EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT

Agenda of:	~~August 1, 2007~~
Continued to:	September 5, 2007
Item No.:	4. a.
Staff:	Jonathan Fong

PARCEL MAP

FILE NUMBER:	P06-0021
APPLICANT:	James Hill Trust, James and Lori Voelker
AGENT:	Designtech, Ann Real
REQUEST:	A tentative parcel map creating two (2), ten-acre parcels on a 20-acre site (Exhibit B).
LOCATION:	On the north side of Jim Valley Road 1,200 feet northeast of the intersection with Fort Jim Road in the Placerville area, Supervisorial District II (Exhibit A).
APN:	096-120-71
ACREAGE:	20.45 acres
GENERAL PLAN:	Rural Residential (RR) (Exhibit B)
ZONING:	Estate Residential Ten-acre Zone District (RE-10) (Exhibit C)
ENVIRONMENTAL DOCUMENT:	Negative Declaration
SUMMARY RECOMMENDATION:	Conditional Approval

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

Project Description: The applicant is requesting a tentative parcel map creating two (2) parcels both approximately 10.2 acres in size. An approximately 300 foot long cul-de-sac road would be constructed to

the project parcel from Jim Valley Road. The road extension would be constructed within an existing 50 foot wide road and public utility easement.

The project would be served by private wells and onsite septic wastewater systems.

Site Description: The project site is located at approximately 2,200 feet elevation with mild slopes. Approximately 90 percent of the slopes on-site fall within the 0 to 15 slope range. The area identified as Parcel 1 on the Parcel Map has been previously disturbed with residential development including an existing driveway and residential structure. Vegetation onsite is comprised of mature oaks and native pines clustered along the western property boundary, primarily found in the area identified as Parcel 1.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	RR	Improved Residential
North	TPZ	RR	Timber Preserve parcel
South	RE-5	LDR	Improved Residential
East	RE-5	LDR	Improved Residential
West	RE-10	RR	Improved Residential

The parcel map would create one (1) additional residential parcel. The parcel map would be consistent with the residential development along Jim Valley Road. Because the parcel abuts Timber Preserve Zoned Parcels to the north, a 200-foot setback would be required for residential development. Adherence to this setback would prevent any potential land use conflicts.

General Plan: The General Plan designates the parcel as Rural Residential (RR) which establishes a minimum parcel size of 10 acres. The project would create two (2), 10.2-acre parcels. The project would be consistent within the RR land use designation.

The parcel to the north of the project is zoned Timber Preserve Zone (TPZ). General Plan *Policy 8.4.2.1* requires discretionary projects which abut TPZ-zoned parcels to be reviewed by the Agricultural Commission. General Plan *Policy 8.4.1.2* requires a 200 foot setback for parcels which abut TPZ-zoned lands.

On December 12, 2006, the Agricultural Commission approved the project with a recommendation that the 200 foot setback be required for the project. The setback requirement has been included as a condition of approval for the parcel map.

General Plan *Policy 7.4.4.4* establishes retention and replacement provisions for oak canopy impacted as part of development. The area identified on the parcel map as Parcel 1 has been previously disturbed with residential development and driveways. As shown on the Tree Preservation Plan submitted with the parcel map application, driveways and potential building envelopes have been provided which would not require removal of any oak trees. Therefore, the project would be consistent with this policy.

Staff finds the project is consistent with the General Plan.

Zoning: The project parcel is located within the Estate Residential Ten-acre Zone (RE-10) District which establishes a minimum parcel size of ten acres. The parcel map would create two (2), 10.2 acre parcels. The project conforms with the minimum parcel size requirement of the RE-10 Zone District.

Any future development on the resultant parcels would be required to maintain the 30 foot setback from all property boundaries and the additional 200 foot setback from the northern property boundary for residential development.

Planning Services staff finds the project is consistent with the Zoning Ordinance.

