

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



Agenda of: August 28, 2008
Item No.: 7a
Staff: Gordon Bell

GENERAL PLAN AMENDMENT/REZONE/PARCEL MAP

FILE NUMBER: A07-0008/Z07-0022/P07-0023/Michigan Bar Subdivision

APPLICANT: David and Kimberly Cort

AGENT: Ted Woessner, Carlton Engineering

REQUEST:

1. Amendment to the land use designation from HDR (High Density Residential) [approximately six acres] to RR (Rural Residential) in the Latrobe Rural Center and re-designate that portion Rural Region.
2. Rezone a portion of the property from RE-10 (Estate Residential Ten-Acres) designated as HDR to One Family Residential (R1), and change a portion zoned RA-40 (Residential Agricultural 40-acre minimum) to RE-10 (Estate Residential Ten-Acres).
3. Tentative parcel map to divide a 37.28-acre parcel into 4 parcels ranging in size from 5.43 to 10 acres.

LOCATION: West side of Latrobe Road 550 feet north of the intersection with South Shingle Road, in the Latrobe area, Supervisorial District II. (Exhibit A)

APN: 087-121-01

ACREAGE: 37.28 acres

GENERAL PLAN: Rural Residential (RR) and High Density Residential (HDR) (Exhibit B)

ZONING: RE-10 (Estate Residential Ten-Acres) and RA-40 (Residential Agricultural 40-acre minimum) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration (MND)

SUMMARY RECOMMENDATION: Recommended 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, and Parcel Map. Discussed below are important project characteristics.

General Plan Amendment (Exhibit G): Request to amend the land use designation from HDR (High Density Residential) [approx. 6 acres] to RR (Rural Residential) in the Latrobe Rural Center and re-designate that portion Rural Region (Exhibit H).

Rezone (Exhibit G): Request to amend the zoning designation from RE-10 (Estate Residential Ten-Acres) designated as HDR to One Family Residential (R1), and change portion zoned RA-40 (Residential Agricultural 40-acre minimum) to RE-10 (Estate Residential Ten-Acres).

Tentative Parcel Map (Exhibit D): Request to divide a 37.28-acre parcel into 4 parcels ranging in size from 5 to 10 acres. Parcel sizes would be as follows: Parcel 1- 10.00 acres, Parcel 2 – 10.00 acres, Parcel 3 – 10.00 acres, and Parcel 4 – 5.43 acres.

Slopes: The majority (85%) of the slopes onsite are less than 20 percent. Only 2.3 percent of the slopes onsite exceed 30 percent. As such, adequate area exists throughout the site to construct roads, residences and appurtenant structures on slopes of less than 30 percent, thus reducing potential erosion impacts. Mitigation requiring a development exclusion area on 30 percent or greater slopes has been included in order to mitigate impacts associated with erosion and sedimentation concerns.

Private Water/Private Septic Systems: The project would be served by individual wells on each of the parcels. The applicant has conducted pump tests on Proposed Parcels 1 through 3. These pump tests indicate that there would be adequate water in the area to serve the proposed parcels.

A wastewater disposal study prepared by the applicant indicates that there would be suitable area and soil types on each of the parcels to develop a septic system. These septic systems would be setback appropriate distances from watercourses and proposed wells as prescribed by County policies and regulations.

Road Improvements: Access to the parcels would be provided via a private roadway to be constructed from Latrobe Road. The roadway will be constructed to County DOT standards, and would cross the existing wetland area located adjacent to Latrobe Road. Culverts would be installed

to allow for drainage flows to be maintained through the wetland area, and to collect and direct the drainage from the roadway into the wetland area (Exhibit E, Preliminary Grading Plan).

Site Description: The project site is situated between 730 and 870 feet on a grassy knoll between an unnamed ravine and the headwaters of an ephemeral tributary of Clark Creek. Slopes on the site vary from twelve percent (12%) on the east-facing hillside along Latrobe Road to twenty-seven percent (27%) on the west-facing slope above the ravine in the southwest corner of the project site. An ephemeral pond with stacked-rock edges was found in the northeast corner of the property, and an ephemeral pool was found near the southeast corner of the project site (Exhibit F, Aerial Photograph).

Vegetation on the project site consists of the California annual grassland series, with the dominant grass in low-lying wet areas being annual ryegrass (*Lolium perenne*) which is replaced by soft chess (*Bromus hordeaceus*) and medusa grass (*Taeniatherum caput-medusae*) further upslope. The tree canopy is limited to four Valley oaks (*Quercus lobata*) found along Latrobe, a plum (*Prunus cerasifera*), several black walnuts (*Juglans californica*), and a grove of persimmons (*Diospyros virginiana*) at the southeast corner of the project site. The shrub canopy consists of several hoary coffeeberry shrubs (*Rhamnus tomentella* ssp. *Tomentella*) near an old well on the west property boundary.

The soils on the project site are classified within the Auburn and Argonaut Series. The soils are Auburn silt loam, 2 to 30 percent slopes (AwD), Auburn very rocky silt loam, 2 to 30 percent slopes (AxD) and Argonaut very rocky loam, 3 to 30 percent slopes (AmD). Auburn silt loam is found on the lower portions of the knoll and is replaced by Auburn very rock silt loam further up the slope. Argonaut very rocky loam is found on the top of the knoll. The soils are not classified as hydric.

There are no structures on the project property with the exception of an old shed (circa 1920-30's) which has been deemed to have no architectural significance.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE10, RA-40	RR, HDR	Vacant land/Grazing land
North	RA-40, RE10	RR, HDR, MDR	Rural residence, Agriculture
South	RE10, C	HDR, C	Rural residence, Agriculture
East	RA-40	RR	Rural residence, Agriculture
West	RA-40	RR	Rural residences

Discussion: The project site is surrounded by large agricultural lots on the south, west, and north. To the east, there is higher density rural residential development, including some commercial and institutional uses within the Latrobe Rural Center. The proposed project would create a more

appropriate transition zone between the higher density development to the east and the larger agricultural parcels to the west by creating medium to low density rural residential parcels adjacent to the Latrobe Rural Center instead of high density development as currently designated by the General Plan.

General Plan: The project includes a amend the change land use designation from HDR (High Density Residential) [approx. 6 acres] to RR (Rural Residential) in the Latrobe Rural Center and re-designate that portion Rural Region. The proposed general plan amendment would remove land currently designated High Density Residential from the Rural Center and re-designate it as Rural Residential, thus shrinking the rural center and re-designating land for rural uses, which is consistent with low-intensity agricultural uses in the vicinity of the project site (grazing activities).

A discussion of the project’s consistency with applicable General Plan Policies is outlined in the table below:

General Plan Policy	Consistency
<p>Policy 2.1.1.7: Development within Community Regions, as with development elsewhere in the County, may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Utilities Elements. Accordingly, development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.</p>	<p>Consistent. Adequate infrastructure exists to serve the proposed project as discussed below and in the MND prepared for the project. Latrobe Road and South Shingle Springs Road are adequate to serve traffic generated by the project, and water and sewage disposal would be provided by private systems to be developed on individual parcels.</p>
<p>Policy 2.2.5.2: All applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.</p>	<p>Consistent. Pursuant to this policy, the project has been reviewed for consistency with applicable general plan policies which are included in this table.</p>
<p>Policy 2.2.5.3: The County shall evaluate future rezoning: (1) To be based on the General Plan’s general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district.</p>	<p>Consistent. The project has been evaluated per the criteria in Policy 2.2.5.3. See following section for a discussion of the project’s consistency with these criteria.</p>
<p>Policy 2.2.5.21: Development projects shall be located and designed in a manner that avoids incompatibility with</p>	<p>Consistent. As discussed above, the project, as designed, would resolve potential future</p>

<p>adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.</p>	<p>incompatibilities with surrounding land uses by creating an appropriate transition zone from High Density Residential land use designations to Low Density Residential and large lot Agricultural uses.</p>
<p>Policy TC-Xb: To ensure that potential development in the County does not exceed available roadway capacity, the County shall: C. Review development proposals to ensure that the development would not generate traffic in excess of that contemplated by the Capital Improvement Program for the next ten years or cause levels of service on any affected roadway segments to fall below the levels specified in this plan.</p>	<p>Consistent. The project has been reviewed by the El Dorado County Department of Transportation. They have determined that the project would not generate traffic in excess of that contemplated by the CIP, nor would it decrease levels of service on area roadways.</p>
<p>Policy 5.2.1.2: An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.</p>	<p>Consistent. The applicant has performed pump tests on wells drilled on 3 of the 4 parcels which seem to indicate that an adequate water supply source would be available for residential development on each of the proposed parcels.</p>
<p>Policy 5.7.2.1: Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.</p>	<p>Consistent. The Latrobe Fire Protection District, which is located approximately ¼-mile from the project site, has indicated that it has the capability to serve the proposed project with the development of adequate water supply systems on each of the proposed parcels or a shared water supply system.</p>
<p>Policy 5.8.1.1: School districts affected by a proposed development shall be relied on to evaluate the development’s adverse impacts on school facilities or the demand therefore. No development that will result in such impacts shall be approved unless: 1. To the extent allowed by State law, the applicant and the appropriate school district(s) have entered into a written agreement regarding the mitigation of impacts to school facilities; or 2. The impacts to school facilities resulting from the development are mitigated, through conditions of approval, to the greatest extent allowed by State law.</p>	<p>Consistent. The Latrobe School District was contacted and they have indicated that they have the capacity to serve the proposed development. School fees would be required to be paid for each of the proposed parcels.</p>
<p>Policy 6.2.3.1: As a requirement for approving new development, the County must find, based on information provided by the applicant and the responsible fire protection district that, concurrent with development, adequate emergency water flow, fire access, and fire fighting personnel and equipment will be available in accordance with applicable State and local fire district standards.</p>	<p>Consistent. The Latrobe Fire Protection District, which is located approximately ¼-mile from the project site, has indicated that it has the capability to serve the proposed project with the development of adequate water supply systems on each of the proposed parcels or a shared water supply system. Adequate access</p>

