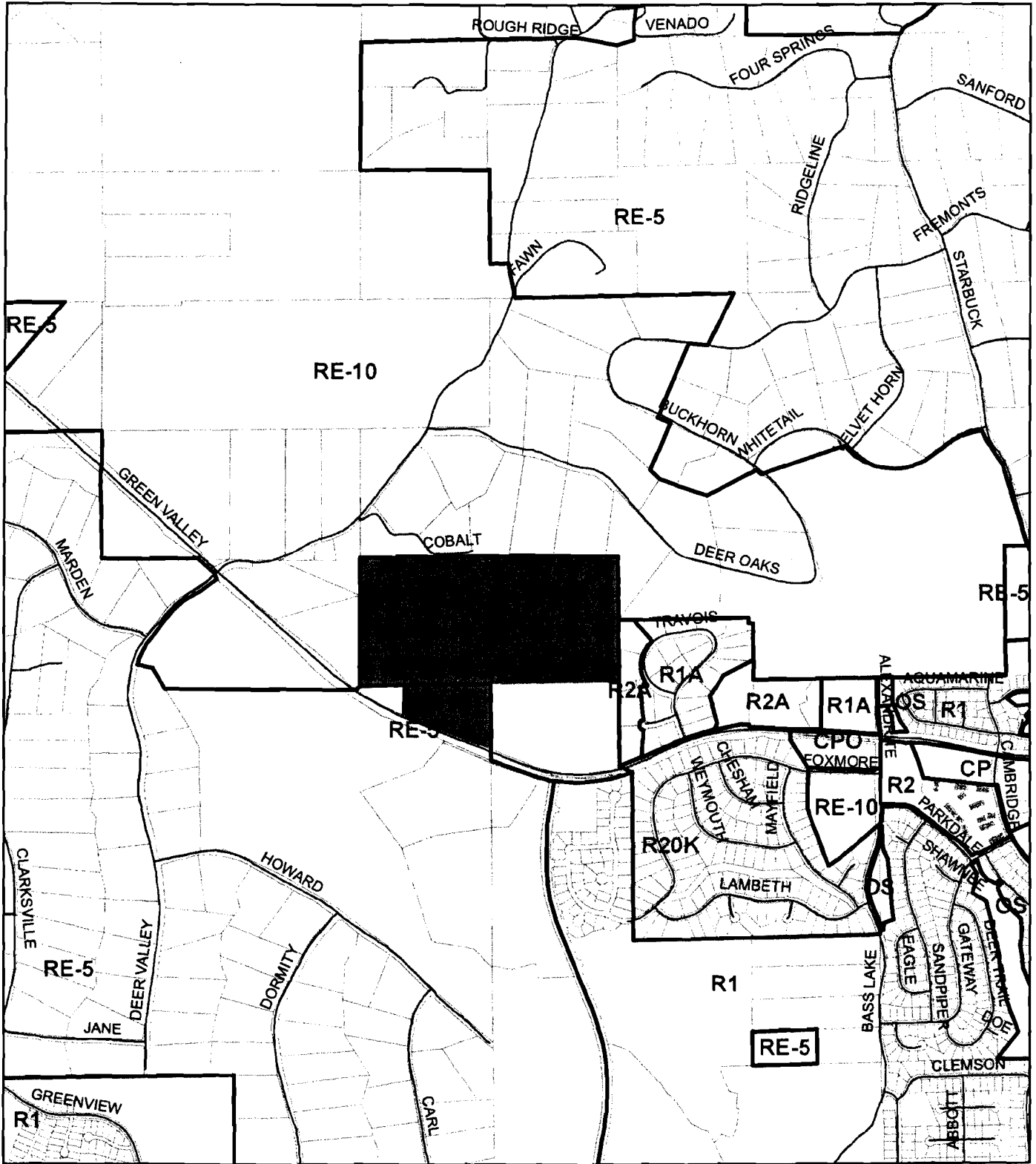


Exhibit B

Summerbrook
A07-0005/ Z07-0012/ PD07-0007/ TM07-1440
Zoning Map



Map Prepared By:
Jonathan Fong
El Dorado County
Planning Services

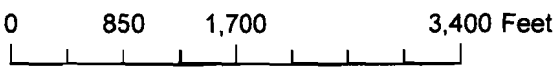
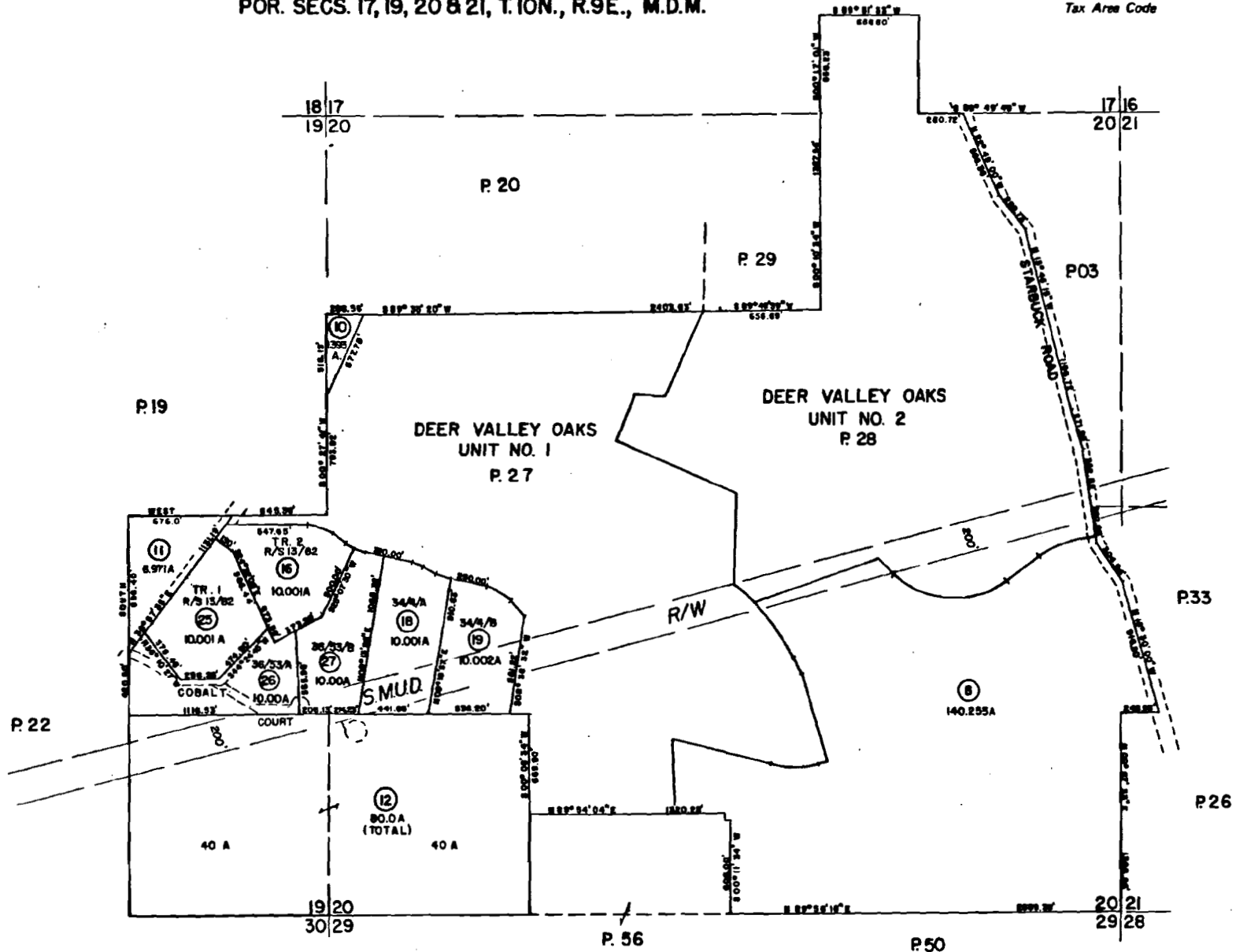


Exhibit C



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 102 - Pg. 21
County of El Dorado, California

APP. 2 OF 3091

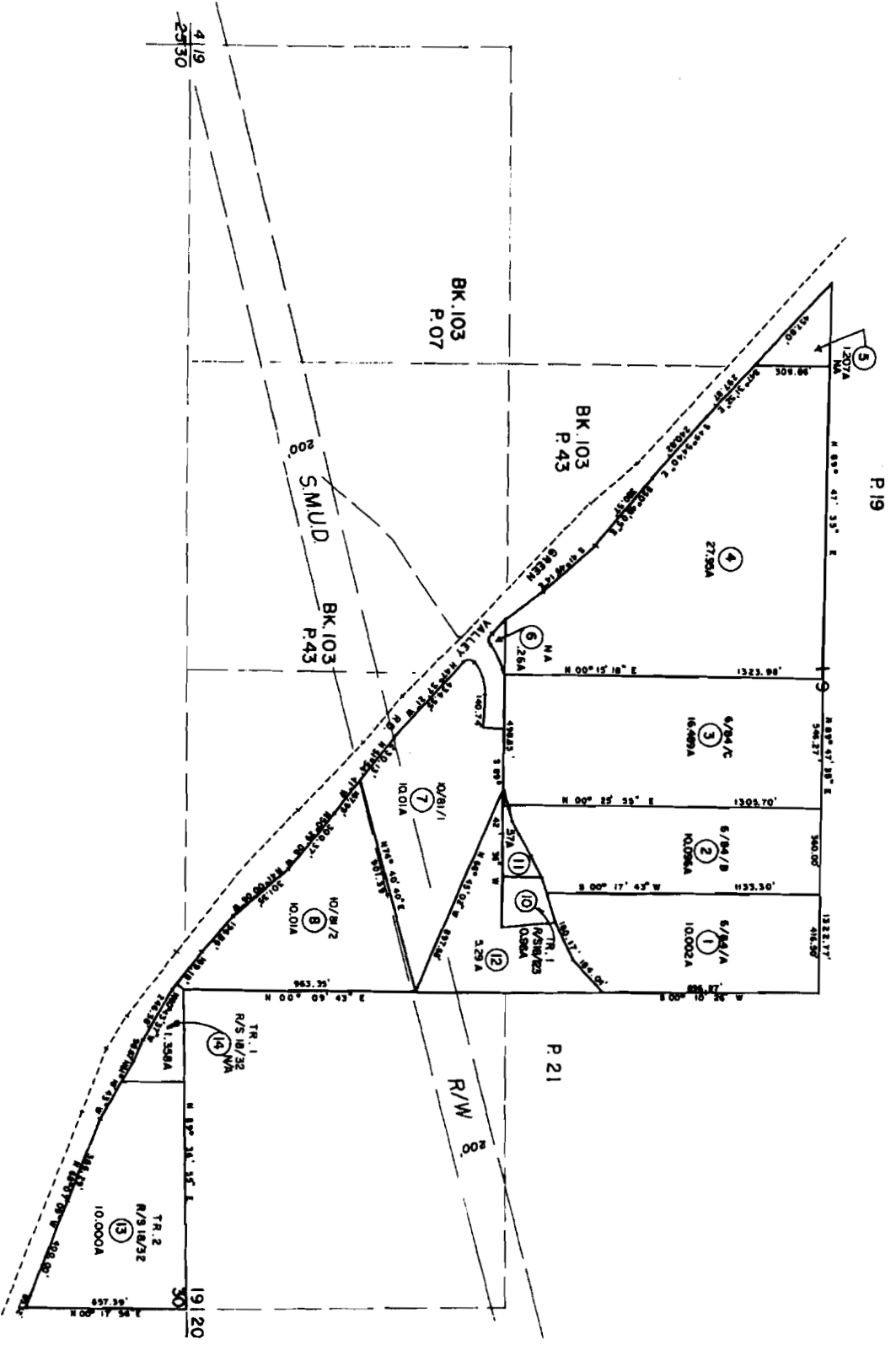
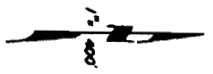
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PD 07-0007/TM 07-1440

EXHIBIT D

POR. SOUTH 1/2 SEC. 19 T. 10 N. R. 9 E. M.D.M.