ENVIRONMENTAL REVIEW

NOTE: This project is not 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 $1,850.^{00}$ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less $50.^{00}$ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

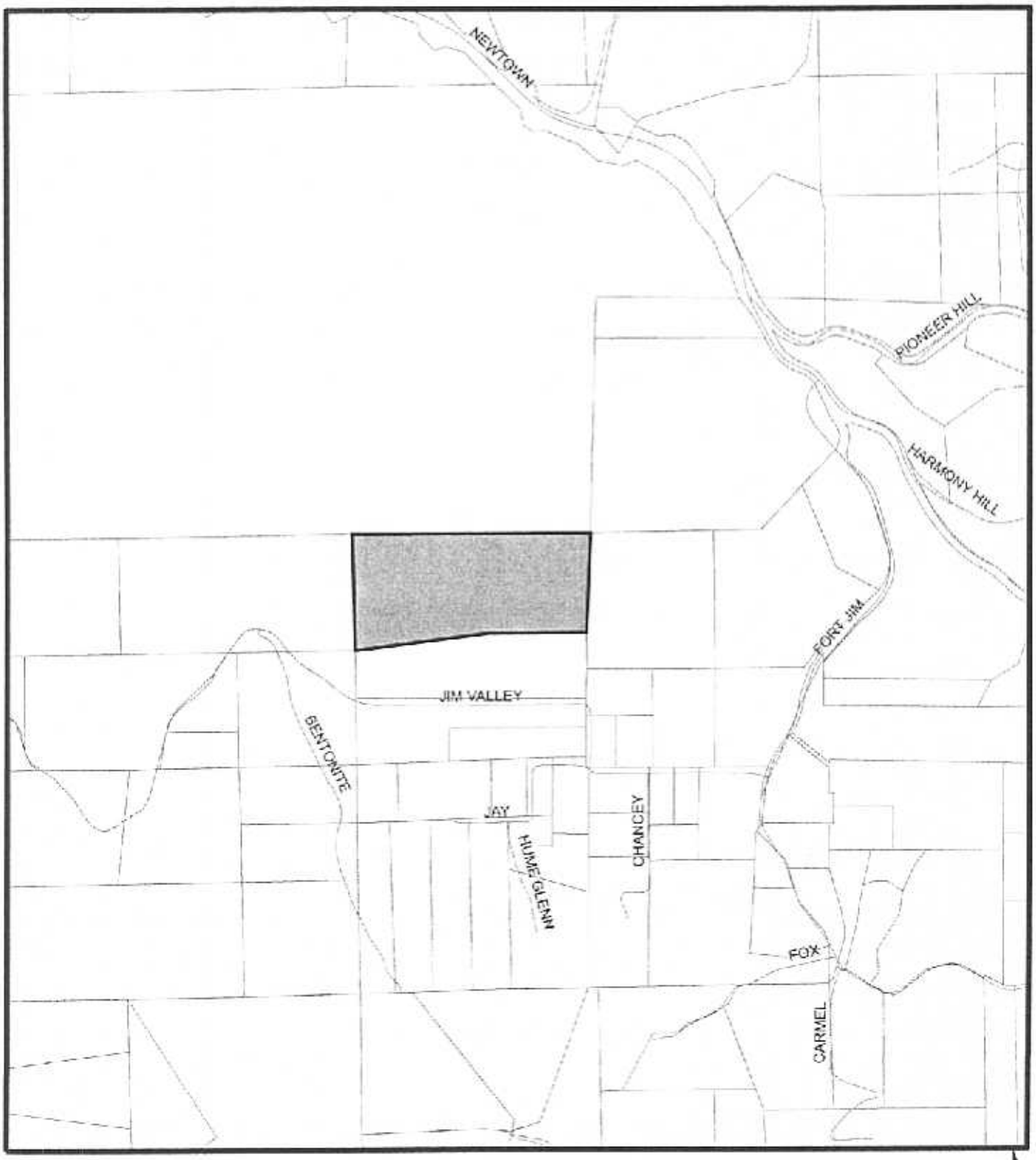
RECOMMENDATION: Conditional approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A ..... Vicinity Map/ APN Page
Exhibit B ..... General Plan Land Use Map
Exhibit C ..... Zoning Map
Exhibit D ..... Tentative Parcel Map
Exhibit E ..... Environmental Checklist/ Discussion of Impacts

Hill Parcel Map P06-0021
Vicinity Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