	would be developed for the project according to fire codes and conditions of approval included in Attachment 1.
Policy 6.2.3.2: As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.	Consistent. The applicant shall develop the project in accordance with the proposed site plan and DOT and Fire conditions of approval.
Policy 7.1.2.1: Development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.	Consistent. A condition prohibiting development on slopes greater than 30% has been included in Attachment 1. Adequate area exists on the parcels to develop on slopes of less than 30%, as the majority of the project site is moderately sloped.
Policy 7.3.3.4: The Zoning Ordinance shall be amended to provide buffers and special setbacks for the protection of riparian areas and wetlands. The County shall encourage the incorporation of protected areas into conservation easements or natural resource protection areas. Exceptions to riparian and wetland buffer and setback requirements shall be provided to permit necessary road and bridge repair and construction, trail construction, and other recreational access structures such as docks and piers, or where such buffers deny reasonable use of the property, but only when appropriate mitigation measures and Best Management Practices are incorporated into the project. Exceptions shall also be provided for horticultural and grazing activities on agriculturally zoned lands that utilize “best management practices (BMPs)” as recommended by the County Agricultural Commission and adopted by the Board of Supervisors.	Consistent. A 50-foot setback has been incorporated into the project design from identified wetland areas. An exception has been made to allow for the access road to cross this wetland area, with appropriate drainage improvements to be made to ensure that flows are not impeded.
Policy 8.1.3.1: Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands.	Consistent. All parcels adjacent to larger agricultural parcels are 10 acres in size.
Policy 8.1.3.2: Agriculturally incompatible uses adjacent to agricultural zoned lands shall provide a minimum setback of 200 feet from the boundary of the agriculturally zoned lands.	Consistent. No development is proposed at this time. Future residential development would be required to meet the 200’-setback, unless a reduced setback is granted by the Agricultural Commission.
Policy 8.2.2.5: New parcels adjacent to parcels zoned for agriculture shall not be created unless the size of the parcel is large enough to allow for an adequate setback from the surrounding agricultural parcels for any incompatible uses.	Consistent. All parcel sizes are large enough to allow for adequate setbacks from agricultural parcels.
Policy 8.2.2.6: Residential uses that are established adjoining grazing land shall have agricultural fencing per County Standards.	Consistent. A condition requiring a note on final plans to this effect has been included in Attachment 1.

Conclusion: The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project would be consistent with all applicable policies of the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

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 not utilize a public water source, but would instead be served by private wells.

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 wastewater treatment systems.

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

Discussion: The project site is located within the Latrobe School District. The District has indicated that they have the ability to accommodate additional students generated by the proposed project. 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 Latrobe Fire Protection District. The nearest fire station is located in Latrobe at 7660 South Shingle Road, approximately ¼-mile from the project site. The District has reviewed the project and has determined with the required 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: Portions of the project site are located within the Latrobe Rural Center.

7. *Erosion hazard;*

Discussion: The grading necessary for the onsite and offsite road improvements and building pads 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. The majority of the slopes onsite are less than 30 percent and conditions have been added to prohibit construction on slopes greater than 30 percent.

8. *Septic and leach field capability;*

Discussion: The project would be served by private septic wastewater facilities. A Wastewater Disposal Study has been prepared by the applicant that indicates that adequate area and soil types exist on each of the parcels for wastewater disposal. The El Dorado County Department of Environmental Health would be required to review septic reports for individual homes prior to issuance of building permits.

9. *Groundwater capability to support wells;*

Discussion: The project would be served by private wells on each of the parcels. The applicant has conducted well tests on three of the four parcels, and pump tests on these wells indicate that adequate water would be available to serve homes on each of the parcels. Prior to issuance of building permits for individual homes on each of the proposed parcels, the property owners would be required to demonstrate that adequate water supply exists for each parcel.

10. *Critical flora and fauna habitat areas;*

Discussion: The project site is not located within a rare plant mitigation area. A biological study prepared for the proposed project did not identify any critical flora or fauna habitat areas onsite. The study did identify areas on the project site that demonstrate wetland characteristics. With the exception of the proposed roadway serving all parcels, this wetland area would be avoided by the proposed project.

11. *Important timber production areas;*

Discussion: The project site does not contain nor is it adjacent to any important timber production areas.

12. *Important agricultural areas;*

Discussion: The project site is not located adjacent to any important agricultural areas. The El Dorado County Agricultural Commissioner's office reviewed the project on June 11, 2008 and recommended approval of the project based on the fact that the project would create an appropriate transition zone between the rural center and large agricultural parcels to the east and to the south.

13. *Important mineral resource areas;*

Discussion: The project site does not contain nor is it located adjacent to any important mineral resource areas.

14. *Capacity of the transportation system serving the area;*

Discussion: The Department of Transportation has reviewed and 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. There are currently no capacity issues on the area roadways, nor are any future impacts anticipated.

15. *Existing land use pattern;*

Discussion: The project site is surrounded by land designated for rural uses to the north, west, and south; and higher density residential and commercial uses to the east. The proposed rezone would be entirely consistent with that land use pattern by creating a transition zone between high and low density uses.

16. *Proximity to perennial water course;*

Discussion: There are no perennial water courses on or near the project site.

17. *Important historical/archeological sites;*

A Cultural Resources Study was prepared for the project which found that an existing shed on the project site was of the required age to be qualified as a historical feature. However, the report concluded that the feature did not have the architectural integrity to qualify as being historically significant. No archaeological sites were found on the property during a survey of the site.

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&Rs, nor are any proposed at this time.

Development Standards (RE-10 Zone District): Section 17.70.110 A-H of the Zoning Ordinance establishes the requirements for development within the RE-10 Zone District:

A. *Minimum lot area, ten acres*

The project would create three (3) parcels with a 10-acre lot area, thus meeting the minimum lot area requirement.

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.*

All proposed lots would have a lot width well in excess of one hundred feet.

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)*

All structures would be required to meet all setback requirements and would be reviewed for consistency during building permit review. Adequate area exists on all lots to meet these setback requirements.

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

The large parcel sizes afford the ability to meet this requirement of a fifty foot setback on all yards if necessary.

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-10 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-10 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 ten 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))*

Future development of each lot would require compliance with this standard.

Development Standards: Section 17.28.040 A-E of the Zoning Ordinance establishes the requirements for development within the R1 Zone District:

- A. *Minimum lot area, six thousand square feet when the lot is served with public water supply and sewage system; ten thousand square feet when either the proposed water supply is a well located on the lot, or the proposed sewage disposal system is a septic tank located on the lot; twenty thousand square feet when the proposed water supply is a well and the proposed sewage disposal system is a septic tank, both located on the lot;*

The proposed lot within the R1 zone district would be 5 acres, well in exceedance of the required 20,000 square feet requirement.

- B. *Maximum lot coverage, thirty-five percent (including accessory buildings);*

Future proposals for structures on the lot within this zone district would be required to meet this requirement.

- C. *Minimum lot width, sixty feet;*

The lot width would exceed this requirement.

- D. *Minimum yards: front, twenty feet; sides, five feet, except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); rear, fifteen feet (15'); (Ord. 4236, 1992)*

Structures would be required to meet all setback requirements and would be reviewed for consistency during building permit review. Adequate area exists on all lots to meet these setback requirements.

- E. *Maximum building height, forty feet (40'). (Prior code §9411(c); 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 R1 zone.

Conclusion: As discussed above, staff finds that the project can be found to conform with the intent of the Zoning Code and that the necessary findings can be made to support the request for a General Plan land use designation amendment, a rezone, and tentative parcel map creating four parcels. The details of those findings are contained in Attachment 2.

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

Latrobe Fire Protection District
El Dorado Transit
El Dorado County Department of Transportation
El Dorado County Resource Conservation District
Office of the County Surveyor
El Dorado County Agricultural Commission

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on biological resources. 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

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was 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 \$1,876.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus 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: Staff recommends the Planning Commission recommend that the Board of Supervisors take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study reviewed by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section

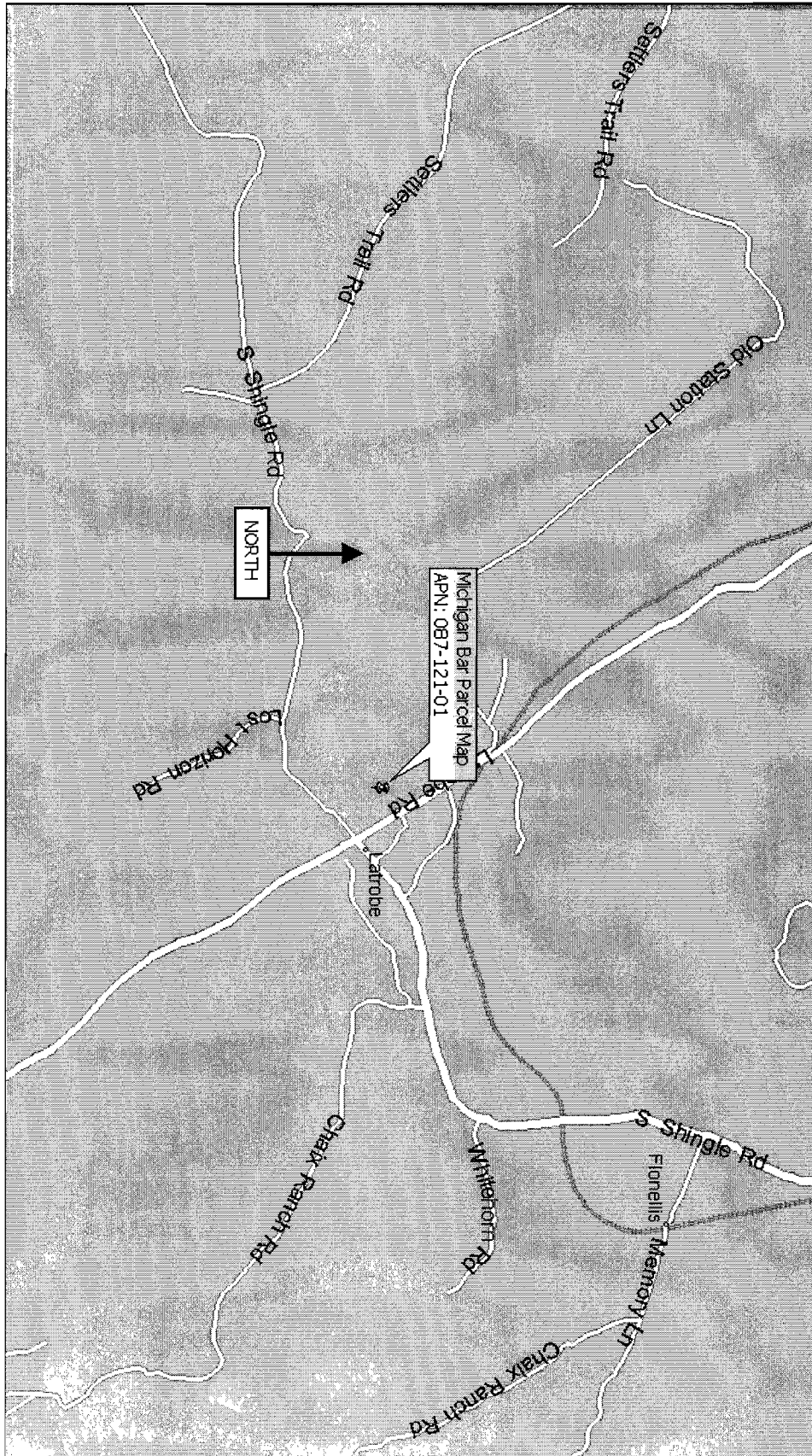
- 15074(d), as incorporated in the conditions of approval and mitigation measures in Attachment 1;
3. Approve General Plan Amendment A07-0008 and Rezone Z07-0022 based on the findings in Attachment 2;
 4. Approve Tentative Parcel Map Application P07-0023, subject to the conditions in Attachment 1, based on the findings in Attachment 2; and