Tax Area Code

102:22

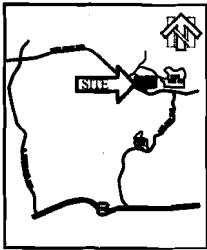


NOTE - Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circle

Assessor's Map Bk. 102 -- Pg. 22
County of El Dorado, California

A 07-0005/Z 07-0012
PD 07-0007/TM 07-1440

EXHIBIT D



VICINITY MAP
NOT TO SCALE

TENTATIVE MAP
SUMMER BROOK
NORTH 1/2 SEC. 30, T 10 N, R 9 E, M.D.B.&M. AND
SOUTHEAST 1/4 SEC. 19 & SOUTHWEST 1/4 SEC. 20, T 10 N, R 9 E, M.D.B.&M.

EXHIBIT E

COUNTY OF EL DORADO
MARCH, 2007

SHEET 1 OF 1

STATE OF CALIFORNIA
SCALE: 1"=100'

RECEIVED
PLANNING DEPARTMENT

OWNERS / APPLICANT

WERN AGZ & ANNE GRON
c/o WILSON LAND COMPANY
442 PICO BLVD.
SUNNYVALE, CA 94089

ENGINEER

CTA Engineering - Surveying
10750 Wilshire Blvd.
Suite 200
Los Angeles, CA 90024
Tel: 310-206-1111
Fax: 310-206-1112

MAP SCALE

OUR INTERVAL

CONTOUR INTERVAL = 10 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

NORTH 1/2 SEC. 30, T 10 N, R 9 E, M.D.B. & M. AND
SOUTHEAST 1/4 SEC. 19 & SOUTHWEST 1/4 SEC. 20, T 10 N, R 9 E, M.D.B. & M.

ASSESSOR'S PARCEL NUMBERS

102-210-12 & 102-220-13

EXISTING/PROPOSED ZONING

RE (APN 102-210-12) & RE-3 (APN 102-220-13)
RES-PD W/ DENSITY BONUS

TOTAL AREA

80.3 ACRES

TOTAL NO. of LOTS

28 RESIDENTIAL LOTS	47.06 AC.
LOTS A THROUGH E - OPEN SPACE	36.32 AC. (20%)
LOT F - FUTURE RESIDENTIAL LOT	1.71 AC.
LOT 8 (PRIVATE ROAD)	5.16 AC.
TOTAL	80.3 AC.

MINIMUM SINGLE FAMILY LOT AREA

5,000 SQUARE FEET

WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL

ON

PROPOSED STRUCTURAL FIRE PROTECTION

RESOLVE FIRE DEPARTMENT

DATE OF PREPARATION

MARCH, 2007

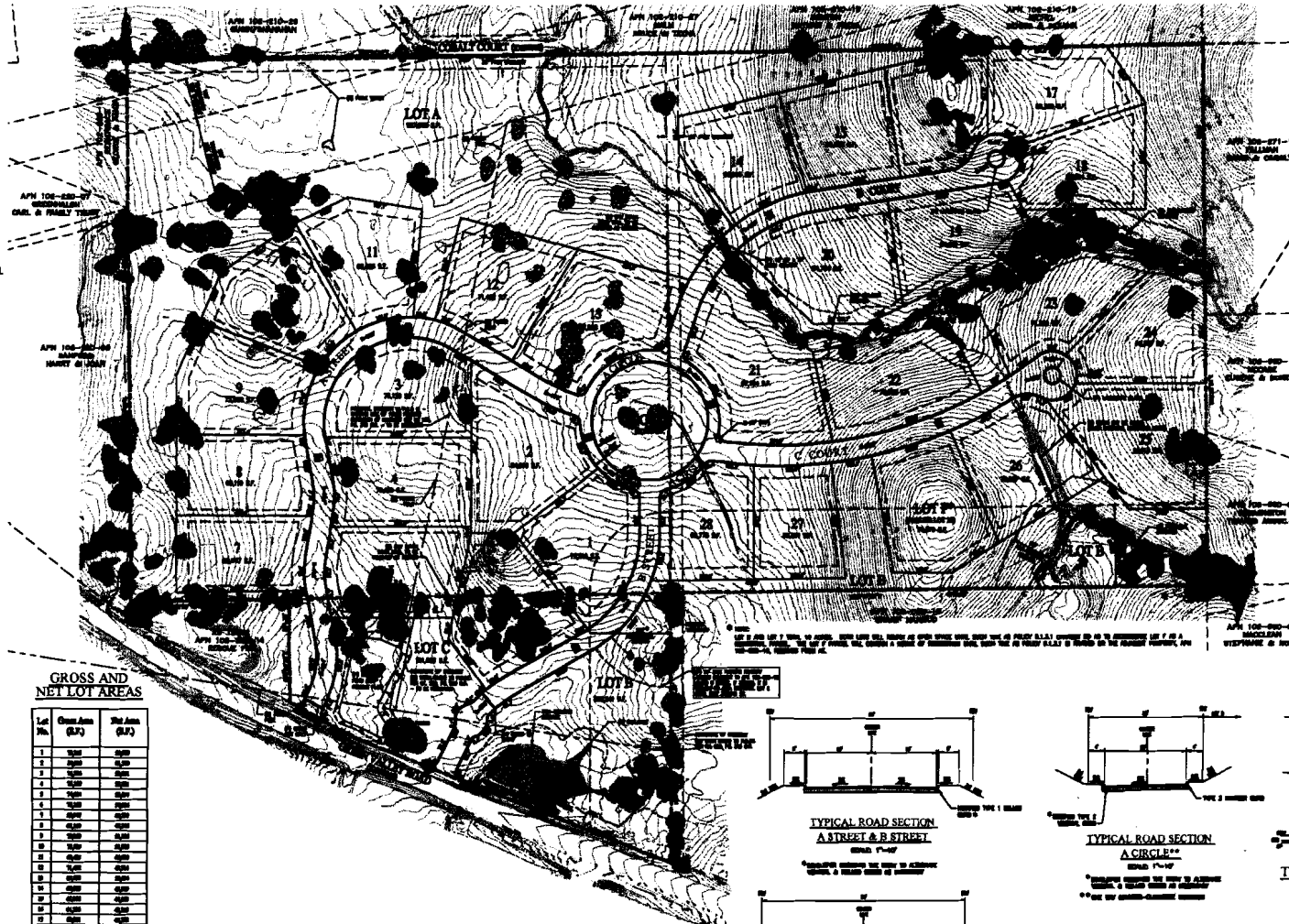
PHASING NOTICE

THE PHASE OF MULTIPLE FINAL MAPS WILL BE CONSIDERED FOR THIS PROJECT. BY PROVIDING THIS NOTICE, THE SUBMITTER SHALL NOT BE REQUIRED TO DENY THE NUMBER OR COMPLETION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2004 EDITION, SECTION 06406.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT DESIGN "SUMMER BROOK" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS ESTABLISHED BY THE COUNTY OF EL DORADO.

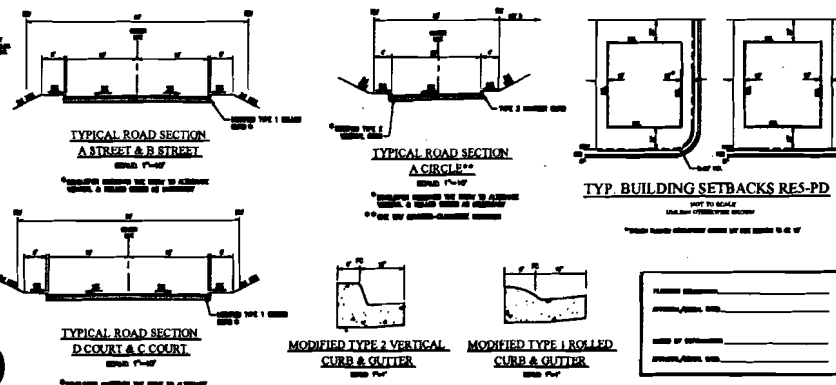
OLGA SCORIELLO P.E. 71204 DATE



- LEGEND**
- ◆ PROPOSED FIRE HYDRANT
 - ◐ EXISTING WETLANDS
 - RIGHT OF WAY LINE
 - - - BUILDING SETBACK LINE
 - LOT LINE
 - SUBDIVISION BOUNDARY
 - NEW BUILDING SETBACK
 - INTERMITTENT DRAINAGE