0 470 940 1,880 Feet

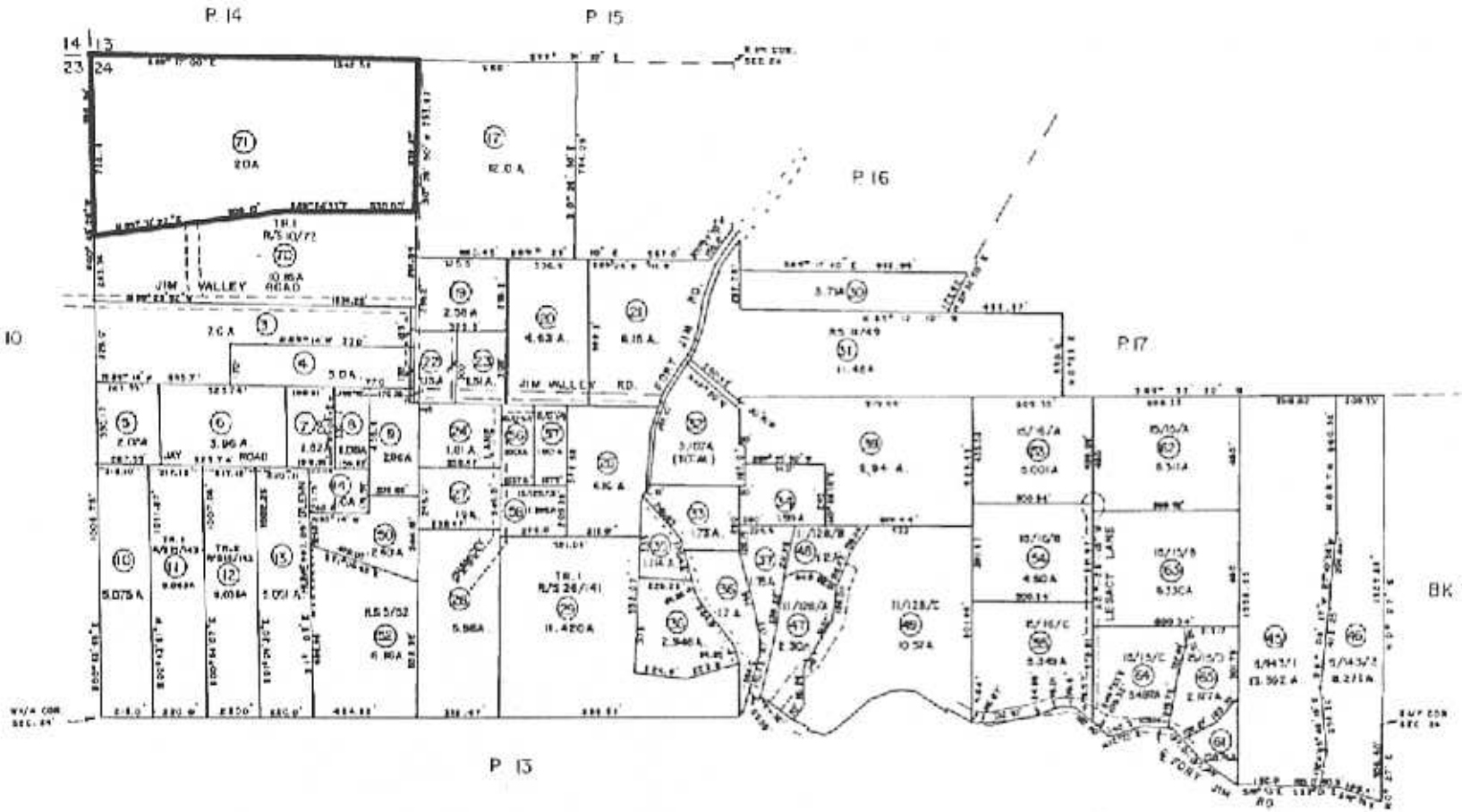
Exhibit A

N

EXHIBIT B

POR. SEC.24, T.10N. R.11E.M.D.M.