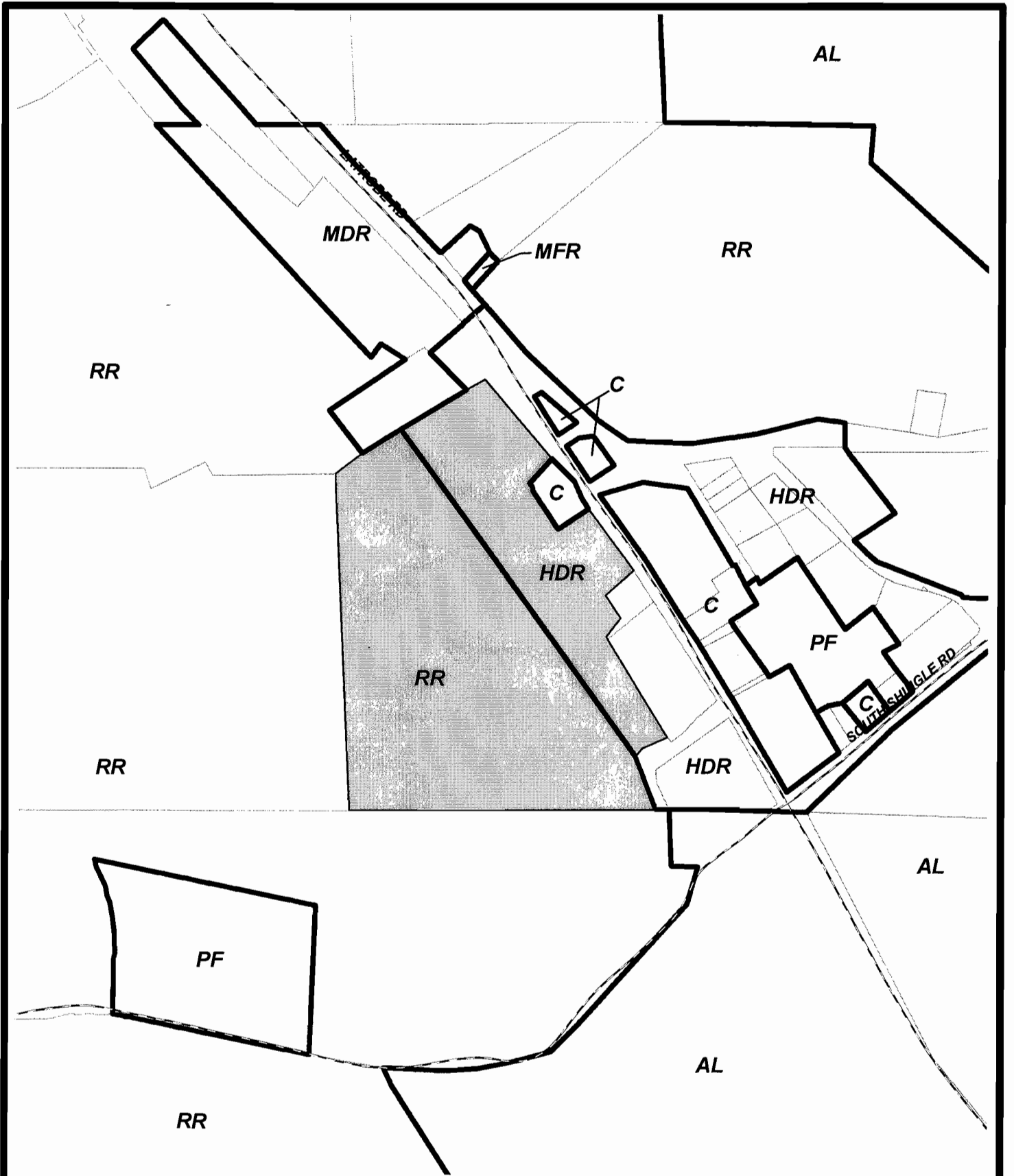
SUPPORT INFORMATION

Attachments:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Tentative Parcel Map
Exhibit E	Preliminary Grading Plan
Exhibit F	Aerial Photo
Exhibit G	Land Use & Zoning Exhibit
Exhibit H	Rural Center/Rural Region
Exhibit I	Draft Mitigated Negative Declaration

EXHIBIT A VICINITY MAP





File No. A 07-0008
 Z 07-0022
 P 07-0023

General Plan Map

A.P.N. 087:121:01

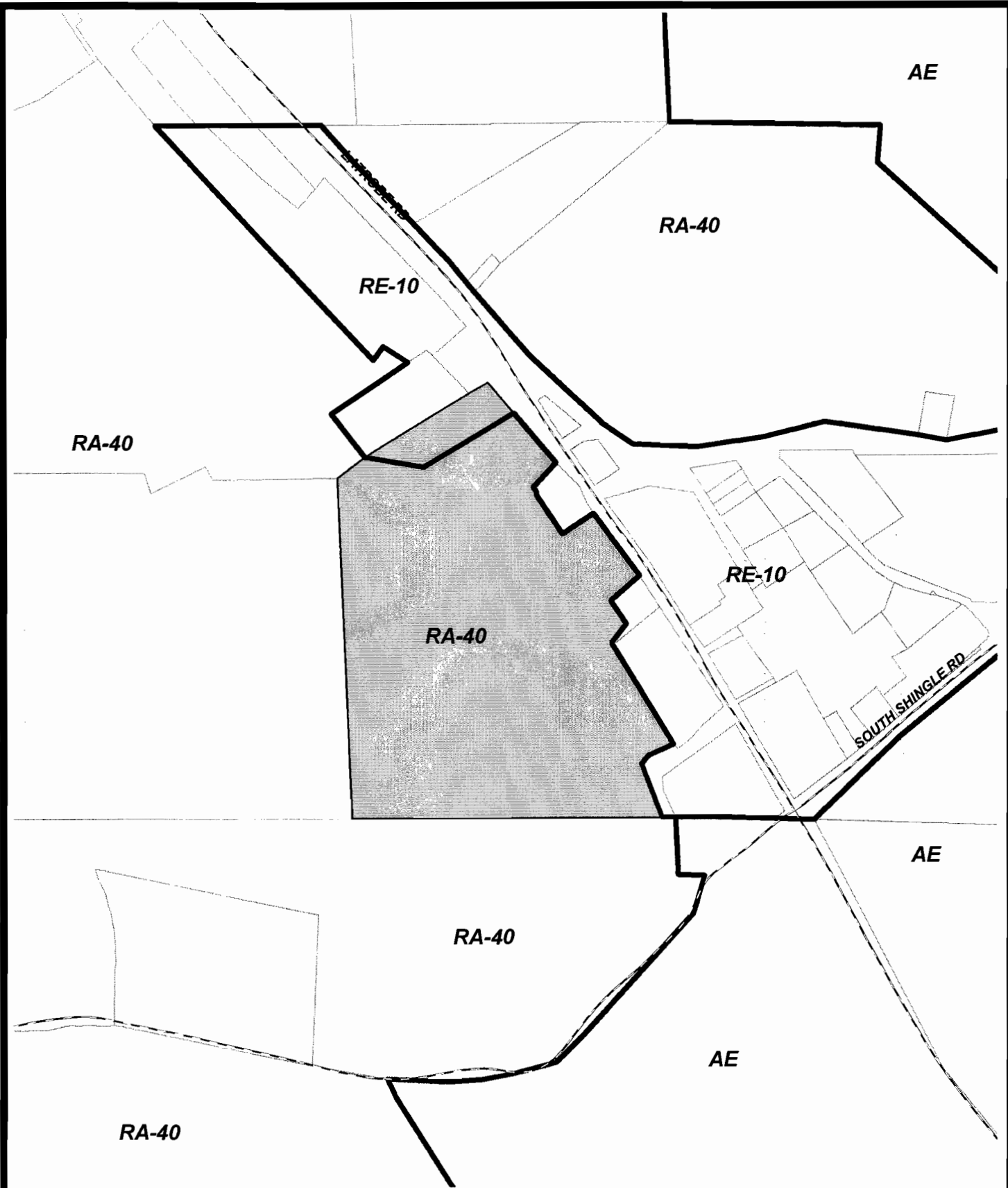
 Project Site

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



Not To Scale

EXHIBIT B GENERAL PLAN DESIGNATION



File No. A 07-0008
 Z 07-0022
 P 07-0023

Zoning Map

A.P.N. 087:121:01

EXHIBIT C ZONING MAP

 Project Site

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Not To Scale

Tentative Parcel Map

Michigan Bar - Lands Job# 2585-01-05
 A PORTION OF BLOCK 2 OF THE TOWNSHIP OF LATROBE,
 BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9,
 T. 8 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO NOVEMBER, 2007
 SHEET 1 of 1
 STATE OF CALIFORNIA
 T-190P

OWNER:



DAVID AND KIM CORT
 4725 226th PLACE N.E.
 ARLINGTON, WA 98223
 (425) 547-2998

APPLICANT / MAP PREPARED BY:

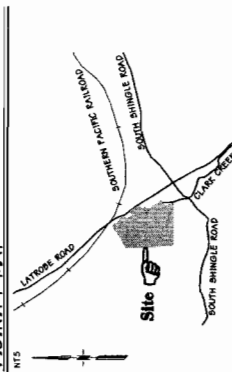
 CARLTON ENGINEERING INC.
 10000 SHINGLE ROAD, SUITE 100
 BIRMINGHAM, AL 35243
 (205) 677-2525