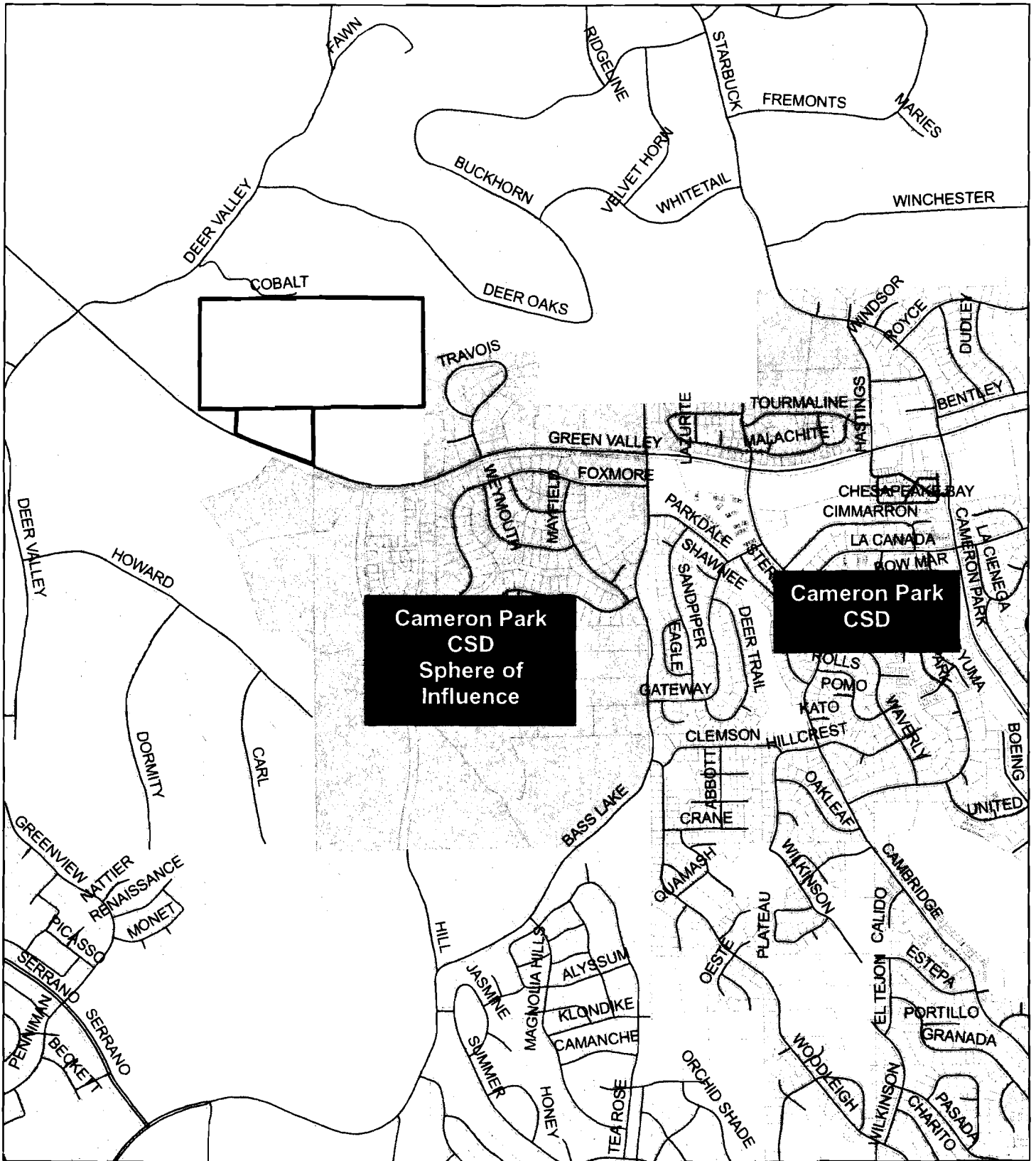
GROSS AND NET LOT AREAS

Lot No.	Gross Area (G.A.)	Net Area (N.A.)
1	1.50	0.50
2	2.00	0.50
3	1.50	0.50
4	1.50	0.50
5	1.50	0.50
6	1.50	0.50
7	1.50	0.50
8	1.50	0.50
9	1.50	0.50
10	1.50	0.50
11	1.50	0.50
12	1.50	0.50
13	1.50	0.50
14	1.50	0.50
15	1.50	0.50
16	1.50	0.50
17	1.50	0.50
18	1.50	0.50
19	1.50	0.50
20	1.50	0.50
21	1.50	0.50
22	1.50	0.50
23	1.50	0.50
24	1.50	0.50
25	1.50	0.50
26	1.50	0.50
27	1.50	0.50
28	1.50	0.50



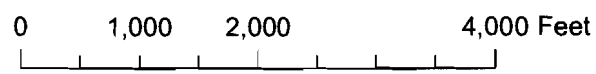
A 07-0005/Z 07-0012
PD 07-0007/TM 07-1440

Summerbrook
A07-0005/ Z07-0012/ PD07-0007/ TM07-1440
Cameron Park Community Services District
Boundary and Sphere of Influence Map

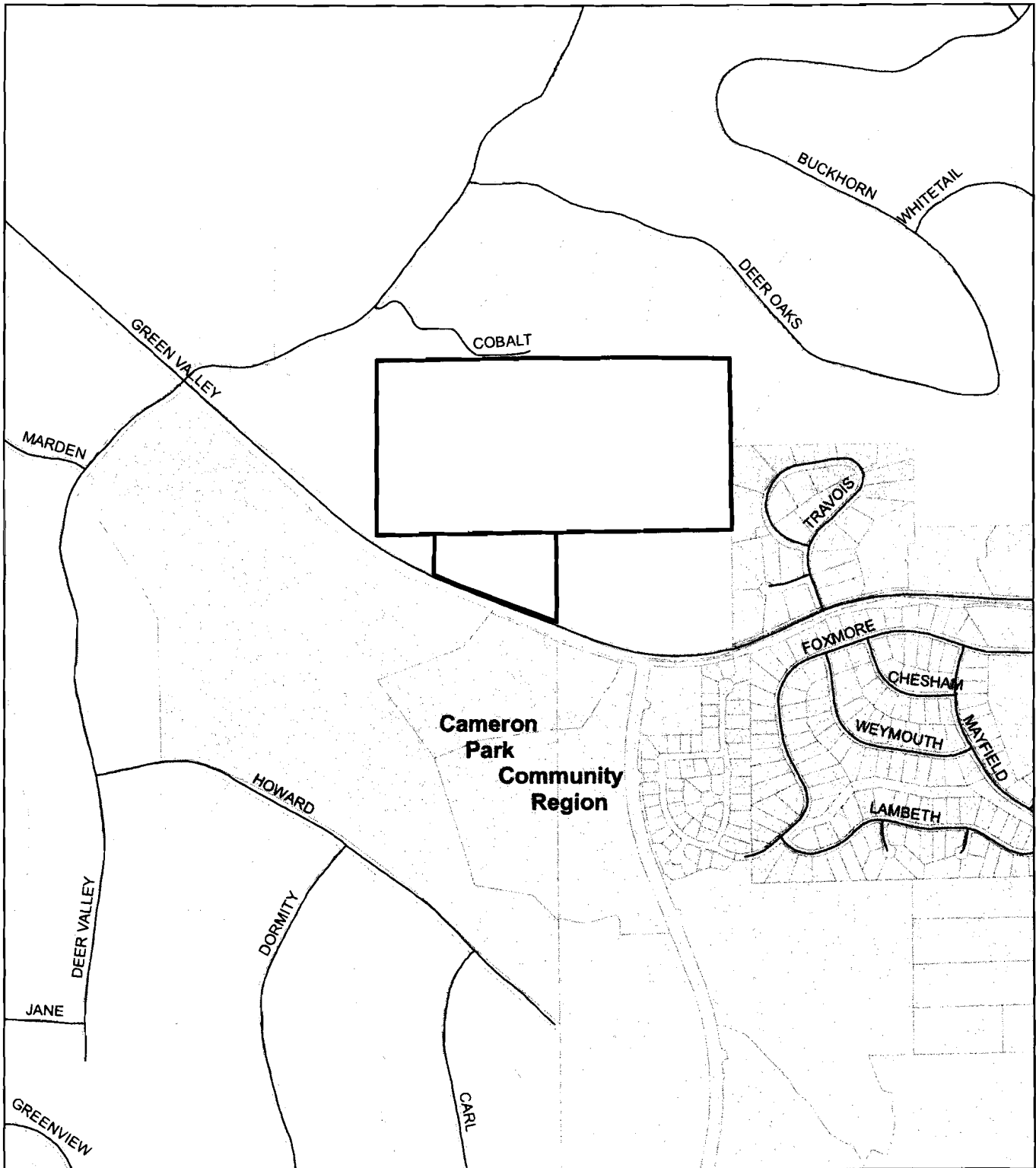


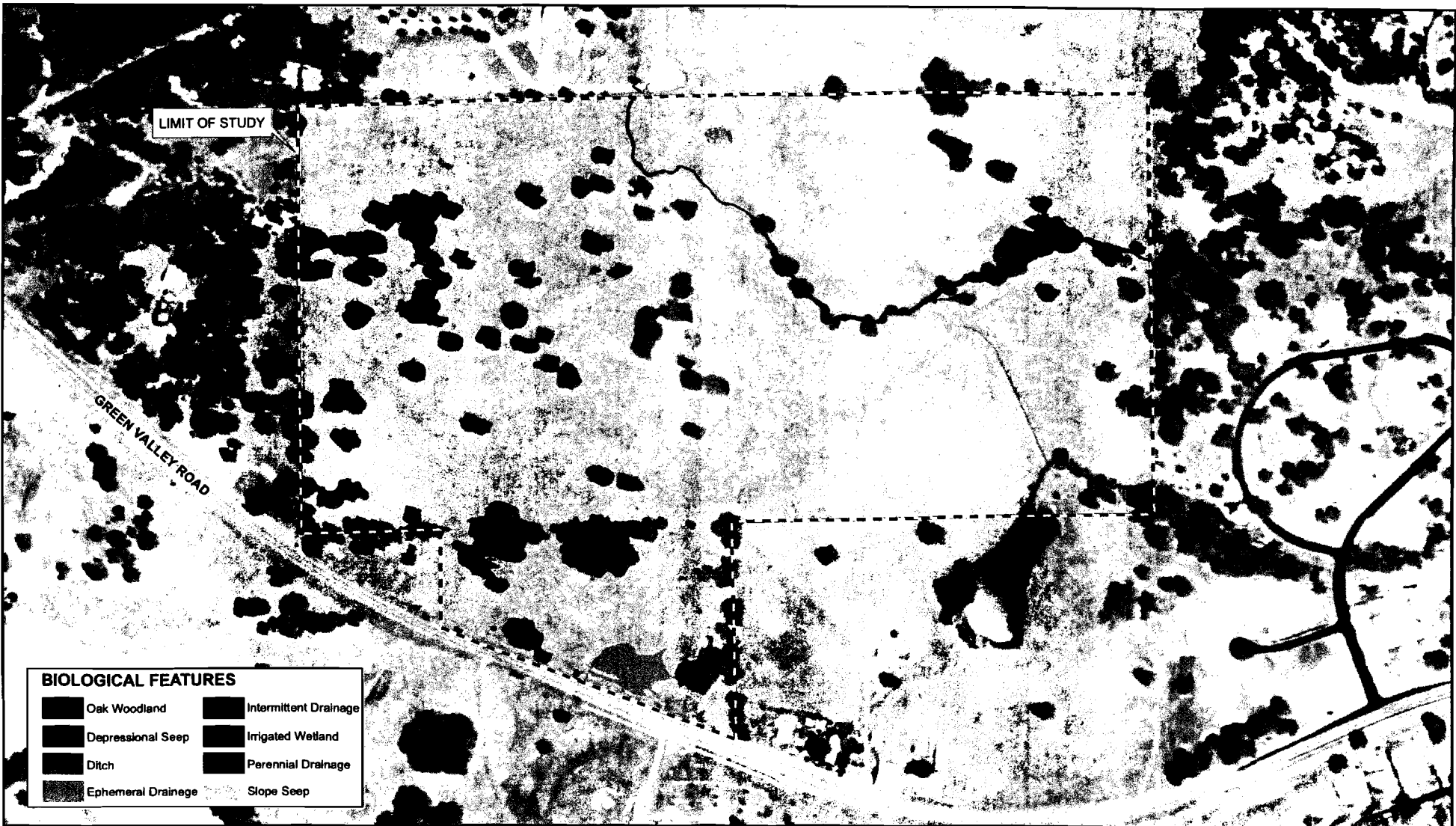
**Cameron Park
 CSD
 Sphere of
 Influence**

**Cameron Park
 CSD**



Summerbrook
A07-0005/ Z07-0012/ PD07-0007/ TM07-1440
Community Region Boundary





BIOLOGICAL CONSTRAINTS

FOOTHILL ASSOCIATES
 ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

USDA, NAIP 1m Aerial Imagery: El Dorado County, 2005
 Project boundary based on Parcel data provided by El Dorado County.