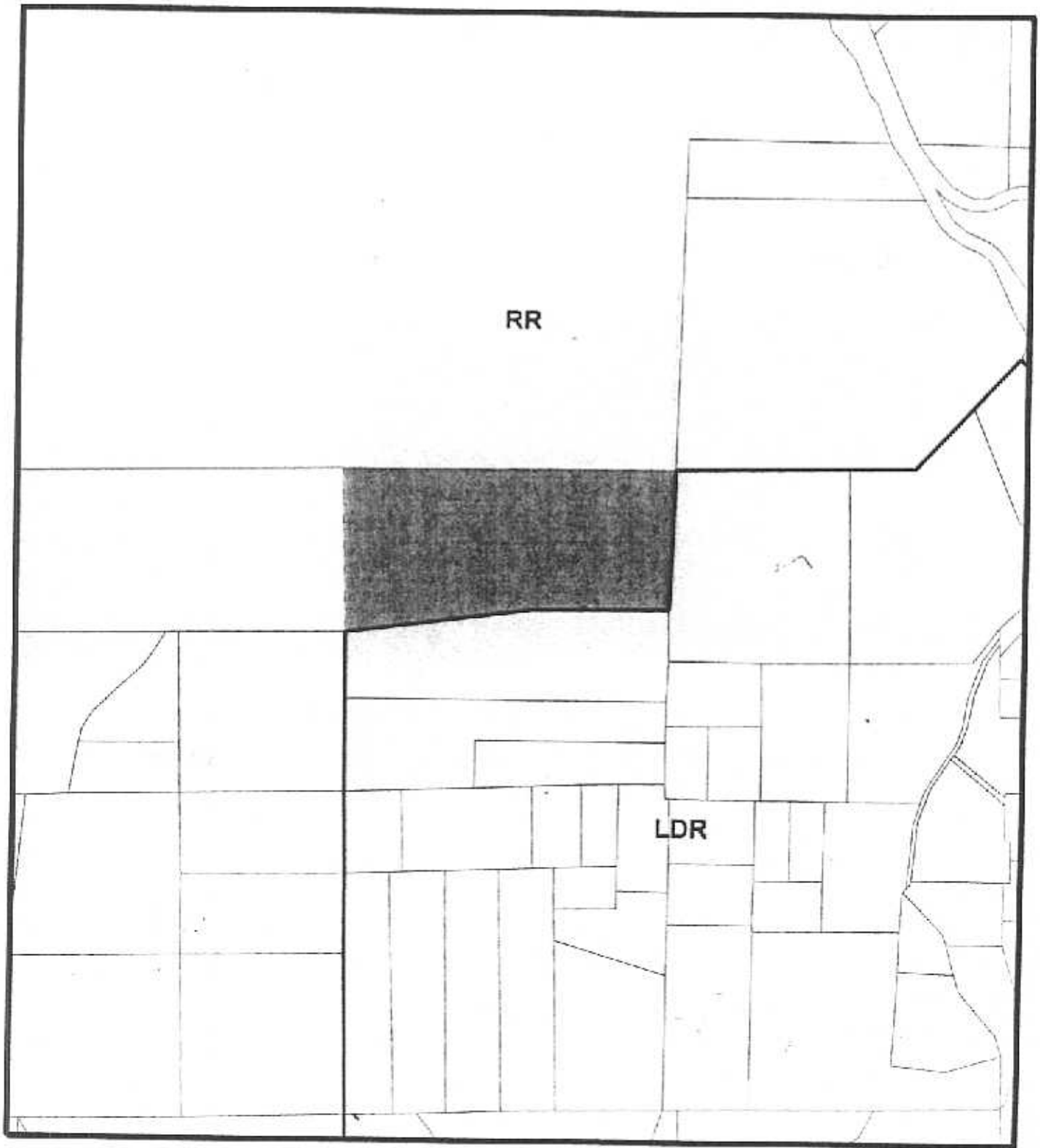
96-12



Assessor's Map
County of El Dorado, Calif

APR 2 6 2005

Hill Parcel Map P06-0021
General Plan Land Use Map



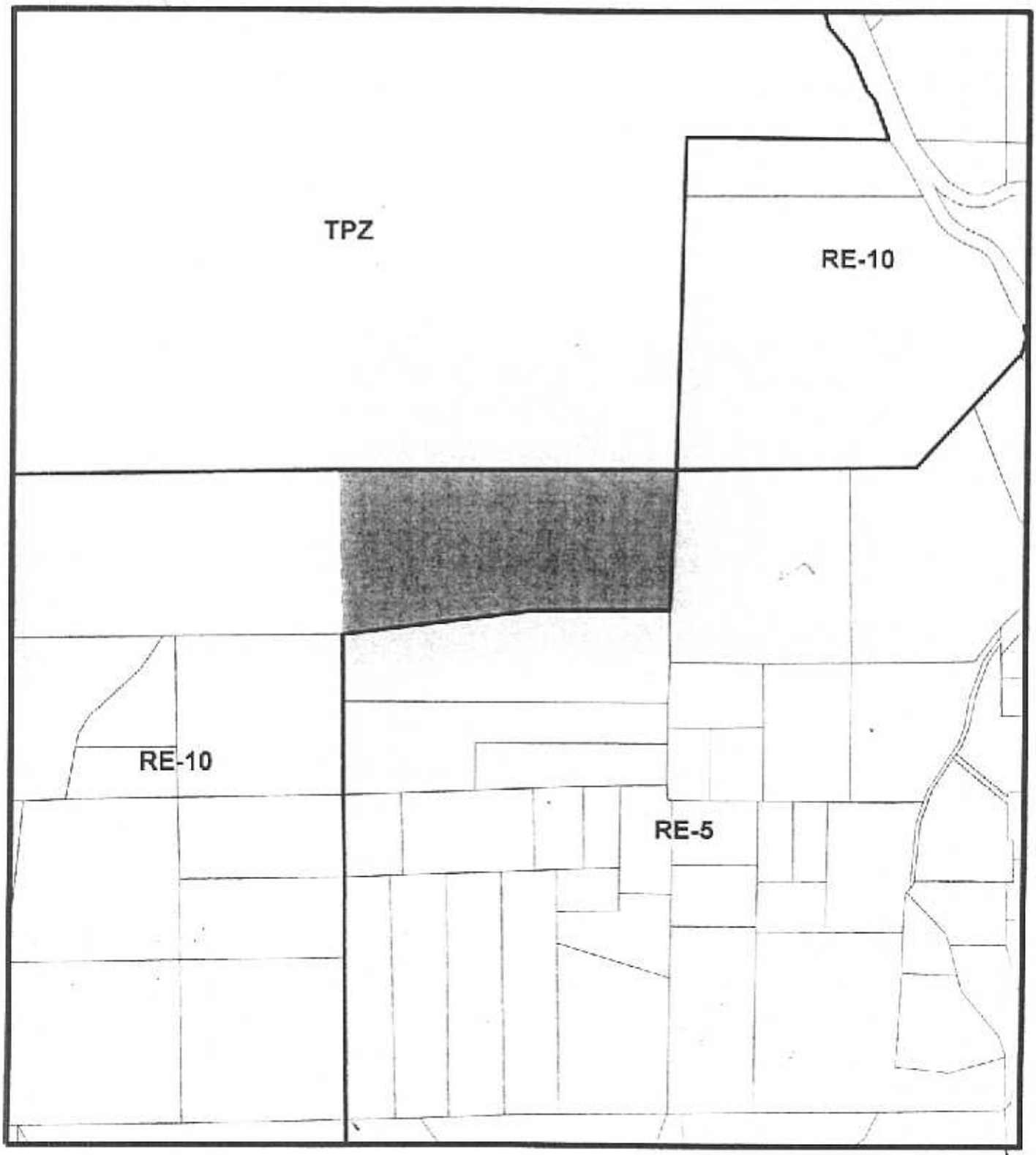
Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

0 330 660 1,320 Feet

EXHIBIT C

N

Hill Parcel Map P06-0021
Zoning Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