SCALE OF MAP: T-190P
 CONTOUR INTERVAL: 5'
 SOURCE OF TOPOGRAPHY: CARTWRIGHT AERIAL SURVEYS, INC.
 SECTION: T. 8 N., R. 9 E.
 ASSESSOR'S PARCEL NO.: 007-021-01
 PRESENT ZONING: RE 10 / SA-40
 PROPOSED ZONING: PARCEL 1-3 (00 RE-10) & 4 (INDV R1)
 TOTAL PARCEL AREA: 59.49 ACRES
 TOTAL NUMBER OF PARCELS: 4
 MINIMUM PARCEL AREA: 5.43 ACRES
 WATER SUPPLY: WELL
 SEWAGE DISPOSAL: SEPTIC
 STRUCTURAL FIRE PROTECTION: LATROBE FPD
 DATE OF PREPARATION: JANUARY, 2007 (REVISED 10/09)

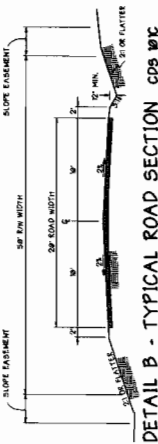
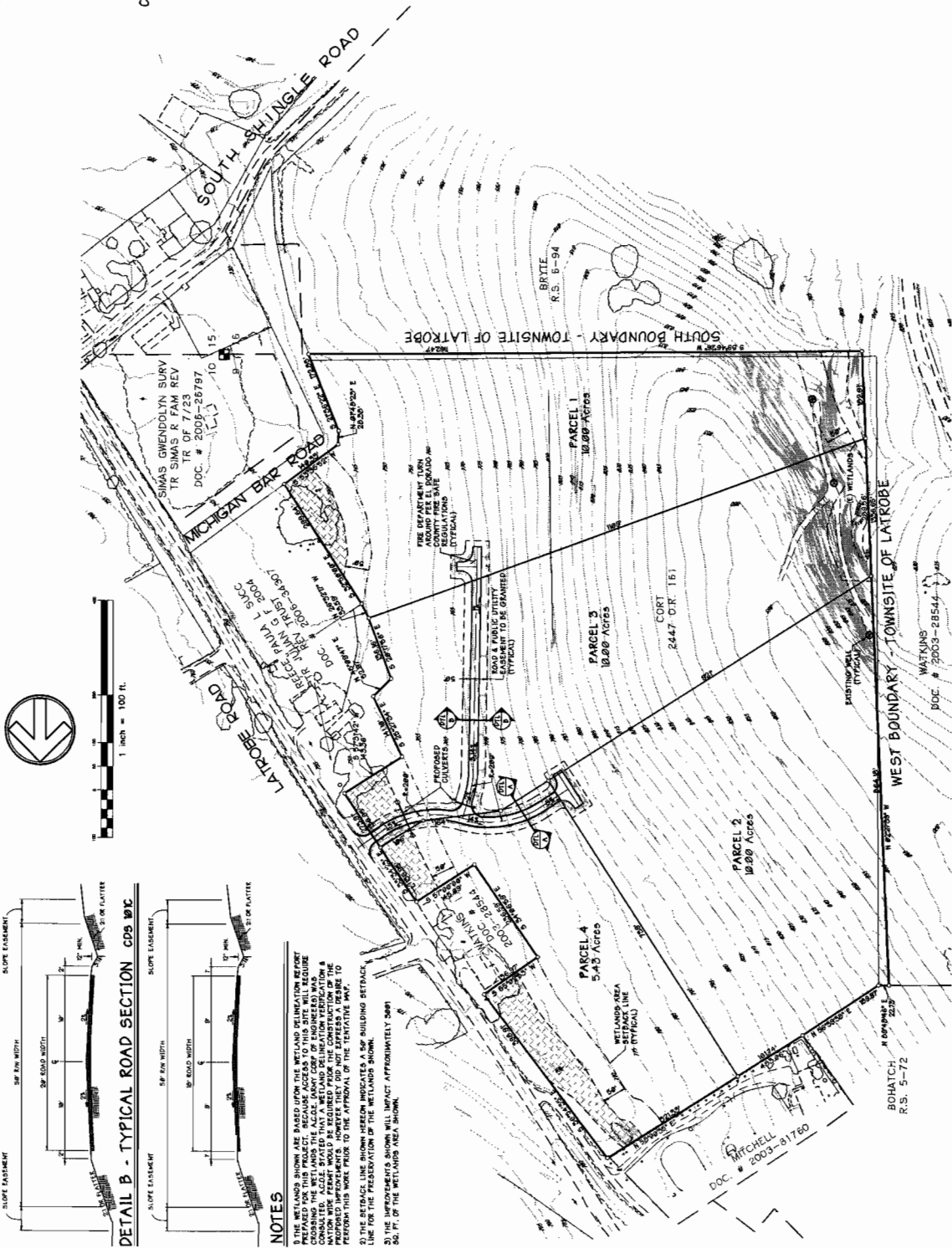
LEGEND

-  AREAS OF 30% SLOPE OR GREATER
-  WETLANDS AREA PER BIOLOGICAL REPORT

VICINITY MAP



ZONING ADMINISTRATOR:	APPROVAL / DENIAL DATE:
BOARD OF SUPERVISORS:	APPROVAL / DENIAL DATE:



NOTES

- THE WETLANDS SHOWN ARE BASED UPON THE WETLAND DELINEATION REPORT PREPARED FOR THIS PROJECT. BECAUSE ACCESS TO THIS SITE WILL REQUIRE CONSTRUCTION OF A ROAD, THE WETLAND DELINEATION VERIFICATION & CONSULTATION WAS CONDUCTED. AGES STATED THAT A WETLAND DELINEATION VERIFICATION & CONSULTATION REPORT WAS PREPARED BY CARLTON ENGINEERING INC. TO BE PERFORMED PRIOR TO THE APPROVAL OF THE TENTATIVE MAP.
- THE SETBACK LINE SHOWN HEREON INDICATES A 50' BUILDING SETBACK LINE FOR THE PRESERVATION OF THE WETLANDS SHOWN.
- THE IMPROVEMENTS SHOWN WILL IMPACT APPROXIMATELY 2489' 58.71" OF THE WETLANDS AREA SHOWN.

EXHIBIT D TENTATIVE PARCEL MAP
 EXISTING WETLANDS, PARCEL NUMBER: 007-021-01
 2005-01-05

Preliminary Grading Plan for Tentative Parcel Map

Michigan Bar - Lathrop, Subd. 2003-2854-01-05
A PORTION OF BLOCK 2 OF THE TOWNSHIP OF LATROBE,
BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9,
T. 9 N., R. 9 E., M.D.A.
COUNTY OF EL DORADO STATE OF CALIFORNIA
NOVEMBER, 2007
SHEET 1 of 1

OWNER:
DAVID AND KIM CORT
11111 1/2 AVENUE
WASHINGTON, WA 98023
(425) 347-2899

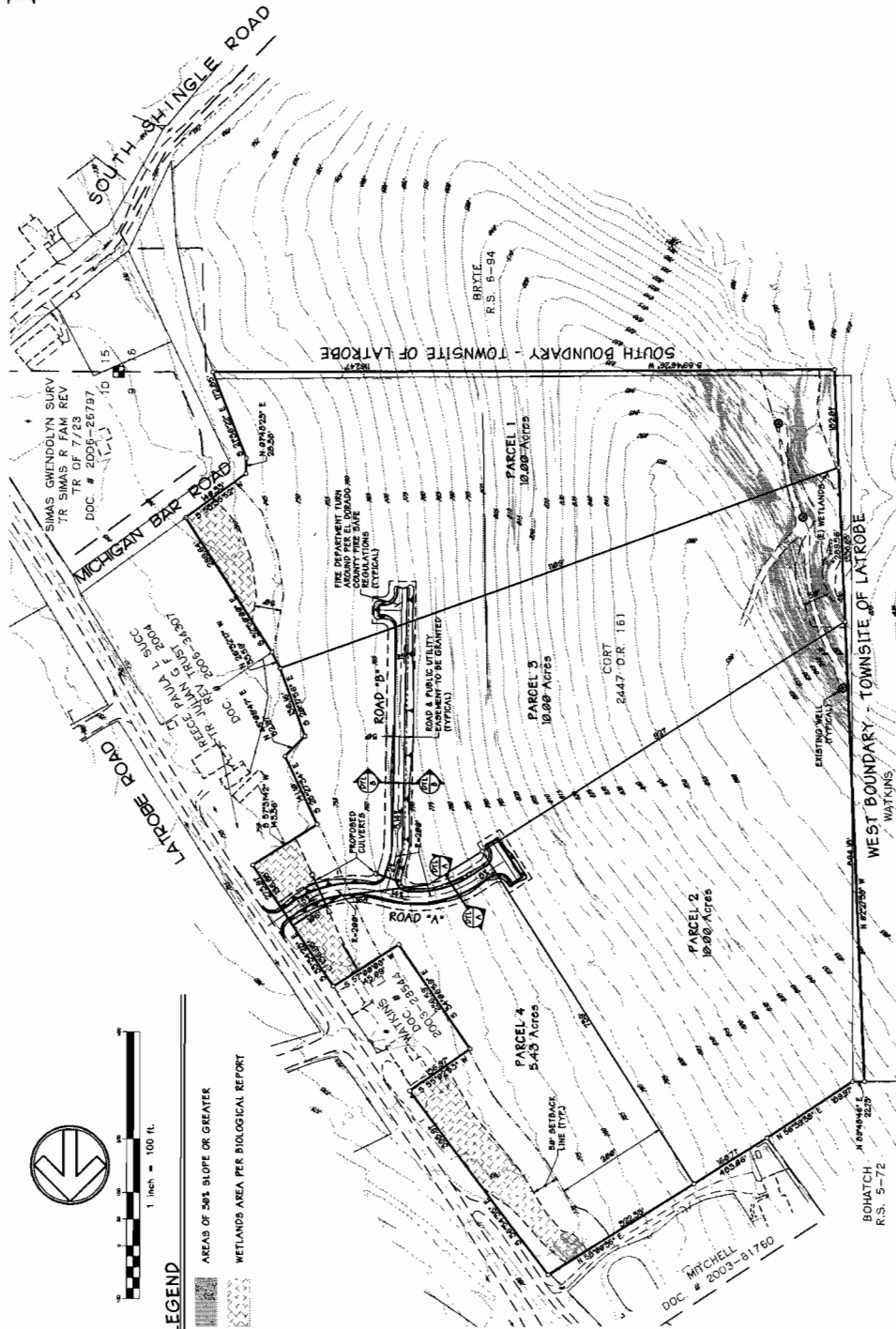
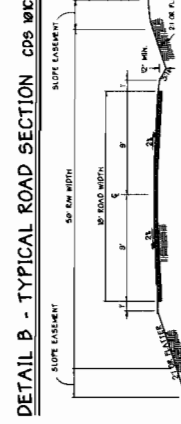
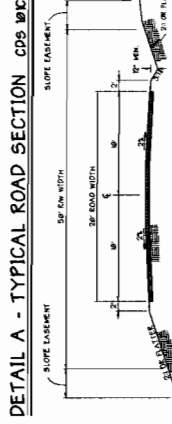
APPLICANT /
CARLSON ENGINEERING INC.
3063 PONDEROSA ROAD
SHINGLE SPRINGS, CA 95692
(956) 877-9556