0 150 300
 SCALE IN FEET

Drawn By: RJM
 Date: 12/28/06

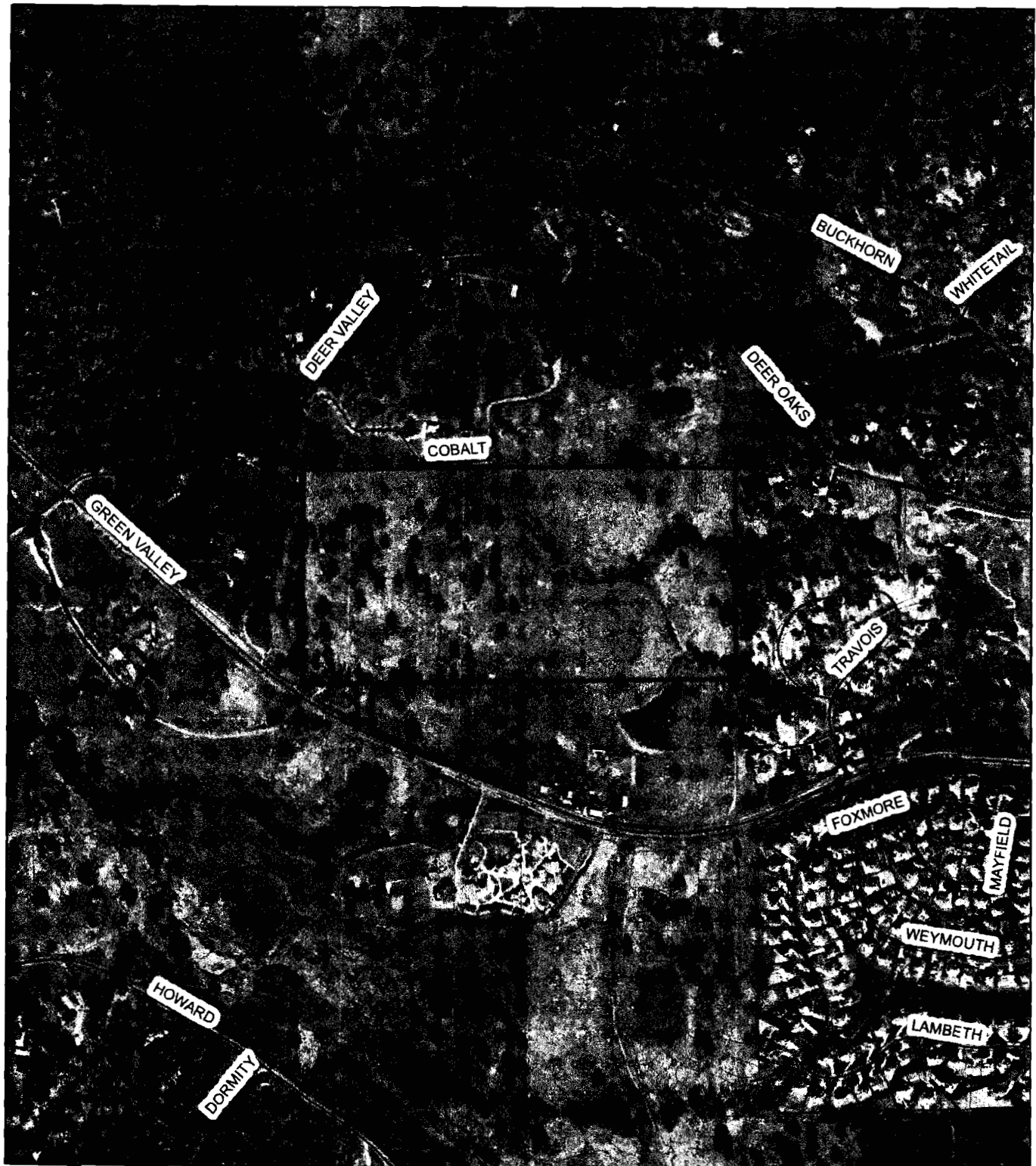
FIGURE 4

GHORI PROPERTY

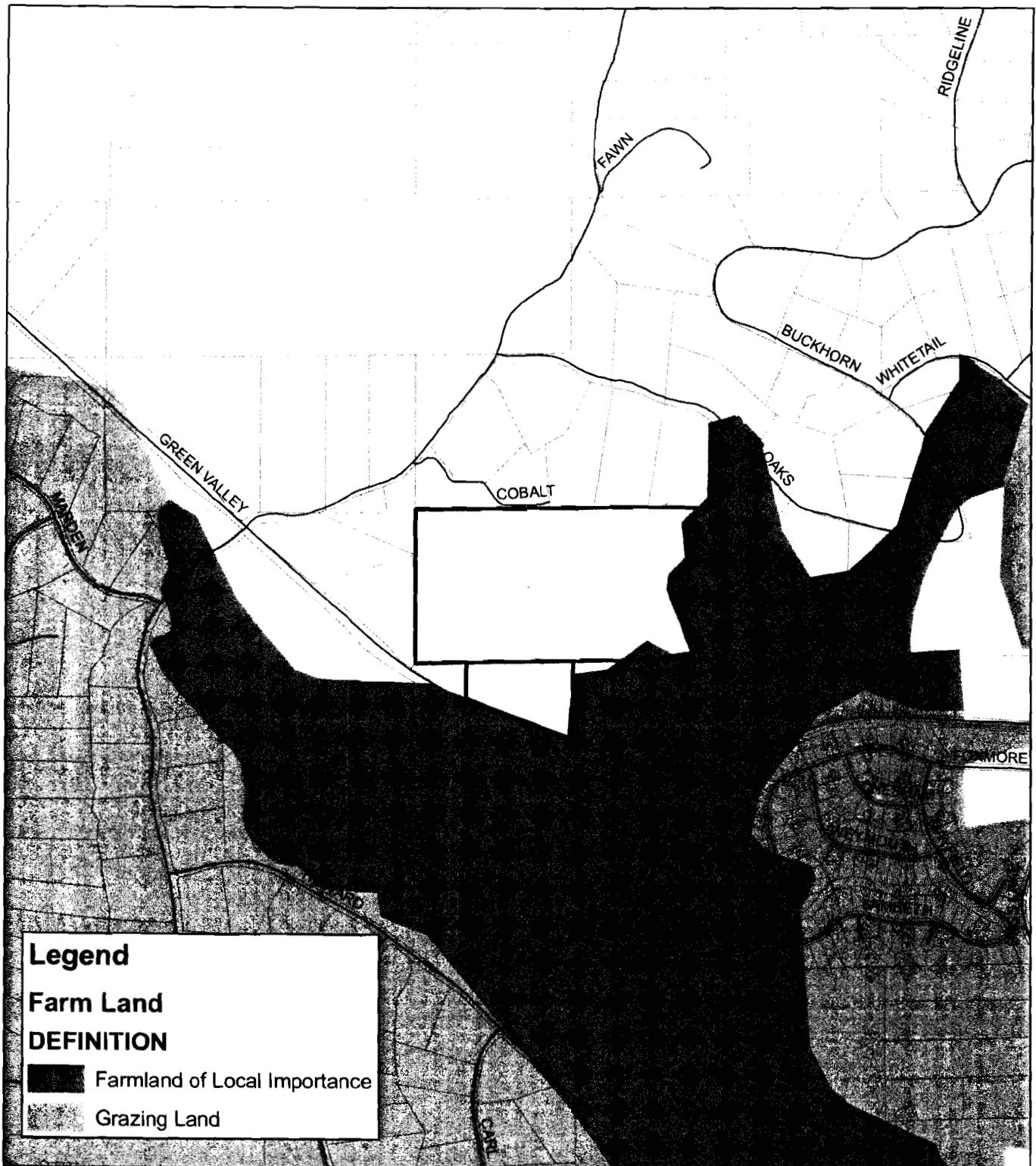
EXHIBIT H

bio_constraints.mxd
 © 2006

Summerbrook
A07-0005/ Z07-0012/ PD07-0007/ TM07-1440
Aerial Photo



Summerbrook
A07-0005/ Z07-0012/ PD07-0007/ TM07-1440
Farmlands Map

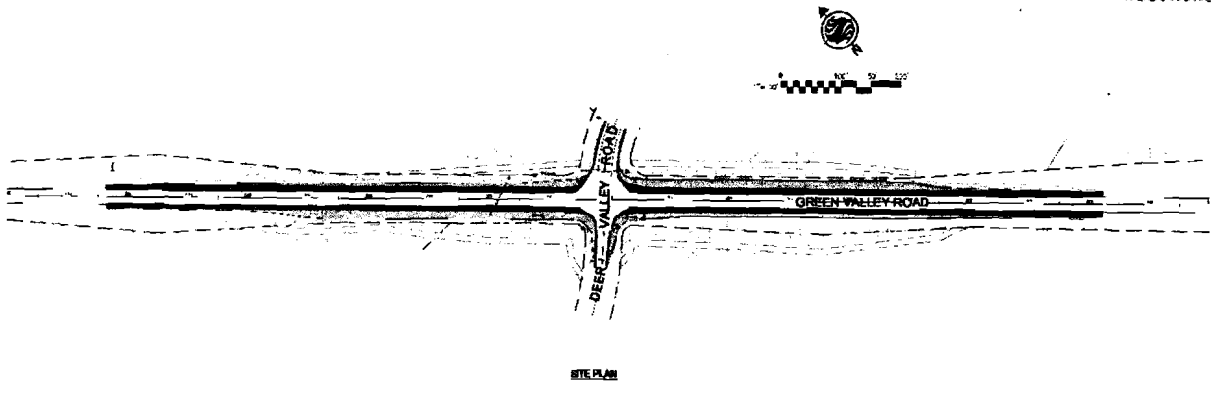


DRAWING AND IMPROVEMENT PLAN FOR PROJECT #66114 GREEN VALLEY ROAD/DEER VALLEY ROAD TURN LANES

EL DORADO COUNTY, CALIFORNIA
TM 07-1440

SHEET INDEX

1. CONCEPT DESIGN
2. PRELIMINARY
3. PRELIMINARY
4. PRELIMINARY
5. PRELIMINARY
6. PRELIMINARY
7. PRELIMINARY
8. PRELIMINARY
9. PRELIMINARY
10. PRELIMINARY
11. PRELIMINARY
12. PRELIMINARY
13. PRELIMINARY
14. PRELIMINARY



RECORD DRAWING CERTIFICATE

I, the undersigned, being duly licensed and qualified in accordance with the provisions of the Public Laws of the State of California, do hereby certify that the above described project has been completed in accordance with the approved plans and specifications, and that the same are in accordance with the laws and ordinances of the State of California, and that the same are in accordance with the laws and ordinances of the State of California.