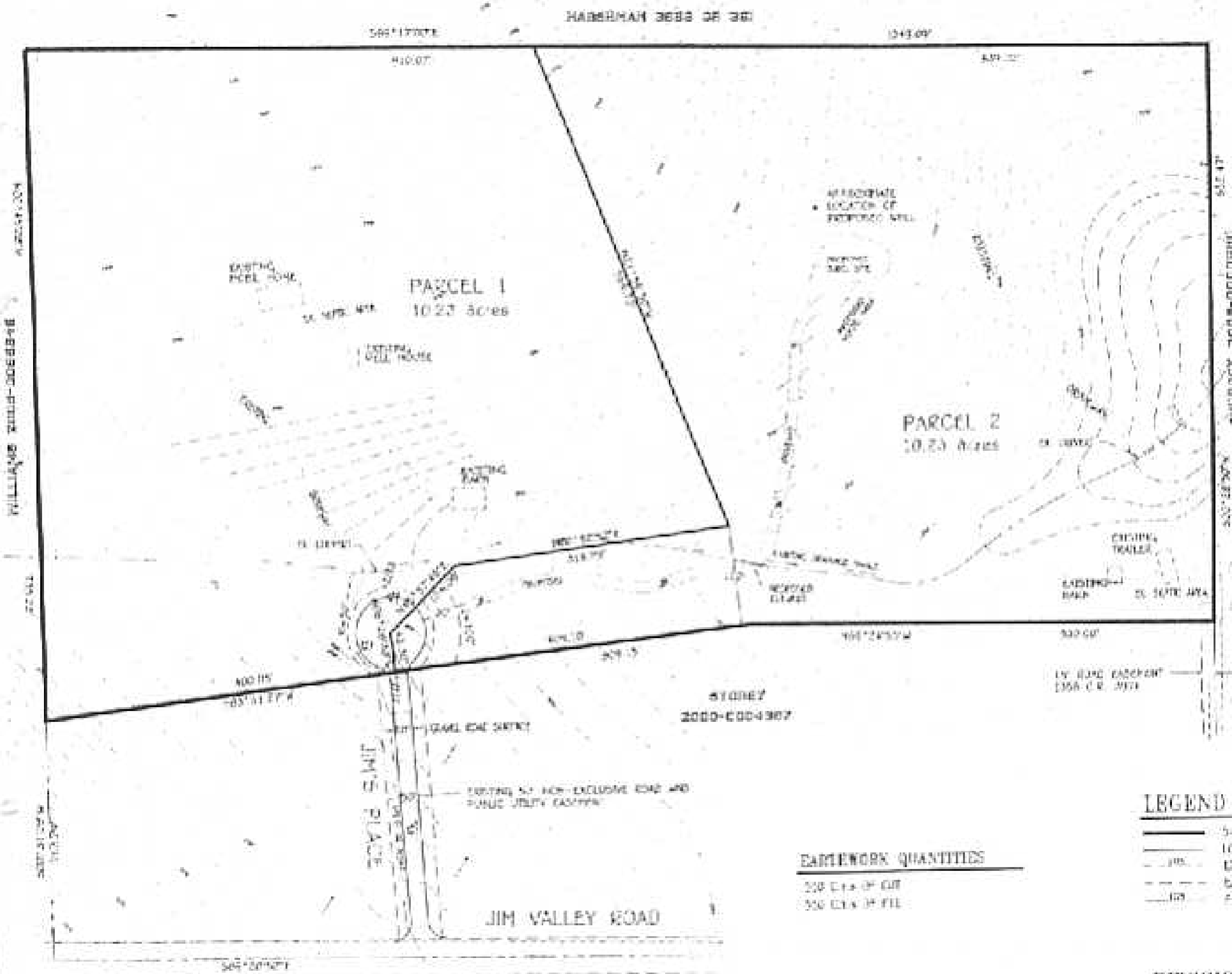
0 330 660 1,320 Feet

EXHIBIT D

N

TENTATIVE PARCEL MAP

PLACERVILLE AREA, COUNTY OF EL DORADO, CALIFORNIA



NOTES:

OWNER	[illegible] AND JIM HILL 4230 MARSH LANE [illegible], CA 95[illegible] PHONE 530-206-5977
MAP PREPARED BY	[illegible] [illegible] ROAD POLLOCK PINES, CA 95726 PHONE 644-2061 FAX 644-5093 EMAIL [illegible]
SCALE	1" = 60'
CONTOUR INTERVAL	2 FOOT
TOPOGRAPHY	COUNTY BASE TOPO AND FIELD SURVEY
SECTION, TOWNSHIP AND RANGE	NORTH HALF OF THE NORTHWEST QUARTER SEC. [illegible] T.10 N., R.11 E., M.D.M.
ASSESSOR'S PARCEL NO.	098-120-71
EXISTING ZONING	RE-10
GENERAL PLAN	RR - RURAL RESIDENTIAL
ACREAGE	20.45 ACRES
PROPOSED USE	SINGLE FAMILY - 10 ACRE LOTS
EXISTING USE	SINGLE FAMILY
UTILITIES	WATER: WELL SANITARY SEWER: SEPTIC SYSTEMS ELECTRIC: PACIFIC GAS AND ELECTRIC TELEPHONE: SBC [illegible]
SCHOOLS	EL DORADO HIGH SCL. DIST./ PLACERVILLE UNION SCL. DIST.
FIRE PROTECTION	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF MAP	MAY, 2006

JIM'S PLACE WILL BE A PRIVATELY MAINTAINED ROAD WITH A ROAD MAINTENANCE AGREEMENT BETWEEN ALL PARCELS CREATED BY THIS MAP.