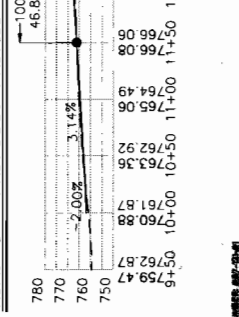
NOTES

- ENERGY DISBURSERS WILL BE REQUIRED AT ALL OVERLET OUTLETS.
- ROAD SIDE DITCHES SHALL BE CORABLE LINED WHEREVER THE DITCH SLOPE EXCEEDS 5%.
- ESTIMATES ARE TO BE USED FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM ALL AGENCIES.
- EXCAVATION MATERIAL SHALL BE USED TO CREATE BUILDING PAD AND DRIVEWAYS.

CURB YARDS - EXCAVATION: 1442 CUBIC YARDS - EXPORT: 008
CUBIC YARDS - EMPLOYMENT: 282 CUBIC YARDS - IMPORT: N/A



ROAD "B" - PROPOSED PROFILE



ROAD "A" - PROPOSED PROFILE

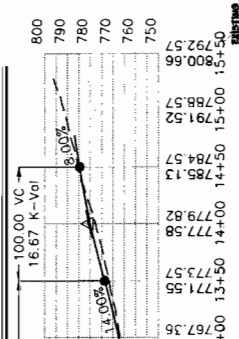
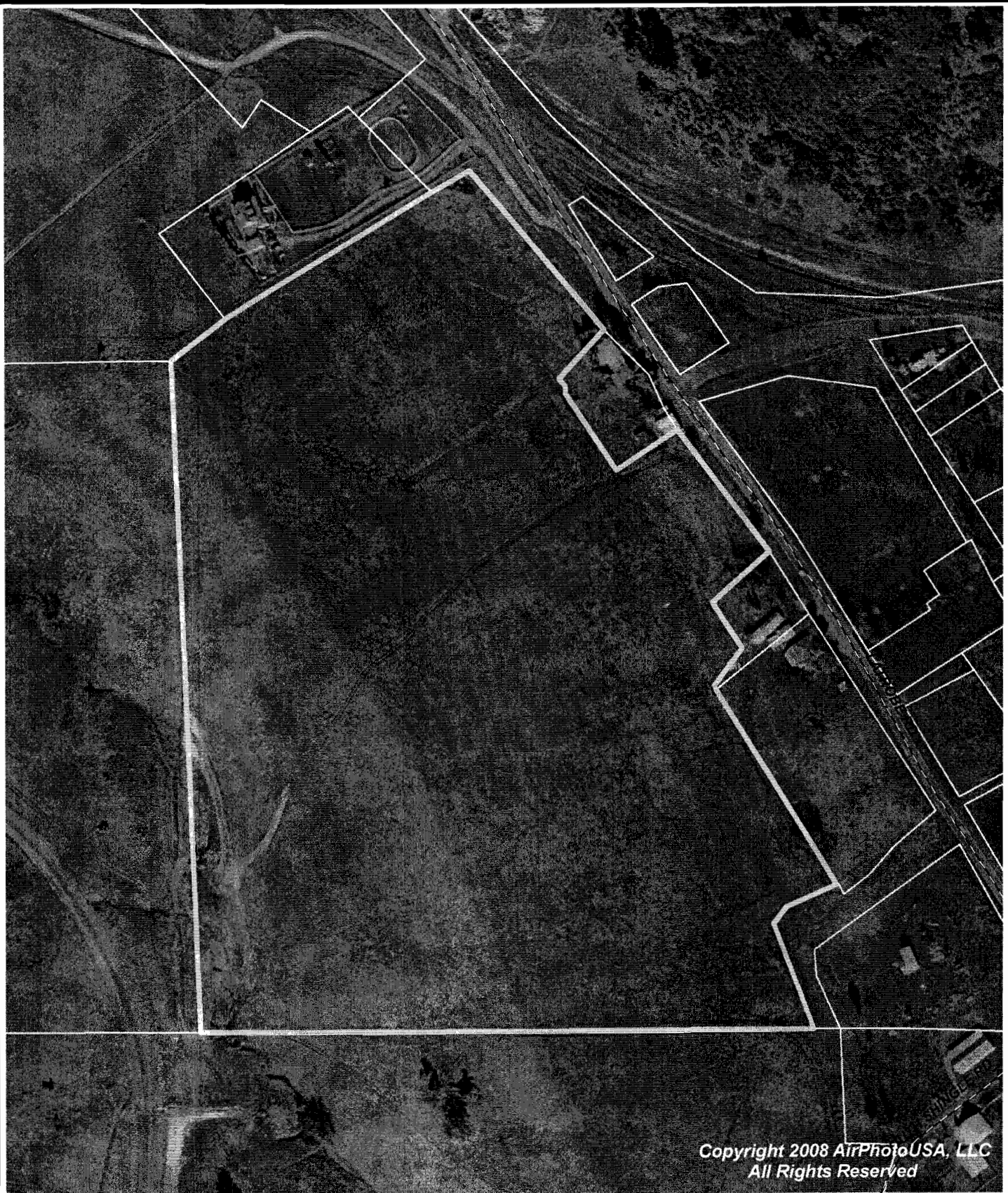


EXHIBIT E PRELIMINARY GRADING PLAN

DATE: 11/15/07
DRAWN BY: J. WATKINS
CHECKED BY: J. WATKINS
APPROVED BY: J. WATKINS



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File No. A 07-0008
Z 07-0022
P 07-0023

Air Photo

A.P.N. 087:121:01

EXHIBIT F AERIAL PHOTO

Project Site

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



Not To Scale

Land Use & Zoning Exhibit

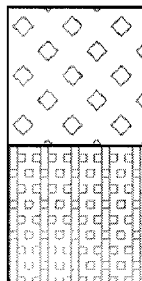
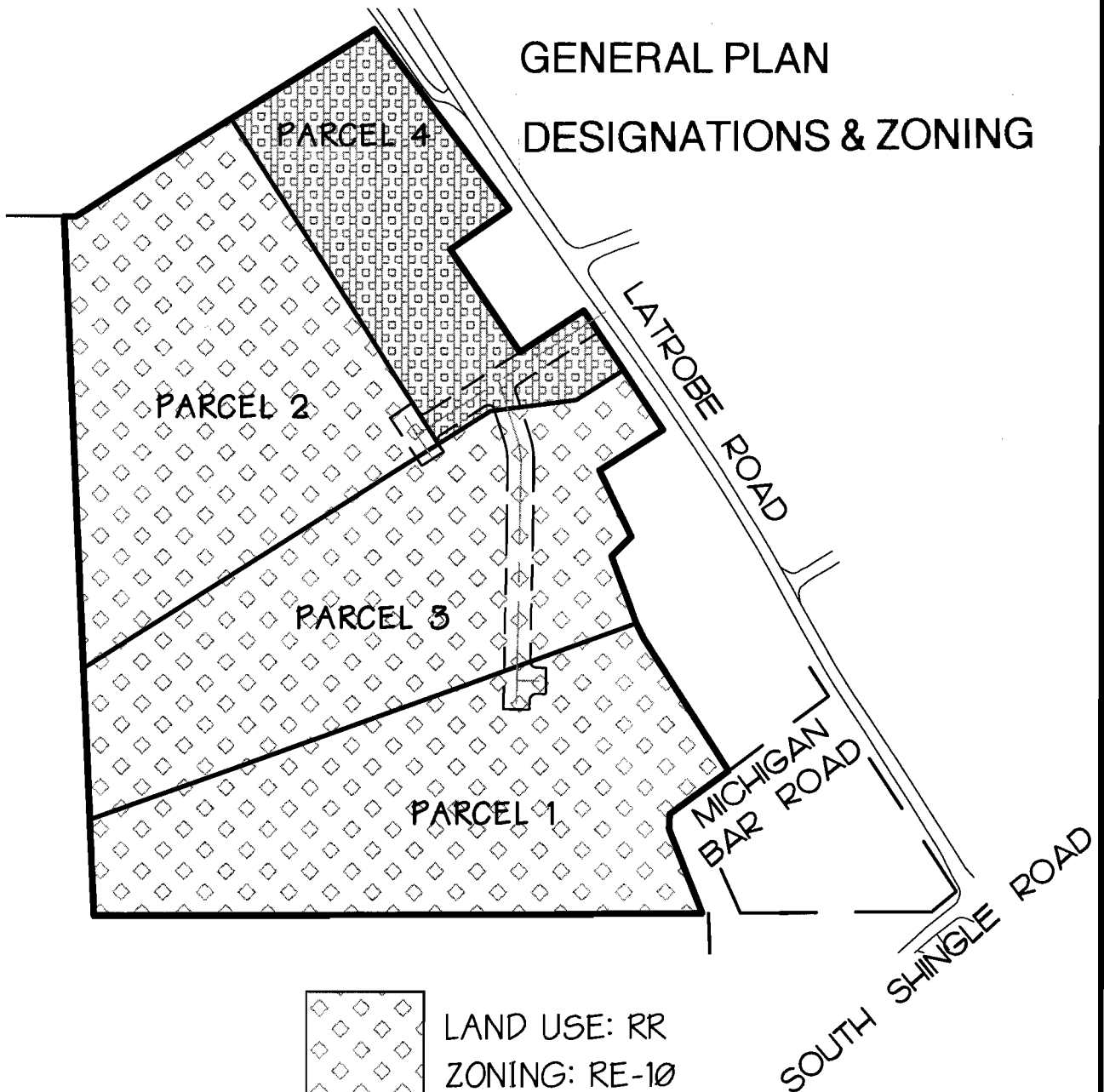
A PORTION OF BLOCK 2 OF THE TOWNSITE OF LATROBE,
BEING A PORTION OF THE SOUTHEAST 1/4 OF
SEC. 9, T. 8 N., R. 9 E., M.D.M.
(APN 087-121-01)



EXHIBIT G PROPOSED

GENERAL PLAN

DESIGNATIONS & ZONING



LAND USE: RR
ZONING: RE-10

LAND USE: HDR
ZONING: R1

OWNER:
DAVID AND KIM CORT
4725 226th PLACE N.E.
ARLINGTON, WA 98223
(425) 347-2800

CARLTON
Engineering Inc.