DATE: _____ COUNTY: _____ CITY: _____

GRADING AND GEOTECHNICAL SPECIFICATIONS

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CALIFORNIA DIVISION OF HIGHWAYS, AND WITH THE SPECIFICATIONS AND STANDARDS OF THE CALIFORNIA DIVISION OF HIGHWAYS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CALIFORNIA DIVISION OF HIGHWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.

GEOTECHNICAL ENGINEERS STATEMENT

THESE RECORDING PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA DIVISION OF HIGHWAYS. THE ENGINEER'S STATEMENT IS BASED ON THE INFORMATION PROVIDED TO HIM BY THE CONTRACTOR, AND HE ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CONTRACTOR.

DATE: _____ BY: _____

ABBREVIATIONS

AB	ACCESS BANK	CC	CONCRETE	CM	COMBUSTIBLE
AL	ALUMINUM	CD	CURB	CP	COURT YARD
AS	ASBESTOS	CE	CEMENT	CQ	CONCRETE QUANTITIES
AV	AIR VALVE	CH	CHUTE	CS	CULVERT
AW	AIR WAY	CL	CLUBHOUSE	CS	CULVERT
AX	AIR EXHAUST	CM	CONCRETE	CS	CULVERT
BK	BANK	CM	CONCRETE	CS	CULVERT
BL	BLIND	CM	CONCRETE	CS	CULVERT
BO	BOILER	CM	CONCRETE	CS	CULVERT
BR	BROODING HOUSE	CM	CONCRETE	CS	CULVERT
BT	BATH	CM	CONCRETE	CS	CULVERT
BU	BURIED UTILITIES	CM	CONCRETE	CS	CULVERT
BV	BURIED VALVES	CM	CONCRETE	CS	CULVERT
CA	CANALS	CM	CONCRETE	CS	CULVERT
CB	CANAL BANK	CM	CONCRETE	CS	CULVERT
CC	CONCRETE	CM	CONCRETE	CS	CULVERT
CD	CURB	CM	CONCRETE	CS	CULVERT
CE	CEMENT	CM	CONCRETE	CS	CULVERT
CF	CEMENT FLOOR	CM	CONCRETE	CS	CULVERT
CG	CORNER	CM	CONCRETE	CS	CULVERT
CH	CHUTE	CM	CONCRETE	CS	CULVERT
CI	CONCRETE IN PLACE	CM	CONCRETE	CS	CULVERT
CJ	CONCRETE JOIST	CM	CONCRETE	CS	CULVERT
CK	CONCRETE KICKER	CM	CONCRETE	CS	CULVERT
CL	CLUBHOUSE	CM	CONCRETE	CS	CULVERT
CM	CONCRETE	CM	CONCRETE	CS	CULVERT
CN	CONCRETE NAIL	CM	CONCRETE	CS	CULVERT
CO	CONCRETE OILING	CM	CONCRETE	CS	CULVERT
CP	COURT YARD	CM	CONCRETE	CS	CULVERT
CQ	CULVERT	CM	CONCRETE	CS	CULVERT
CR	CONCRETE RAMP	CM	CONCRETE	CS	CULVERT
CS	CULVERT	CM	CONCRETE	CS	CULVERT
CT	CONCRETE TIE	CM	CONCRETE	CS	CULVERT
CU	CULVERT UNDER	CM	CONCRETE	CS	CULVERT
CV	CULVERT VALVE	CM	CONCRETE	CS	CULVERT
CW	CULVERT WALL	CM	CONCRETE	CS	CULVERT
CX	CULVERT EXHAUST	CM	CONCRETE	CS	CULVERT
CY	CULVERT YARD	CM	CONCRETE	CS	CULVERT
CZ	CULVERT ZONE	CM	CONCRETE	CS	CULVERT
DA	DRAINAGE AREA	CM	CONCRETE	CS	CULVERT
DB	DRAINAGE BANK	CM	CONCRETE	CS	CULVERT
DC	DRAINAGE CHANNEL	CM	CONCRETE	CS	CULVERT
DD	DRAINAGE DITCH	CM	CONCRETE	CS	CULVERT
DE	DRAINAGE ELEVATION	CM	CONCRETE	CS	CULVERT
DF	DRAINAGE FLOW	CM	CONCRETE	CS	CULVERT
DG	DRAINAGE GUTTER	CM	CONCRETE	CS	CULVERT
DH	DRAINAGE HOLE	CM	CONCRETE	CS	CULVERT
DI	DRAINAGE INLET	CM	CONCRETE	CS	CULVERT
DJ	DRAINAGE JUNCTION	CM	CONCRETE	CS	CULVERT
DK	DRAINAGE KICKER	CM	CONCRETE	CS	CULVERT
DL	DRAINAGE LANE	CM	CONCRETE	CS	CULVERT
DM	DRAINAGE MANHOLE	CM	CONCRETE	CS	CULVERT
DN	DRAINAGE NAIL	CM	CONCRETE	CS	CULVERT
DO	DRAINAGE OILING	CM	CONCRETE	CS	CULVERT
DP	DRAINAGE POINT	CM	CONCRETE	CS	CULVERT
DQ	DRAINAGE QUANTITY	CM	CONCRETE	CS	CULVERT
DR	DRAINAGE RAMP	CM	CONCRETE	CS	CULVERT
DS	DRAINAGE SLOPE	CM	CONCRETE	CS	CULVERT
DT	DRAINAGE TIE	CM	CONCRETE	CS	CULVERT
DU	DRAINAGE UNDER	CM	CONCRETE	CS	CULVERT
DV	DRAINAGE VALVE	CM	CONCRETE	CS	CULVERT
DW	DRAINAGE WALL	CM	CONCRETE	CS	CULVERT
DX	DRAINAGE EXHAUST	CM	CONCRETE	CS	CULVERT
DY	DRAINAGE YARD	CM	CONCRETE	CS	CULVERT
DZ	DRAINAGE ZONE	CM	CONCRETE	CS	CULVERT
EA	ELEVATION	CM	CONCRETE	CS	CULVERT
EB	ELEVATION BANK	CM	CONCRETE	CS	CULVERT
EC	ELEVATION CHANNEL	CM	CONCRETE	CS	CULVERT
ED	ELEVATION DITCH	CM	CONCRETE	CS	CULVERT
EE	ELEVATION ELEVATION	CM	CONCRETE	CS	CULVERT
EF	ELEVATION FLOW	CM	CONCRETE	CS	CULVERT
EG	ELEVATION GUTTER	CM	CONCRETE	CS	CULVERT
EH	ELEVATION HOLE	CM	CONCRETE	CS	CULVERT
EI	ELEVATION INLET	CM	CONCRETE	CS	CULVERT
EJ	ELEVATION JUNCTION	CM	CONCRETE	CS	CULVERT
EK	ELEVATION KICKER	CM	CONCRETE	CS	CULVERT
EL	ELEVATION LANE	CM	CONCRETE	CS	CULVERT
EM	ELEVATION MANHOLE	CM	CONCRETE	CS	CULVERT
EN	ELEVATION NAIL	CM	CONCRETE	CS	CULVERT
EO	ELEVATION OILING	CM	CONCRETE	CS	CULVERT
EP	ELEVATION POINT	CM	CONCRETE	CS	CULVERT
EQ	ELEVATION QUANTITY	CM	CONCRETE	CS	CULVERT
ER	ELEVATION RAMP	CM	CONCRETE	CS	CULVERT
ES	ELEVATION SLOPE	CM	CONCRETE	CS	CULVERT
ET	ELEVATION TIE	CM	CONCRETE	CS	CULVERT
EU	ELEVATION UNDER	CM	CONCRETE	CS	CULVERT
EV	ELEVATION VALVE	CM	CONCRETE	CS	CULVERT
EW	ELEVATION WALL	CM	CONCRETE	CS	CULVERT
EX	ELEVATION EXHAUST	CM	CONCRETE	CS	CULVERT
EY	ELEVATION YARD	CM	CONCRETE	CS	CULVERT
EZ	ELEVATION ZONE	CM	CONCRETE	CS	CULVERT

BENCHMARK ELEVATION: 1066.32
ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. FOR THE UNITS TO BE CONVERSION FROM METERS TO FEET USE THE CONVERSION FACTOR 1.0936133.

UTILITY REPRESENTATIVES

UTILITY	PERSON AND TITLE	PHONE
AT&T	JOHN L. WICK	442-5555
PG&E	JOHN L. WICK	442-5555
SDG&P	JOHN L. WICK	442-5555
SWP	JOHN L. WICK	442-5555
UCP	JOHN L. WICK	442-5555
WSP	JOHN L. WICK	442-5555
WRP	JOHN L. WICK	442-5555
WRP	JOHN L. WICK	442-5555
WRP	JOHN L. WICK	442-5555
WRP	JOHN L. WICK	442-5555
WRP	JOHN L. WICK	442-5555
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WRP	JOHN L. WICK	442-5555
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WRP	JOHN L. WICK	442-5555
WRP	JOHN L. WICK	442-5555