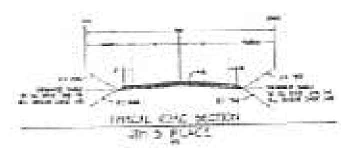
- [illegible] BUILDING SITES AND SEPTIC AREAS WILL BE DELINEATED IN GREATER DETAIL PRIOR TO [illegible] OF THE FINAL PARCELS AND WILL COMPLY [illegible] WITH GENERAL PLAN POLICIES. [illegible] GRADING REQUIRED [illegible] ROAD IMPROVEMENTS LESS THAN 250 CY [illegible]

LEGEND

(thick solid line)	SUBDIVISION BOUNDARY
(solid line)	LOT LINES
(labelled contour)	EXISTING CONTOUR
(dashed line)	EASEMENT LINE
(labelled contour)	PROPOSED CONTOURS

EARTHWORK QUANTITIES

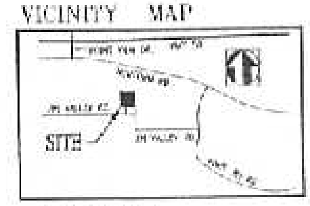
350 CY OF CUT
350 CY OF FILL



REVISIONS

	DATE
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

VICINITY MAP



APPROVALS

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

SHEET 1 OF 1

EXHIBIT E

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

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

Project Title: P06-0021 Voelker Parcel Map

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

Contact Person: Jonathan Fong | **Phone Number:** (530) 621-5355

Property Owner's Name and Address: Hill Family Trust, LL&JE Trust, 4260 Marsh Lane, Diamond Springs CA 95619

Project Applicant's Name and Address: Hill Family Trust, LL&JE Trust, 4260 Marsh Lane, Diamond Springs CA 95619

Project Agent's Name and Address: Designtech- Ann Real, 5461 Starkes Grade Road, Pollock Pines CA 95726

Project Engineer's / Architect's Name and Address: Designtech- Ann Real, 5461 Starkes Grade Road, Pollock Pines CA 95726

Project Location: On the north side of Jim Valley Road 1200 feet northeast from the intersection with Fort Jim Road in the Placerville area.

Assessor's Parcel No: 096-120-71

Zoning: Estate Residential Ten-Acre (RE-10)

Section: 24 **T:** 10N **R:** 9E

General Plan Designation: Rural Residential (RR)

Description of Project: The project would create two, ten-acre parcels.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use (e.g., Single Family Residences, Grazing, Park, School)
Site:	RE-10	RR	Single family residence
North:	TPZ	RR	Undeveloped timber parcel
East:	RE-10	RR	Single family residence
South:	RE-5	RR	Single family residence
West:	RE-5	RR	Single family residence

Briefly Describe the environmental setting: The parcel is located at approximately 2400 feet elevation. Slopes onsite are generally mild with 91% of the site falling within the 0-20% slope range. Vegetation onsite is characterized by native oaks and pines. The site has been previously disturbed with residential development including a mobile home and driveways.

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

1. El Dorado County Department of Transportation: Grading permit for onsite and offsite access road improvements.
2. Environmental Management Department: require an approved soil evaluation report for waste disposal and identified water source prior to map recording.
3. El Dorado County Air Quality Management District: Asbestos Dust Mitigation Plan for project construction

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

DETERMINATION

On the basis of this initial evaluation:

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: June 26, 2007

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: June 27, 2007

Printed Name: Gina Hunter For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a proposed parcel map creating two 10-acre parcels.

Project Location and Surrounding Land Uses

The project site is located in the Placerville area of El Dorado County. The parcel is located approximately ½ miles down Forth Jim Road which is a private dead-end road. The parcel is bounded on three sides by residential-zoned parcels and to the north by a Timber Preserve zoned parcel.

Project Characteristics

This proposal is to create two separate parcels each approximately 10-acres in size.

1. Transportation/Circulation/Parking

Access to the project parcel is provided by Jim Valley Road which is a private dead-end road. The nearest through County-maintained road is Fort Jim Road which is located approximately 1/2 miles east of the project site.

The project would require an approximately 360 foot long cul-de-sac road to be constructed from Jim Valley Road to the project site to provide access to the parcels.

2. Utilities and Infrastructure

The parcel has been developed with residential development and septic systems. The applicant has identified an area on Parcel 2 for a private well. Both parcels have existing septic systems. The septic system on Parcel 2 currently serves an existing barn and trailer. A new septic system has been proposed for future residential development on the parcel. The El Dorado County Fire Protection District has required the installation of an additional fire hydrant. This would require an extension of the existing water line within Jim Valley Road, to the project site.

3. Population

The two parcel map and existing residential units and the potential of two more residential units, (main single family residential unit and one secondary residential unit) would not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of offsite and onsite road improvements including grading for a driveway.