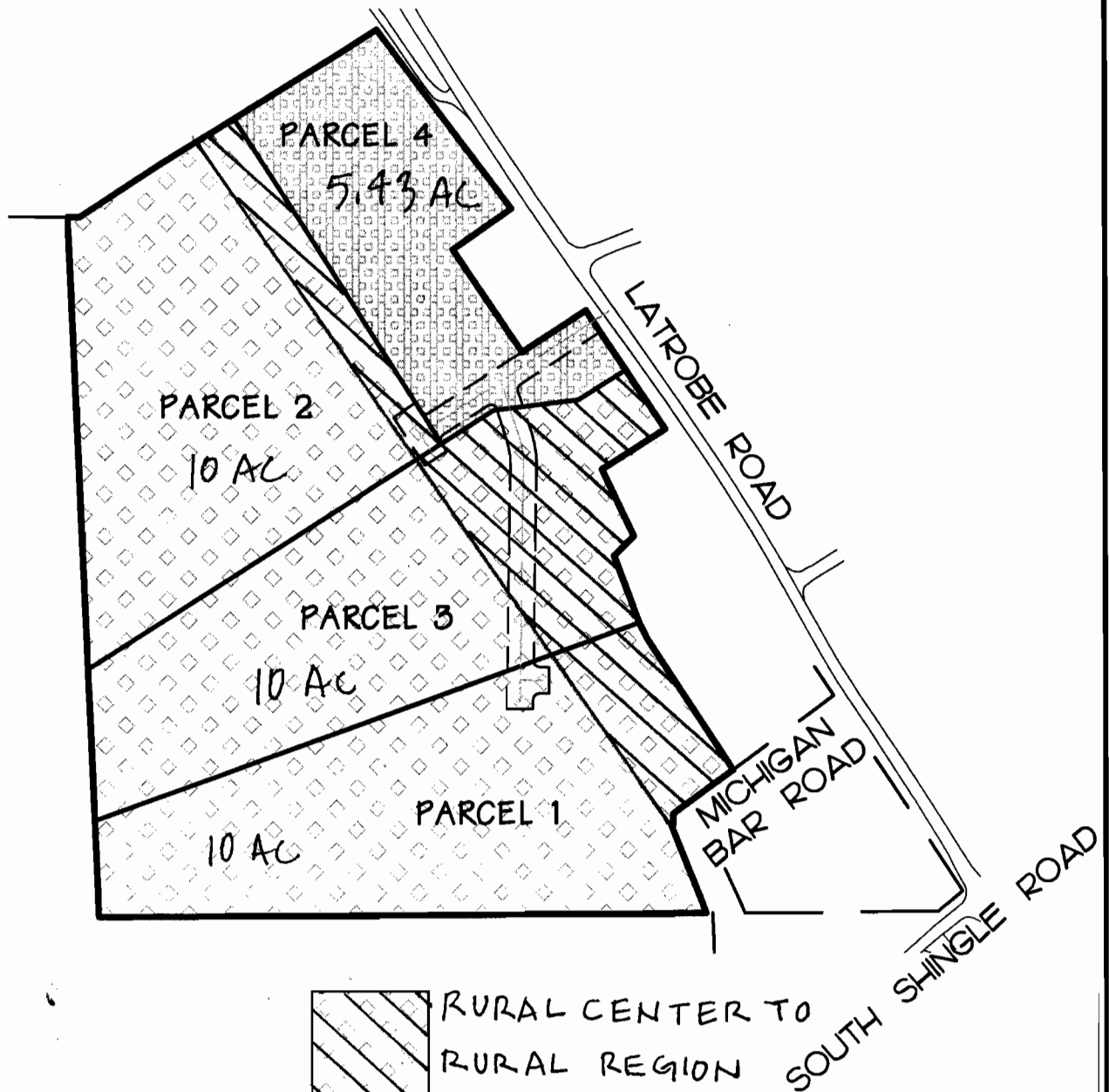


3833 Fenderson Road, Shingletown, CA 95922
Voice 530.677.5515 Fax 530.677.8645

EXHIBIT H RURAL CENTER/RURAL REGION

BOUNDARY

A PORTION OF BLOCK 2 OF THE TOWNSITE OF LATROBE,
BEING A PORTION OF THE SOUTHEAST 1/4 OF
SEC. 9, T. 8 N., R. 9 E., MD.M.
(APN 087-121-01)



OWNER:
DAVID AND KIM CORT
4725 226th PLACE N.E.
ARLINGTON, WA 98223
(425) 347-2800

CARLTON
Engineering Inc.

3883 Pendleton Road, Shingle Springs, CA 95682
Voice 530.877.8515 Fax 530.877.8648



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Michigan Bar Parcel Map (General Plan Amendment A07-0008, Rezone Z07-0022, Parcel Map P07-0023)

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

Contact Person: Gordon Bell

Phone Number: (530) 647-1932

Property Owner's Name and Address: David & Kimberly Cort, 4725 226th Place N.E., Arlington, WA 98223

Project Applicant's Name and Address: Carlton Engineering, 3883 Ponderosa Road, Shingle Springs, CA

Project Agent's Name and Address: Ted Woessner, 3883 Ponderosa Road, Shingle Springs, CA 95682

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

Project Location: West side of Locust Street 300 feet north of the intersection with South Shingle Road

Assessor's Parcel Number(s): 087-121-01 (34.26 acres)

Zoning: RE-10,(Estate Residential Ten-Acres), RA-40 (Residential Agricultural - 40)

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

General Plan Designation: Rural Residential (RR)/ High Density Residential (HDR)

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

1. Request to amend the land use designation from HDR (High Density Residential) [approx. 6 acres] to RR (Rural Residential) in the Latrobe Rural Center and re-designate that portion Rural Region
2. Request to amend the zoning designation from RE-10 (Estate Residential Ten-Acres) designated as HDR to OneFamily Residential (R1), and amend the portion zoned RA-40 (Residential Agricultural 40-acre minimum) to RE-10 (Estate Residential Ten-Acres)
3. Request to divide a 37.28 acre parcel into 4 parcels ranging in size from 5.43 to 10 acres.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use (e.g., Single Family Residences)</u>
Site:	RE10, RA-40	RR, HDR	Open Space, Agriculture
North:	RA-40, RE10	RR, HDR, MDR	Rural residence, Agriculture
East:	RE10, C	HDR, C	Rural residence, Agriculture
South:	RA-40	RR	Rural residence, Agriculture
West:	RA-40	RR	Rural residences

Briefly Describe the environmental setting: The project site is situated between 920 and 1,440 feet elevation on property that encompasses the headwaters and both sides of an ephemeral tributary of the North Fork of the American River, which it joins approximately ¾ of a mile northwest of the project site. Slopes onsite vary from nearly flat alongside Burkett Lane to 57 percent east of the creek near the center of the parcel; slopes east of the creek average 24 percent and those west of the creek average 37 percent.

There are six seasonal drainages on the parcel that contribute water to the ephemeral tributary. There are also two small reservoirs located on the drainage, and a third water impoundment which was formed in an ATV track within a swale below the existing house.

EXHIBIT I

Soils on the site are classified in the Auburn, Boomer and Sobrante series. The soil types are Auburn silt loam (AwD), Auburn very rocky silt loam (AxD and AxE), Boomer very rocky loam (BkE) and Sobrante silt loam (SuC). Boomer rocky loam is the predominant soil type; it is replaced by Auburn soils outside of the main ephemeral drainage.

Vegetation on the project site consists of three series: Mixed oak woodland, Ponderosa pine, and annual grassland. Mixed oak woodland is the predominant vegetation found on the parcel, replaced by Ponderosa pine woodland within the steepest ravines.

There is an existing residence located in the southwest corner of the parcel approximately 200 feet north of the intersection of Burkett Lane and Rattlesnake Bar Road. A dirt road bisects the parcel from south to north along the ephemeral drainage. This road provides access to residences north of the site.

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

1. El Dorado County Building Services: Grading permit and on site road improvements
2. El Dorado County Air Quality Management District: require an approved Asbestos Dust Mitigation Plan for air quality impacts during project construction.
3. El Dorado County Department of Transportation: Encroachment Permits for off-site road improvements

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: July 7, 2008

Printed Name: Gordon Bell 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 off-site 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 proposed project has the potential to result in the construction of additional residences, outbuildings and appurtenant structures on each of the parcels. These structures would be constructed on large lots which are surrounded by trees and located relatively distant from public roadways that may provide a scenic vista. Based on the proposed building envelopes, none of these structures would have the potential to impinge upon any scenic vistas, as they are located outside the viewshed from Rattlesnake Bar Road down the ephemeral drainage. There would be no impact.
- b. **Scenic Highways.** There are no scenic highways within the project vicinity, and thus there is no potential for damage to scenic resources. There would be no impact.
- c. **Visual Character.** As discussed in (a), the project has the potential to introduce residences, outbuildings and appurtenant structures on each of the proposed parcels. This type of development on parcels in excess of 5 acres would not degrade the existing visual quality of the site and its surroundings, as it would be in character with rural residential development on surrounding parcels. There would be no impact.
- d. **Light and Glare.** No new lighting would directly result from these current application requests. All future outdoor lighting for future development would be required conform to Section 17.14.170 of the El Dorado County Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. Impacts would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			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 proposed project would not convert any prime farmland, unique farmland, farmland of statewide importance, or locally important farmland to non-agricultural use. Soils onsite have a land use capability ranging from IV-VIII, which are all considered non-prime soils. These soils are suitable for grazing, but not for the promulgation of crops. Agricultural activities in the immediate vicinity of the project are related solely to grazing activities. The El Dorado County Conservation District has reviewed the project and did not identify important Agricultural Preserves or Districts within the project area. There would be no impact.
- b. **Williamson Act Contract.** The project site is not currently under Williamson Act Contract. The site itself is a 37.8 acres and is underlain by non-prime soils and as such would not qualify for a Williamson Act Contract. The Agricultural Commission reviewed this project on June 11, 2008 and determined that the project would create parcels consistent with the General Plan, and that the proposed parcels would act as a buffer between higher density land uses of the Latrobe Rural Center and agricultural land uses of the surrounding area. There would be no impact.
- c. **Non-agricultural Use.** The proposed project would convert a small portion of land currently available for grazing to residential uses if homes and appurtenant structures were to be constructed on the proposed parcels. However, land on these parcels would still be available for grazing and uses permitted on these parcels would be consistent with surrounding agricultural uses. As a requirement of General Plan Policy 8.2.2.6, residential uses would be required to install agricultural fencing with a 200-foot setback from adjoining agricultural uses. There would be no impact.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
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.** The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.
- b,c. **Air Quality Standards.** Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Short-term, superficial, minor grading and excavation activities that could be associated with grading associated with roadway/driveway development and building pads, but that type of construction typically would only last a few days and intermittently at that.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Pollution Control District standards at that time. Impacts would be less than significant with adherence to APCD Rules and Regulations.