PERMITS

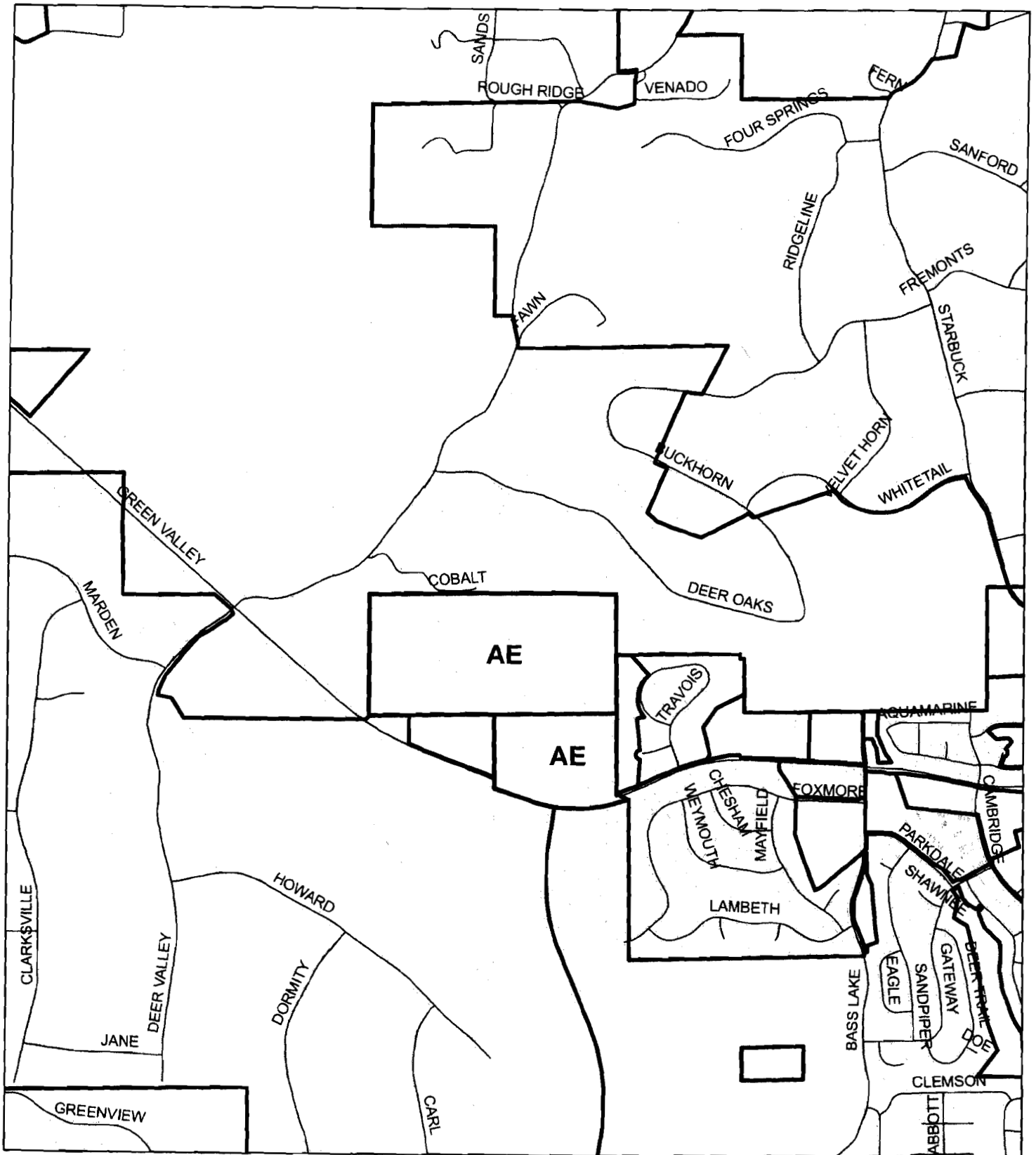
ISSUED BY	ALLOCATION	DATE
EL DORADO COUNTY	PERMIT TO EXCAVATE	07/10/10
EL DORADO COUNTY	PERMIT TO GRAD	07/10/10
EL DORADO COUNTY	PERMIT TO CONSTRUCT	07/10/10
EL DORADO COUNTY	PERMIT TO INSTALL	07/10/10
EL DORADO COUNTY	PERMIT TO OPERATE	07/10/10
EL DORADO COUNTY	PERMIT TO MAINTAIN	07/10/10
EL DORADO COUNTY	PERMIT TO REMOVE	07/10/10
EL DORADO COUNTY	PERMIT TO REPAIR	07/10/10
EL DORADO COUNTY	PERMIT TO REPLACE	07/10/10
EL DORADO COUNTY	PERMIT TO DEMOLISH	07/10/10
EL DORADO COUNTY	PERMIT TO CONSTRUCT	07/10/10
EL DORADO COUNTY	PERMIT TO INSTALL	07/10/10
EL DORADO COUNTY	PERMIT TO OPERATE	07/10/10
EL DORADO COUNTY	PERMIT TO MAINTAIN	07/10/10
EL DORADO COUNTY	PERMIT TO REMOVE	07/10/10
EL DORADO COUNTY	PERMIT TO REPAIR	07/10/10
EL DORADO COUNTY	PERMIT TO REPLACE	07/10/10
EL DORADO COUNTY	PERMIT TO DEMOLISH	07/10/10

COUNTY OF EL DORADO
IMPROVEMENT PLAN APPROVAL
APPROVED BY: _____
DATE: 07/10/10

FIRE DEPARTMENT APPROVAL OF FIRE HYDRANT LOCATIONS, FIRE ACCESS AND CIRCULATION
APPROVED BY: _____
DATE: 07/10/10

CHECKED UNDER THE SUPERVISION OF:
TAMARA J. DAVIS
DATE: 07/10/10

Summerbrook
A07-0005/ Z07-0012/ PD07-0007/ TM07-1440
Agriculture-Zoned Parcels in Project Vicinity





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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Summerbrook A07-0005/ Z07-0012/ PD07-0007/ TM07-1440

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

Contact Person: Jonathan Fong, Planning Services

Phone Number: (530) 621-5355

Property Owner's Name and Address: Amar Ghorri and Imran Aziz. 657 Lakecrest Drive,
El Dorado Hills, CA 95762

Project Applicant's Name and Address: Amar Ghorri and Imran Aziz. 657 Lakecrest Drive,
El Dorado Hills, CA 95762

Project Agent's Name and Address: CTA Engineering and Surveying, 3233 Monier Circle, Rancho Cordova
CA, 95742

Project Engineer's / Architect's Name and Address: CTA Engineering and Surveying, 3233 Monier Circle,
Rancho Cordova CA, 95742

Project Location: The project is located on the north side of Green Valley Road 500 feet west of the
intersection with Bass Lake Road in the Cameron Park Area.

Assessor's Parcel Number(s): 102-210-12/ 102-220-13

Zoning: Exclusive Agriculture (AE)/ Estate Residential Ten-Acre (RE-10)

Section: 17, 19, 20 21 **T:** 10N **R:** 9E

General Plan Designation: Rural Residential (RR)

Description of Project: The project request is for a General Plan Amendment, Rezone, Planned Development and a Tentative Map. The General Plan Amendment would change the Land Use Designation from Rural Residential to Low Density Residential. The Rezone would change the zoning from Exclusive Agricultural to Estate Residential Five-Acre/ Planned Development (RE-5/PD). The Planned Development would allow for modifications to the Development Standards of the RE-5 Zone District and allow for utilization of the Density Bonus planning concept. The Tentative Map would create 29 residential lots. The project would require relief from the minimum parcel size, lot width, and setback requirements of the RE-5 Zone District. The Density Bonus would allow for an additional 11 lots to increase the allowable density from 18 to 29 lots. Approximately 39% of the site would be included in dedicated open space lots.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	AE/ RE-10	RR	Undeveloped grazing land
North:	RE-10	RR	Existing residential development
South:	RE-5/R1/ R20-K	LDR/HDR/PF	Green Valley School
West:	RE-10	RR	Existing residential development
East:	R2A	MDR	Existing residential development

Briefly Describe the environmental setting: The project site is comprised of two parcels totaling 90 acres. The site is currently undeveloped and is utilized as grazing lands for cattle and horses. Topography onsite is

relatively flat. Slopes exceeding 30% are limited to drainages and streams onsite. Vegetation is comprised of native grasslands and oak woodland habitat. Approximately 1.60-acres wetlands, seeps, and drainage channels are located onsite.

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	X	Agriculture Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality	X	Land Use / Planning
	Mineral Resources	X	Noise		Population / Housing
	Public Services		Recreation	X	Transportation/Traffic
	Utilities / Service Systems	X	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: 1-08-08

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: _____

Printed Name: Gina Hunter For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, 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?			X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X
c. Substantially degrade the existing visual character quality of the site and its surroundings?		X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X	

Discussion:

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

- a. **Scenic Vista.** The project site is located on Green Valley Road. The project site and vicinity has not been identified by the County as a scenic view or resource. There would be no impact.
- b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.
- c. **Visual Character.** The project site is currently undeveloped agricultural land. The project would result in the conversion of the agricultural land for residential development. Impacts would be considered less than significant because the project would be developed consistent with the surrounding residential development.
- d. **Light and Glare.** The project would create 29 residential parcels. Potential sources of light and glare would result from the residential development. Future sources of lighting as a result of the project would be typical of residential development. The project would not result in new sources of light that would significantly impact the neighborhood. Therefore, the impacts of existing light and glare created by the project would be less than significant.

FINDING No impacts to aesthetics are expected with the project either directly or indirectly. For this "Aesthetics" category, the 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?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- 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 project site has Soils of Local Importance. The soils comprise approximately 15% of the site are located along the eastern and southeastern portion of the site. Portions of the choice soils would be located within five of the residential lots and the majority of the soils would be located in one of the open space lots. The project would allow for residential land uses which would convert these agricultural farmlands to a non-agricultural use. The farmlands of local importance are located adjacent to existing Medium Density Residential Development.

The Agricultural Commission reviewed the project and recommended denial upon the findings that the project would result in the conversion of agricultural lands into non-agricultural land uses and that the project would create an island effect which would negatively impact existing agricultural activities. The project site is surrounded by non-agriculture-zoned parcels to the north, east, and west. One Exclusive-Agriculture (AE) zoned parcel is located to the south. The project would be consistent with the surrounding residential uses.

The project includes a 200 foot setback and a 10-acre minimum parcel size for parcels located adjacent to the agriculture parcel to the south. The proposed setback and parcel size minimum would be consistent with applicable General Plan policies which require buffering between agriculture operations and residential uses. Adherence to the setback and minimum parcel size would buffer the proposed residential use from the agriculture operations to the south. Impacts would be less than significant.

b-c. **Williamson Act Contract.** The project site is not located within a Williamson Act Contract. The adjacent agriculture-zoned parcel to the south is currently not within a Williamson Act Contract. The project site is zoned Exclusive Agriculture (AE) which permits a range of agricultural land uses. The project would change the zoning to allow for low density residential land uses. As required by the General Plan, the project includes a 200 foot setback

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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and a 10-acre minimum parcel size for those parcels adjacent to the agriculture-zoned parcel to the south. Implementation of the required setback and minimum parcel size requirement would reduce potential impacts to the adjacent agricultural parcel to a less than significant level.

FINDING For this "Agriculture" category, implementation of the required setbacks and minimum parcel sizes would reduce potential impacts to agriculture. The project site contains Farmland of Local Importance, but due limited size of the choice soils and the surrounding residential land uses, the proposed project would be consistent within the project area. Impacts would be less than significant.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan.** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require the project implement a Fugitive Dust Plan (FDP) during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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b. **Air Quality Standards.** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated onsite activities. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10. This would be temporary but could potentially have a significant effect.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. This would have a less-than-significant impact.

The Air Quality Assessment prepared by Rimpo and Associates dated January 2007 determined that the construction activities would result in potentially significant impacts to air quality. The assessment recommended that mitigation measures be applied to reduce impacts during project construction. The Air Quality Management District has reviewed the assessment and determined that standard District conditions of approval would reduce potentially significant impacts to a less than significant impact.

c. **Cumulative Impacts.** The project site is located within the Mountain Counties Air Basin which has been designated as non-attainment for ozone and PM₁₀. The Air Quality Analysis prepared for the project has recommended conditions of approval listed in (b) above that would reduce impacts related to PM₁₀ to a less than significant level. The Air Quality Analysis determined that the project would not generate a potentially significant level of ozone emissions. Impacts would be less than significant.

d. **Sensitive Receptors.** The project would create 29 residential units. The proposed residential use would not be considered a use which would expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list residential uses as uses known to create objectionable odors. Impacts would be less than significant.