- d. **Sensitive Receptors.** The El Dorado County Air Quality Management District (AQMD) reviewed the project and identified this site as being within the asbestos review area. Sensitive receptors may exist within the vicinity of the project within the rural center that may be impacted during grading activities. However, by implementing an Asbestos Dust Mitigation Plan (ADMP), as well as implementing typical conditions for the development of the site as it relates to pollutant concentrations based on Environmental Management rules, regulations, and standards, the impacts associated with this category would be less than significant.
- e. **Odors.** Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The parcel map would create a less than significant impact onto the environment from odors.

Finding: Standard County conditions of approval have been included as part of the project permit to maintain a less than significant level of impact in the 'Air Quality' category. Impacts would be less than significant.

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

Discussion:

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

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

- a. **Special Status Species and Sensitive Natural Communities.** The applicant has prepared a biological study that evaluates the potential impacts of the proposed project to candidate, sensitive, or special status species (*Biological Resources Evaluation Report for Assessor's Parcel Number 087-121-01*, Ruth A. Wilson – Consulting Biologist, March 2007). The report concluded that no significant habitat exists onsite for candidate, sensitive, or special status species. Thus, there would be no impact.
- b. **Riparian Habitat.** There is a drainage along the eastern boundary of the project site which is a tributary to Clark Creek. This drainage is ephemeral and does not maintain riparian habitat along its banks, only grasslands. There would be no impact.
- c. **Wetlands.** The applicant recognized that several areas on the project site exhibited wetland characteristics. Therefore, the applicant commissioned a wetland delineation report (*Wetland Delineation Report for Assessor's Parcel Number 087-121-01*, Ruth A. Wilson – Consulting Biologist, December 2006). The report concluded that there were five potential jurisdictional areas on the project parcel: (1) a wetland along an ephemeral drainage running parallel to Latrobe Road, (2) wetlands associated with the headwaters of an ephemeral tributary to Clark Creek, (3) an ephemeral pond near the northeast property corner, (4) an ephemeral pool near the southeast property corner, and (5) a channel with ephemeral waters of the U.S. and associated wetlands in the southwest corner of the parcel. Total potential jurisdictional area on the parcel would be 64,199 square feet (1.47 acres).

The applicant has delineated the wetland areas on the tentative parcel map and shown proposed building setbacks of 50 feet on the map. In order to ensure that impacts to wetland areas are minimized and General Plan policies are adhered to, these delineations shall be recorded with the parcel map, including notes to the effect that no structural improvements are allowed within the 50-foot setback area. In addition, since the proposed access road must cross delineated wetlands as shown on the map, the applicant shall be required to obtain all appropriate permits from the California Department of Fish and Game and the U.S. Army Corps of Engineers prior to recordation of the final map. With incorporation of these measures, impacts to wetlands would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Wildlife corridors.** There are no mapped wildlife corridors within the project vicinity. There would be no impact.
- e. **Local Policies/Ordinances.** The project would not conflict with any local policies or ordinances protecting biological resources. Policies protecting wetlands (General Plan Policy 7.3.3.4) allow for roads to impinge upon wetlands when no other alternative is available. The project has incorporated setbacks from the wetland area consistent with policies dictating such requirements.
- f. **Biological Resources.** There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan within the project vicinity. There would be no impact.

Mitigation Measures for Biological Resources

MM Bio-1: The applicant shall delineate all wetland areas on the final map. A 50-foot structural setback line shall also be delineated on the final map, and a note stating that no structural improvements are to be allowed within that structural setback area shall be filed with the parcel map.

Timing/Implementation: Prior to filing of the parcel map

Enforcement/Monitoring: El Dorado County Planning

MM Bio-2: No alteration to stream channels or banks shall be permitted until the Department of Fish and Game has been contacted to determine if the drainage falls under its jurisdiction. Prior to issuance of grading and building permits the applicant must receive all necessary permits from California Department of Fish and Game.

Timing/Implementation: Prior to filing of the parcel map

Enforcement/Monitoring: El Dorado County Planning

MM Bio-3: Prior to approval of permits for grading, the applicant shall obtain a U.S. Army Corps of Engineers 404 permit for any grading or fill activity within the south stream drainage area. A copy of the 404 permit or waiver shall be submitted to El Dorado County Planning prior to issuance of grading and building permits.

Timing/Implementation: Prior to filing of the parcel map

Enforcement/Monitoring: El Dorado County Planning

Finding: There would be a less than significant impact to listed local, state, or federal biological resources and to recognized or defined jurisdictional waters of the US, wetlands, or watercourses with the incorporation of measures that require the applicant to obtain appropriate permits for wetland disturbances. There would be no significant impacts to biological resources as no significant habitat exists on the project site. As such, the impacts in the 'Biological Resources' category would be less than significant for this project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. <i>Would the project:</i>			
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
d. Disturb any human remains, including those interred outside of formal cemeteries?			X

Discussion:

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

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

- a. **Historical Resources.** A cultural resources study was prepared for the proposed project in November of 2007 (*Cultural Resources Study of the Michigan Bar-Latrobe Project; APN. 087-121--1, El Dorado County, CA*, Historic Resource Associates, November 2006). The study investigated both the likelihood of discovering both pre-historic and historic resources onsite. Authors of the report conducted a field survey of the area, and discovered one wooden shed (Laswell/Cort Shed) which was identified on the far eastern edge of the project area. The shed appears to be over 50 years old (circa 1920 –1930’s). Thus, the shed was formally recorded and evaluated for the California Register of Historic Resources (CRHR). The report concludes that the shed itself is not architecturally important, and that the subject property does not appear to be a significant resource listing on the California Register. No mitigation would be required, and impacts would be less than significant.
- b. **Pre-Historic Resources.** As discussed in (a.), a cultural resource study was prepared for the proposed project. The study included a records search and a pedestrian archaeological survey of the project site. The records search indicates that a number of archaeological sites have been documented to the north of the subject property along Ben Bolt Ridge and to the south of the property towards the Consumnes River. The pedestrian survey did not discover any artifacts. The report concludes that “while the likelihood of finding subsurface archaeological features or artifacts is very likely, if during the course of construction activities within the project area, a previously unidentified or subsurface archaeological site or feature is discovered, work should stop at that location and a qualified cultural resource professional should be contacted to examine the discovery and determine its significance.” As such impacts to archaeological resources would be less than significant.
- c. **Paleontological Resources.** There are no unique paleontological or geologic features located on the project site. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Human Remains.** Based on the results of the cultural resource study, the project is unlikely to disturb any human remains. In the event that remains are discovered, all work shall be halted and the significance of the remains shall be evaluated in accordance with California Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94, 5097.98, and 5097.99. Impacts are considered to be less than significant.

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

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				XX
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative 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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur. Although there are no known faults on the project site, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The nearest active fault, according to Alquist-Priolo criteria, is the Dunnigan Hills Fault 50 miles to the northwest. There would be no impacts.
- b,c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983, adopted 11/3/88). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During site grading and construction of any onsite and off site road improvements, there is potential for erosion, changes in topography, and unstable soil conditions.
- The Department of Transportation (DOT) and the Development Services Department would review the grading plans for the required road improvements. On and off site grading would be required to comply with the Grading and Erosion Control Ordinance. Impacts would be less than significant.
- The El Dorado County Resource Conservation District (RCD) reviewed the project in June of 2007 and had concerns regarding cumulative impacts dealing with erosion control and surface water drainage for this area. Concerns were primarily related to the steepness of slopes on these lots and the high erosion hazard of the soils on these lots. The RCD recommended that lot grading be held to a minimum and erosion control be given a high emphasis. However, the majority of the slopes onsite (85%) are less than 20%. Only 2.3% of the slopes onsite exceed 30%. As such, adequate area exists throughout the site to construct roads, residences and appurtenant structures on slopes of less than 30%, thus reducing potential erosion impacts. Mitigation requiring a development exclusion area on 30% or greater slopes has been included in order to mitigate impacts associated with erosion and sedimentation concerns. With the incorporation of this measure into the project description, impacts to erosion and sedimentation would be less than significant.
- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Soils on the project site have been classified per the USDA Soil Survey as Argonaut (AmD) and Auburn series soils (AxD, AwD and AyF). The Auburn series soil types are characterized by a low shrink-swell potential, while the Argonaut series soils are characterized by a high to low shrink-swell potential. Given that the majority of the site is underlain by Auburn series soils, impacts would be less than significant.

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- e. **Septic Systems.** Future homes on the project site would all be served by septic systems. A Wastewater Disposal Study was prepared for the proposed project by Carlton Engineering in May 2007 and November 2007 with test pits being dug on all proposed lots. The report concludes that there would be suitable area on each of the four parcels for wastewater disposal via a septic system. Potential septic systems would be able to meet the requirements of the Minor Land Division Ordinance of El Dorado County, Chapter 16.48.030, and those of the Environmental Health Department, including setbacks from creeks and wells. There would be no impact.