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

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		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>				
Service?				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion:

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

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

a. **Special Status Species.** The project site is located within Rare Plant Mitigation Area 1 which has been defined as lands not known to contain special status plant species but having soils capable of supporting the Pinehill Endemic Plant Species. A Biological Resource Assessment was performed for the project site (Foothill Associates, December 2006) which did not identify any special status plant species on the site. The assessment was performed outside of the March to August blooming period. An additional plant survey was conducted in May of 2007 to examine the presence of rare plants during the blooming period. The plant survey determined that no special status plant species were present on the site (David Bise, May 2007).

Pursuant to Section 17.71 of the El Dorado County Zoning Ordinance and Board of Supervisor Resolution 205-98, a mitigation program has been adopted for development within Mitigation Area 1. The project would be subject to payment of the established rare plant mitigation fee at the time of building permit issuance.

Foothill Associates performed a field study to determine the presence of special status animal species on the project site. The study determined that the onsite woodland habit and existing vegetation would provide a suitable habitat for a number of listed and special-status species. The suitable habitat onsite would be a potentially significant impact unless the following mitigation is implemented.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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MITIGATION MEASURE BIO-1

Prior to onsite construction activities during the nesting season (February 1- August 31), a pre-construction survey shall be required to determine if active nests are present onsite. The survey shall be completed no more than 30 days prior to the commencement of construction activities. If nests are found and considered active, construction activities shall not occur within 500 feet of the active nest until the young have fledged or a biologist until determines that the nests are no longer active. The survey results shall be submitted to the California Department of Fish and Game and Planning Services prior to issuance of a grading permit.

MONITORING: Planning Services shall verify that the above measure has been incorporated on the project grading plans prior to issuance of a grading permit. Planning Services shall coordinate with the applicant and/or biologist to verify conformance with this measure.

Implementation of the mitigation measure identified above would avoid construction-related impacts to nesting birds within the project site area. The mitigation measure would reduce potentially significant impacts to a level of insignificance. No impacts are expected to rare plants.

- b. Riparian habitat.** The Biological Resource Assessment prepared for the project identified 1.60-acres of waters of the United States. The jurisdictional waters are comprised of 0.71-acres of wetland, 0.11-acres of seeps, 0.65-acres of intermittent drainage, 0.09-acre of perennial drainage, 0.03-acres of ditch, and 0.01-acres of ephemeral drainage (*Foothill Associates, February 2007*). Portions of these jurisdictional waters would be affected as part of the project. This would be a potentially significant impact unless the following mitigation is implemented.

MITIGATION MEASURE BIO-2

The applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game for each stream crossing or any activities affecting the onsite riparian vegetation. The agreement shall be submitted to Planning Services for review prior to issuance of a grading permit.

MONITORING: Planning Services shall verify the agreement has been obtained and necessary mitigation measures incorporated on the project grading plans prior to issuance of a grading permit.

- c. Wetlands.** As discussed in Section (c) above, the Biological Assessment and Jurisdictional Evaluation prepared for the project site identified 0.71-acres-acres of wetlands subject to Section 404 of the Clean Water Act. The project would fill portions of the wetlands as part of the project. This would be a potentially significant impact unless the following mitigation is implemented.

MITIGATION MEASURE BIO-3

The applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers and a water quality certification from the Central Valley RWQCB. Planning Services shall verify that all conditions attached to the permit and certification have been included prior to issuance of the grading permit.

MONITORING: Planning Services shall verify the required permit and certification has been obtained prior to issuance of a grading permit.

- d. Migration Corridors.** The Biological Resource Assessment performed for the project site determined that the habitat onsite would not be suitable for a migration corridor. The ability of wildlife to move across the site would not be unique to the other undeveloped areas in the project area. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Local Policies.** The proposed project would impact oak woodland habitat, which pursuant to General Plan Policy 7.4.4.4 requires retention and replacement of the affected habitat. The initial arborist report identified 8.5-acres of oak woodland canopy on the site (*Initial Arborist Report and Inventory, Sierra Nevada Arborists, May 2006*). The project would remove 0.98-acres of oak woodland habitat from the project site. As established in the Interim Interpretative Guidelines for General Plan Policy 7.4.4.4, dead diseased or dying oak canopy may be excluded from the retention requirements of Policy 7.4.4.4. As determined by the arborist report, 0.57-acres of onsite canopy has been determined to be dead, diseased, or dying. The project site contains approximately 8.5-acres of oak canopy which would require 90% retention. The project would be removing 0.41-acres of healthy canopy which would require replacement. This would be a potentially significant impact unless the following mitigation is implemented.

MITIGATION MEASURE BIO-4

All healthy oak canopy removed from the site shall be replaced as specified in General Plan Policy 7.4.4.4 and the Interim Interpretative Guidelines for General Plan Policy 7.4.4.4. Replacement of the removed canopy shall be at a density of 200 tree saplings per acre, or 600 acorns per acre. A tree planting and preservation plan shall be required prior to issuance of a grading permit. A maintenance and monitoring plan shall be required for a minimum of 15 years after replanting to ensure a survival rate of at least 90%. The arborist report, planting and maintenance plan and all necessary documents to demonstrate compliance shall be provided to Planning Services prior to issuance of a grading permit.

MONITORING: Planning Services staff shall review the arborist report, tree planting and replacement plan prior to issuance of a grading permit.

FINDING: Potentially significant impacts relating to Biological Resources include impacts to riparian areas, impacts to protected animal species, and removal of oak woodland habitat. Implementation of Mitigation Measures **BIO-1** and **BIO-2** would require the project to obtain permits for the filling onsite wetlands and modification to the existing drainage channels. Implementation of Mitigation Measure **BIO-3** would require pre-construction surveys to reduce impacts to protected animal species. Implementation of Mitigation Measure **BIO-4** would reduce impacts to oak canopy consistent with General Plan. For this 'Biological Resources' category, the above Mitigation Measures would be required to reduce potentially significant impacts to less than significant

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	

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

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

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

a-b. Historic or Archeological Resources. A Cultural Resource Study was performed on the project site which identified two cultural resources on the site (*Historic Resources Associates, November 2006*). Both features were recorded with the California Department of Parks and Recreation as part of the Cultural Resources Study. One of the cultural resources includes a 700 foot long dry-laid fieldstone rock wall that is located along the parcel boundary of the two project parcels. The proposed road system would require the removal of portions of the wall for road construction. The Cultural Resources Assessment recommended that prior to removal of any portion of the wall that the resource should be recorded in more detail and the remaining portions of the wall be maintained. The second cultural resource would be located in the rear of four of the proposed lots. The required setbacks in the RE-5 zone would prohibit development in the area. The removal of the rock wall would be a potentially significant impact unless the following mitigation is implemented:

MITIGATION MEASURE CUL-1

The applicant shall document the dry-laid fieldstone rock wall to the satisfaction of the California Department of Parks and Recreation and Planning Services. Planning Services shall review and approve the documentation of the resource prior to issuance of a grading permit.

MONITORING: Planning Services shall receive proof of documentation of the resource with the California Department of Parks and Recreation prior to issuance of a grading permit.

MITIGATION MEASURE CUL-2

The applicant shall preserve all portions of the dry-laid fieldstone rock wall not removed as part of road construction. The rock wall shall be located within Conservation Easements and shall remain in perpetuity. Planning Services shall verify the placement of the Conservation Easements prior to filing the final map.

MONITORING: The applicant shall designate Conservation Easements to protect all portions of the rock wall not impacted as part of road construction. Planning Services shall review and approve the Conservation Easements prior to filing the final map.

c-d. Paleontological Resource. The site does not contain any known paleontological sites or known fossil strata. The site does not contain any interred human remains. No such resources were identified in the Cultural Resource Study. During all grading activities, standard conditions of approval would be required that address accidental discovery of paleontological resources or human remains. Impacts would be less than significant. Impacts would be less than significant.

FINDING: The Cultural Resources Study performed on the project site has identified potentially significant resources on the site. Implementation of Mitigation Measures CUL-1 and CUL-2 would reduce the potentially significant impacts to a

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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less than significant level. The applicant would be required to document the resources and all portions of the resource not impacted as part of road construction would be located within designated conservation easements.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X
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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		X	

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a. Seismic Hazards.

- i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impact.
- ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be address through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone.
- iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be less than significant.
- iv) Slopes exceeding 30% on the project site are limited to the drainage channels and perennial streams. All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Future development of the site would be prohibited from development on slopes exceed 30% as required by the General Plan. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

b. Soil Erosion. According to the Soil Survey for El Dorado County, the soil types onsite are classified as Auburn Series which have a moderate erosion hazard. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

c. Geologic Hazards. The onsite soil types have a slow to medium runoff potential with medium to moderate erosion potentials. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.

d. Expansive Soils. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.

e. Septic Capability. The project would be served by private septic systems. All septic systems are subject to review and approval by the El Dorado County Department of Environmental Health. The Department reviewed the submitted septic test information and site map and determined that sufficient disposal and replacement areas would be available for each parcel. Impacts would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

Discussion:

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

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

a-b. Hazardous Materials. The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would only occur during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan from the Environmental Health- Hazardous Waste Division. The impact would be less than significant.

- c. **Hazardous Materials Near Schools.** The project site is located adjacent to Pleasant Grove High School directly across from Green Valley Road. As discussed in (a-b) above, the project may utilize hazardous materials during project construction. Adherence to the required Hazardous Materials Business Plan would reduce impacts to less than significant.
- d. **Hazardous Sites.** No parcels within El Dorado County are included on the Cortese List. There would be no impact.
- e-f. **Aircraft Hazards.** The project site is not located in the vicinity of any public or private airstrip. The project would not violate any airport land use plan in the area. There would be no impact.
- g. **Emergency Plan.** As discussed in the Traffic category, the project would impact the existing road systems. The project would be required to make road improvements which would address the additional impacts to the road systems. Impacts would be less than significant.
- h. **Wildfire Hazards.** The Rescue Fire Protection District has reviewed the project and determined that requiring all roads to be constructed in conformance with Fire Safe Regulations and implementation of a fire safe plan would reduce impacts to a less than significant level.

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

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 -offsite?			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 offsite?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

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

a. Water quality standards. There are wetlands and drainage features onsite which would be impacted as part of the project. As discussed in the 'Biological Resources' category above, the project would require Mitigation Measures to obtain appropriate permits from the U.S. Army Corps of Engineers and the Department of Fish and Game for the filling of any wetlands or altering of the drainages. All project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be less than significant.

b. Groundwater Supplies. The project would connect to public water and would not utilize any groundwater as part of the project. Construction activities may have a short-term impact as a result of groundwater discharge, however, adherence the Grading Ordinance would ensure that impacts would be less than significant.

c-f. Drainage Patterns. As discussed in the 'Biological Resources' category above, the project would fill wetlands and may alter the existing drainages onsite. The project would be required to prepare a drainage study subject to review

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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by the Department of Transportation. The drainage study would be required to conform to the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

- g-j. Flood-related Hazards.** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

FINDING: No significant impacts to water quality or drainage features would result as part of the project. Adherence to the Grading, Erosion Control and Sediment Ordinance would reduce impacts to less than significant. For this 'Hydrology and Water Quality' category, the project would not exceed the thresholds of significance and related impacts would be less than significant.

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 project is located within the Rural Region of El Dorado County. The project site borders the Cameron Park Community Region to the east. The project would not divide an established community. Impacts would be less than significant.
- b. Land Use Consistency.** The project requests includes a General Plan Amendment from Rural Residential to Low Density Residential and a Rezone from Exclusive Agriculture to Estate Residential Five-Acre. Included with the request is a Planned Development application which would allow for flexibility in the Development Standards of the RE-5 zone district. The project would comply with applicable General Plan policies and the Development Plan would be consistent with the General Plan and Zoning Ordinance. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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c. **Habitat Conservation Plan.** There are currently no adopted HCP's or NCCP's in El Dorado County. There would be no impact.

FINDING: For the 'Land Use Planning' category, the project would have a less than significant impact.

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.** There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

FINDING: No known mineral resources are located on or within the vicinity of the project. There would be no impact to this 'Mineral Resources' category.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. NOISE. <i>Would the project result in:</i>				
people residing or working in the project area to excessive noise levels?				

Discussion:

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

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

a. **Noise Exposures.** The project would be located along Green Valley Road. The location of the project relative to potentially significant noise sources would impact the proposed residential uses. A Noise Assessment was prepared for the project to determine the maximum exterior and interior noise levels expected for the project (Bollard Acoustical Consultants, November 2006). The assessment determined that the interior noise levels would exceed the maximum threshold established by the General Plan. This is a potentially significant impact unless the following Mitigation Measure is implemented.

MITIGATION MEASURE NOISE-1

The applicant shall construct a six-foot high sound wall along the rear yards of lot 6. The sound wall shall be constructed to the satisfaction of an Acoustical Consultant or appropriately certified professional prior to final building inspection of Lot 6. Planning Services shall verify location of sound wall on improvement plans prior to issuance of a permit.

MONITORING: Planning Services shall verify that the sound wall meets the requirements established by the Noise Assessment prepared for the project. The applicant shall show the sound wall on the improvement plans.. Planning Services shall verify the construction of the sound wall prior to issuance of a building permit for this Lot 6.

b. **Ground borne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.

c. **Short-term Noise Increases.** The project would include construction activities for the grading of the site and construction of the residential units. The short-term noise increases would potentially exceed the thresholds established by the General Plan. This is a potentially significant impact. Standard conditions of approval would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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d. Long-term Noise Increases. The project would result in residential development which would not likely increase the ambient noise levels in the area in excess of the established noise thresholds. Impacts would be less than significant.

e-f. Aircraft Noise. The project is not located within the vicinity of a public or private airstrip. There would be no impact.

FINDING: Without mitigation measures, the project would result in interior noise levels that would exceed the thresholds established by the General Plan. Therefore, implementation of Mitigation Measure **NOISE-1** would ensure that the interior noise levels would not exceed the thresholds of the General Plan. Application of standard conditions of approval limiting hours of construction would reduce potential noise impacts during project construction to less than significant. Implementation of Mitigation Measure **NOISE-1** and standard conditions would limit potential impacts to a less than significant.

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

Discussion:

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

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

a. Population Growth. The project would result in the creation of 29 residential units. No significant population growth would result as a part of the project. No additional public services or roads would be constructed as part of the project that would significantly contribute to growth in the area. Impacts would be less than significant.

b. Displace Housing. The project would result in the creation of 29 residential units. No existing or proposed housing would be displaced as part of the project. There would be no impact.

c. Displace People. The project would create 29 residential units. No people would be displaced as part of the project. There would be no impact.

FINDING: The project would not displace any existing or proposed housing. The project would not directly or indirectly induce growth. For this 'Population and Housing' Section, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 Rescue Fire Protection District provides structural fire protection to the project site. The District would require fire protection measures that would be included as conditions of approval of the project. These requirements include a required fire flow of 2,000 gallons per minute for 2 hours. Additional fire hydrants would be required throughout the development. Roadway design would be required to comply with the Fire Safe Regulations and the California Fire Code. Impacts would be less than significant.
- b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be less than significant.
- c. **Schools.** School services would be provided by the Buckeye Union School District. The proposed residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.
- d. **Parks.** As discussed in the 'Recreation' category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

FINDING: The project would not result in a significant increase of public services to the project. Increased demands to services would be addressed through the payment of established impact fees. For this 'Public Services' category, impacts would be less than significant.

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. **Parks.** The project would result in an increase in the usage of parks and recreational facilities. Payment of in-lieu fees to the Cameron Park Community Services District would be sufficient to ensure the impacts from the new development would be mitigated. The project site is located outside of the Cameron Park Community Services District. The project would be required to make application to LAFCO for the annexation into the District to receive park services. Impacts would be less than significant.
- b. **Recreational Services.** The project would not include additional recreation facilities or sites as part of the project. The increased demand for any services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

FINDING: No significant impacts to open space or park facilities would result as part of the project. For this 'Recreation' 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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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-b. Traffic Increases. The traffic study prepared for the project estimated that the project would result in 258 total daily trips including 25 peak AM trips and 27 peak PM trips (Kimley-Horn and Associates, April 2007). The study concluded that the existing levels of service of the access roads would not be capable of accommodating the additional trips. The traffic study recommended that the intersection of Green Valley Road and Deer Valley Road be signalized and appropriate turn pockets and intersection improvements be constructed. The intersection improvements would be consistent with the approved Capital Improvement Project for the intersection. Additionally, the project frontage along Green Valley Road would be widened and bicycle lane and sidewalk improvements would be required. Construction of the recommended improvements would reduce impacts to less than significant. The project has been conditioned to require the required road improvements.

c. Air traffic. The project is not located adjacent to or within the Safety Zone of a public or private airstrip. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Design Hazards.** The project would not create any significant traffic hazards. The proposed encroachments would be designed and constructed to County standards. The traffic analysis did not identify any hazards associated with the design of the project. The proposed two points of access onto Green Valley Road would comply with the County Design Manual. Impacts would be less than significant.
- e. **Emergency Access.** The project would create a 29-lot residential development. The project would be constructed with access roads consistent with County standards. In addition, a fire safe plan would be required for the development. Implementation of these measures would be sufficient to provide fire protection to the site. Impacts would be less than significant.
- f. **Parking.** The project would result in the creation of 29 residential units. The Zoning Ordinance requires two parking spaces for each residential unit. The proposed parcel sizes would range between two and three acres. No significant impacts from parking would occur.
- g. **Alternative Transportation.** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

FINDING: The impacts of the project related to Transportation would be less than significant. The traffic study prepared for the project road improvements necessary as part of the project. For the Transportation/ Traffic category thresholds would not be exceeded upon completion of the recommended road improvements.

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

Discussion:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 onsite 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 onsite wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater Requirements.** The project would be served by private onsite septic systems for wastewater services. There would be no impact to the existing public wastewater services.
 - b. **Construction of New Facilities.** The project would not require construction of new wastewater facilities. There would be no impact.
 - c. **New Stormwater Facilities.** The project would not require the construction of new stormwater facilities. The project would be required to comply with the stormwater requirements of the Design and Improvement Standards Manual. Impacts would be less than significant.
 - d. **Sufficient Water Supply.** The project would be served by EID public water. The Facilities Improvement Letter submitted for the project indicated that adequate public water is available to serve the project. No new public water improvements would be required, the existing water lines in the area are capable of providing the required water meters and fire flow. The project would require annexation into the EID service district prior to receiving public water services. The project would require coordination with LAFCO to initiate annexation proceedings. The project is located within the EID Sphere of Influence and existing water lines are located beneath Green Valley Road adjacent to the project. Impacts would be less than significant.
 - e. **Adequate Capacity.** EID has indicated that the existing water system in the area would be sufficient to service the project. Impacts would be less than significant.
 - f. **Solid Waste Disposal.** 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 this period. This facility has more than sufficient capacity to serve the County for the next 30 years. Impacts would be less than significant.
 - g. **Solid Waste Requirements.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. The located would be defined within the recorded Conditions, Covenants, and Restriction (CCR's). Impacts would be less significant.

FINDING: Adequate water and sewer systems are available to serve the project. For this 'Utilities and Service Systems' 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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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. The project would have the potential to significantly impact fish or wildlife species as part of the project. The project would require oak woodland habitat removal and the modifications of onsite riparian features. The project would include Mitigation Measures requiring the replanting of impacted oak canopy, acquisition of permits for the modifications to the riparian areas, and surveys to reduce impacts to protected animal species during project construction. Implementation of these Mitigation Measures would reduce potentially significant impacts to less than significant.
- b. The project would not result in significant cumulative impacts. The project would connect to existing public water and sewer services and would not require the extension infrastructure or utilities outside of the Community Region. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. Impacts would be less than significant.
- c. Based on the discussion contained in this document, potentially significant impacts to human beings would occur with respect to Air Quality and Noise. The project would include standard conditions of approval required by the Air Quality Management District which would apply to project construction. Adherence to these standard conditions would reduce potential impacts to less than significant. The noise assessment prepared for the project determined that interior noise levels would exceed the thresholds established by the General Plan. Mitigation Measures would be required to construct sound walls to limit the interior noise exposure. Implementation of standard conditions of approval and Mitigation Measures would reduce potentially significant impacts to 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 Manual

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

Soil Survey of El Dorado Area, California

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

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

Project Specific Resource Material

Air Quality Analysis for the Ghori Property (APN 102-210-12, 102-220-13) Residential Development Proposed for Rescue, CA. Rimpo and Associates, January 2007.

Biological Resource Assessment +/- 90-acre Ghori Property, El Dorado County California, Foothill Associates, December 2007.

Cultural Resources Study of APN. 10:210:12 and 102:220:13 Near Green Valley Road, El Dorado County, California. Historic Resources Associates. November 2006.

Delineation of Waters of the United States, Ghori Property +/- 90-acre Site El Dorado County, California. Foothill Associates, February 2007.

Drainage Study for Ghori Property (APN 102-220-13 & 102-220-13). CTA Engineering and Surveying. January 2007.

Environmental Noise Assessment, The Ghori Property Residential Development. Bollard Acoustical Consultants. November 2006.

Facilities Improvement Letter FIL 1106-114. El Dorado Irrigation District. November 2006.

Initial Arborist Report and Tree Inventory Summary. Sierra Nevada Arborist, January 2007.

Land Capability Study for Ghori Property Cameron Park, El Dorado County, California. Youngdahl Consulting Group Inc. February 2007.

Results of a Focused Plant Survey on the Ghori Property Site, Located in El Dorado County, California. David Bise, May 2007.

Traffic Impact Analysis, Ghori Property Rescue, California. Kimley-Horn and Associates, Inc. February 2007.