Mitigation Measures for Geology and Soils

MM-Geo-1: All development shall be excluded on slopes of 30% or greater as shown on Exhibit E (Tentative Parcel Map). This requirement shall be shown as a note on the Parcel Map and all building and grading plans.

Timing/Implementation: Prior to filing of the parcel map, Planning Services shall verify compliance with this condition.

Enforcement/Monitoring: El Dorado County Planning

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

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

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>			
areas or where residences are intermixed with wildlands?			

Discussion:

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

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

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

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

d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (*California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List)*, http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed June 26, 2008; *California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004*; *California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004*). There would be no impact.

e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.

f. **Private Airstrip Hazards.** There is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- g. **Emergency Response Plan.** The project site would be accessed by Latrobe Road (a county-maintained) via a proposed private driveway. At this time there no adopted emergency response or evacuation plans for the area. Fire response and fire safety issues have been reviewed by the Latrobe Fire Protection District, which is located approximately ¼-mile from the project site. The Fire Department did not identify any potential conflicts with emergency response, as adequate access is available to the site and appropriate ingress and egress for emergency vehicles would be provided upon development of driveways to DOT standards. Impacts would be less than significant.
- h. **Fire Hazards.** The project site is located in an area that is designated as having a moderate fire hazard (*El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH#2001082030), May 2003, Exhibit 5.8-4*). In order to mitigate the potential fire safety impacts of establishing additional residences in this area, the Fire Department would require as conditions of approval that include development an adequate water system capable of providing adequate fire flows and/or sprinklering of all habitable structures, and development of accesses to Fire Department standards.

Finding: No Hazards or Hazardous conditions are expected with the general plan amendment, rezone, and parcel map either directly or indirectly. For this “Hazards” category, the thresholds of significance have not been exceeded.

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

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>			
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-f. **Water Quality Standards.** The applicant has prepared a Wastewater Disposal Study for the proposed project (Carlton Engineering, May 2007). The study investigates the potential suitability of the project site to accommodate wastewater disposal and provide long-term water sources to the proposed parcels. The study concludes through test pits on each of the proposed parcels and wells drilled on proposed Parcels 1, 2, and 3, that there would be adequate disposal capability and adequate water supply for the proposed parcels and associated residences. Because areas investigated by the report were adequately setback from existing drainage courses and water bodies on the subject site and proposed parcels, impacts to water quality would be less than significant.
- b. **Groundwater.** The proposed parcels would be served by individual water wells drawing water from local groundwater supplies. Given the large parcel sizes, adjacent water courses, and the fact that only three new parcels are being created, impacts to groundwater resources are less than significant.
- c-d. **Drainage Patterns.** The proposed project would not alter or change any existing on site or off site drainage patterns. Culverts will be installed under the proposed driveways in order to maintain the drainage pattern in the creek and handle flows from impervious roadway surfaces. All other sheet flow from potential improvements associated with home building and appurtenant structures would be able to be handled onsite without significant drainage improvements. There would be no impact.
- e. **Stormwater Runoff.** The proposed project would eventually result in the construction of four single family dwellings and appurtenant structures on relatively flat portions of the project site. At this time, no drainage improvements are proposed as part of the general plan amendment, rezone, and parcel map. However, given the large parcel sizes, distance from drainage courses, and the likelihood that driveways are to be constructed of generally pervious surfaces, additional stormwater runoff from impervious building is expected to be absorbed in surrounding soils which generally have moderate permeability. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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g-j. **Flooding.** There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. The Flood Insurance Rate Map (Panel No. 060040 0950 B, last updated October 18, 1983) for the project area establishes that the project site is not within a mapped 100-year floodplain as the creek located on the northern portion of the project site is perennial with extremely low flows. There would be no impact.

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

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

Discussion:

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

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

- a. **Established Community.** The proposed project is not located within an established community, but is instead located within an unincorporated rural area. Impacts would be less than significant.
- b. **Land Use Plan.** The proposed project has a mixed land use designation of RR (Rural Residential) and HDR (High Density Residential). The project proposes to change the HDR land use designation to an RR designation, and move the Rural Center boundary line to be more consistent with the existing HDR designated properties in the rural center. This land use designation change is considered beneficial, as the re-designation will create a more appropriate transition between high density parcels and large rural/agricultural parcels. As such, the General Plan Amendment is considered to be a beneficial impact.
- c. **Habitat Conservation Plan.** There are no adopted habitat conservation plans or natural community plans within the project vicinity. Impacts would be less than significant.

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

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

Discussion:

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

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

a,b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present (El Dorado County General Plan, Figure CO-1). Approximately 4.25 miles to the east from the proposed project are MRZ-2-classified areas, and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. There are no current mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

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

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

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

Discussion:

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

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

a-d. **Noise Standards.** Grading activities associated with driveway improvements and the creation of building pads would generate temporary construction noise from the large heavy equipment (dump trucks, bulldozer, graders) at a potentially significant level (greater than 60 dB L_{eq} and 70 dB L_{max} between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). As no building sites are currently designated on the map, it is not possible to determine the ultimate impacts of construction activities. However, there are homes and businesses located within 100 feet of project boundaries. Construction operations for road improvements and building pad creation would require adherence to construction hours between 7:00 a.m. and 7:00 p.m. during weekdays and will require the heavy construction equipment to install the latest noise reduction technologies available. Short-term noise impacts would therefore be less than significant. The long-term noise impacts would be related to current vehicle traffic along Latrobe Road which would be under the maximum noise level thresholds in the 2004 General plan table 6-1 of 60 dB L_{dn} /CNEL or less, as vehicular traffic is relatively light. Grading activities would occur weekdays during daylight hours and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the existing residence onsite or adjacent residences. No known changes in traffic-generated noise levels along Latrobe Road would occur due to the addition of approximately 40 average daily trips on these roadways. Short-term and long-term impacts would be less than significant.

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

Finding: No impacts to noise are expected either directly or indirectly with adherence to County requirements restricting construction activities to 7:00 a.m to 7:00 p.m., weekdays only. For this “Noise” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 proposed project would ultimately result in the construction of four new single-family dwellings. The project would also utilize existing roadways for access and would not create a need for new infrastructure such as water and sewer lines, as the proposed parcels will be served by water wells and septic systems. As such, the proposed project would not induce growth in the area. There would be no impact.
- b. **Housing Displacement.** The project would not displace any existing housing as none exists on the site at the present time. There would be no impact.
- c. **Population Displacement.** The proposed project would not displace any people. There would be no impact.

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

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

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>			
e. Other government services?			X

Discussion:

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

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

- a. **Fire Protection.** The project site is and would be served by the Latrobe Fire Protection District. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire Department that the level of service would not fall below the minimum requirements as a result of the project. The responsible Fire Department would review building permit plans to determine compliance with their fire standards. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.
- b. **Police Protection.** The proposed project would create four additional residential lots. Impacts to police protection services would be less than significant.
- c. **Schools.** The project is located within the Latrobe School District. The school district has indicated that they have the potential to accommodate the additional students (personal contact with Tracy Pierson, June 26, 2008) associated with the creation of four new parcels and potential students from homes on these parcels. Future residential development would also be subject to school impact fees at time of building permit issuance. There would be no impact.
- d. **Parks.** The project is located within the El Dorado Recreation District which is maintained by the El Dorado County Department of General Services, Division of Airport, Parks and Grounds (County Parks). The development of four single family dwellings on large parcels would create a small insignificant demand for recreational opportunities, especially in light of the fact that outdoor recreational opportunities would exist on the open space areas on these parcels. The applicant will be required to submit fees at the time of issuance for building permits to offset impacts to parkland. Given that the County does not maintain standards for parkland, no threshold has been exceeded and thus there is no impact as a result of the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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e. **Other Government Services.** No other government services would be required as a result of the general plan amendment, rezone, and parcel map. There would be no impact.

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

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

Discussion:

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

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

a-b. **Parks and Recreation.** The proposed general plan amendment, rezone and parcel map would not result in a population increase that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. The project is located within the El Dorado Recreation District which is maintained by the El Dorado County Department of General Services, Division of Airport, Parks and Grounds (County Parks). Which is expected to be able to handle the relatively small demand for recreational facilities created by the proposed project. There would be a less than significant impact.

Finding: No significant impacts to recreation and open space resources are expected either directly or indirectly given the small increase in population and existing open space resources on the parcels that would be created. For this “Recreation” category, the thresholds of significance have not been exceeded.

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. **Capacity.** The proposed general plan amendment, rezone and parcel map would result in the generation of approximately 40 average daily trips (ADTs) and 4 peak hour trips (PHTs). These trips would be distributed on to Latrobe Road and South Shingle Road (county maintained roads). Neither of these roads are currently operating near capacity or experiencing poor levels of service. The Department of Transportation has reviewed the project and has determined that the project does not exceed the thresholds established in the 2004 General Plan. The number of vehicles associated with the parcel map and rezone would not change current vehicle trip rates and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. Impacts would be less than significant.
- b. **Level of Service.** The Department of Transportation has reviewed the project and had determined the project would not decrease the level of service of the roads in the project vicinity. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Traffic Patterns.** The project site is not within an airport safety zone. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.
- d. **Hazards.** The project site is readily accessible from Latrobe Road. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. Impacts would be less than significant.
- e. **Emergency Access.** The project site receives access off Latrobe Road. The proposed private driveway would be developed to fire department and DOT standards. Based upon the required road improvements there would be no disruption of emergency access. There would be no impact.
- f. **Parking.** No additional parking required for the existing residential units on the subject parcel. There would be no impact.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

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

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

Discussion:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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.** The creation of four parcels with their own septic systems, would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Storm water runoff would be negligible (see Item c, below). There would be no impact.
- b,d, e. **New Facilities.** No new or expanded water or wastewater facilities would be required for the proposed parcel since the proposed water would be from ground water and each parcel would contain an approved septic system. There would be no impact.
- c. **Storm Water Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the “*County of El Dorado Drainage Manual*,” as determined by the Department of Transportation. The Department of Transportation has reviewed the project proposal and has concluded that the provisions of the drainage manual would not be required. There would be no impact.
- f&g. **Solid Waste.** No substantial anticipated increases of solid waste generated from the existing residential units and proposed three additional residential units once the parcel is divided into four or affect recycling goals. There would be no impact.
- h. **Power.** Power and telephone facilities are currently in place at Latrobe Road. No further expansion of power is anticipated from the general plan amendment, rezone, and parcel map. There would be no impact.

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

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:			
Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X		
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Discussion:

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

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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