The project applicant would be required to obtain permits for grading from Development Services and obtain an approved Asbestos Dust Mitigation Plan from the Air Quality Management District.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a. the significance criteria or threshold, if any, used to evaluate each question; and
   b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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. The project is for a two parcel land division to create two ten-acre parcels from a 20.45-acre parcel. The surrounding land uses are predominantly residential.

a. **Scenic Vista.** The project site would be located on Jim Valley Road. The project site and vicinity is not identified by the County as a scenic view or resource.[4] There would be no impact.

b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.[5] There would be no impact.

c. **Visual Character.** The proposed parcel map and the future residential development would not affect the visual character of Jim Valley Road or the project vicinity. There would be no impact.

d. **Light and Glare.** The proposed parcel map would create one additional residential parcel. Potential sources of light and glare could result from the residential development. Jim Valley Road contains parcels which have residential development. Therefore, the impacts of existing light and glare created by the project would be less than significant.

Finding

No impacts to aesthetics are expected with the parcel map either directly or indirectly. For this "Aesthetics" category, the impacts would be less than significant.

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4 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.*

5 *California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html)*

II. AGRICULTURE RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site would not be within an Agricultural zone or Agricultural overlay. The land use maps indicate that the project site is identified as 'grazing lands.' Because the project site is not located within an Agricultural District, impacts would be less than significant.

b. **Williamson Act Contract.** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. The adjacent parcel to the north is zoned as Timber Preserve Zone (TPZ). As required by the El Dorado County General Plan, a 200 foot setback is required to for residential development adjacent to TPZ zoned lands. Maintaining the required setback would reduce the impacts to less than significant.

c. **Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. The application of the required Timber Preserve setback would reduce the potential impacts to a less than significant level.

Finding

For this "Agriculture" category, there would be no impact.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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 nonattainment 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 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-c.

Air Quality Plan and Standards. Improvements to the onsite and offsite road improvements could generate short-term fugitive dust and exhaust from construction equipment. Short-term air quality impacts result from emissions generated by construction related equipment. Emissions of NO_x and ROG from construction equipment are the primary pollutants. However, short-term thresholds for these will most likely not exceed 82 pounds per day as identified as a significant threshold for air quality impacts for El Dorado County and would require conformance to District Rule 523. Furthermore, Construction fugitive dust emissions would be considered not significant and estimation of fugitive dust emissions is not required if complete mitigation is undertaken as part of the project (or mandatory condition of the project) in compliance with the requirements of Rule 403 of the South Coast AQMD, such that there would be no visible dust beyond the boundaries of the project. (EDC APCD-CEQA Guide, 1st Ed, 2002) In addition, the El Dorado County Air Quality Management District would require road construction activities to be in conformance with District Rules 223, 223.1, and 223.2 for fugitive dust prevention and track out prevention as well as Rule 300 for open burning if applicable. Prior to any road grading and road improvements, an approved Asbestos Mitigation Plan would be required prior to issuance of a grading permit. If road improvements meet the requirements of the District Rules, the grading and road improvements would not involve the creation of significant smoke, ash or odors. The parcel map woul not create additional vehicle traffic and emissions other than what currently exists for the residential units. Therefore, short-term and long-term air quality impacts would be less than significant.

d-e.

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

Sensitive Receptors and Objectionable Odors. Due to the low density residential development in the area, and dense tree coverage, sensitive receptors such as schools, hospitals, care facilities and high density dwelling units are not located within the immediate vicinity. Common types of facilities known to produce odors include wastewater treatment plants, sanitary landfill, transfer station, asphalt batch plant and manufacturing plants. The requested parcel map and existing residential units on the property will not generate or produce objectionable odors. Short-term heavy equipment emissions generated by the onsite and offsite road improvements would not involve the creation of significant smoke, ash or odors based upon an approved fugitive dust mitigation plan conforming to District Rules 223, 223.1 and 223.2 and Rule 300 as applicable. In addition, the nearest residential unit is located approximately 43 feet north of the north property line. Asphalt surface treatment is not being required since The Department of Transportation is not requiring asphalt surfacing as a condition of approval. The proposed road improvement work would not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. Therefore, long-term impacts would be less than significant.

Finding

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the proposed project would not impact air quality. For this "Air Quality" category, the thresholds of significance have not been exceeded.

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

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
habitat conservation plan?				

Discussion:

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

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

a. Special Status Species and Sensitive Natural Communities. The project site is located within Mitigation Area 2.[6] The El Dorado County Zoning Ordinance defines Mitigation Area 2 as lands within the El Dorado Irrigation District service area. There areas are not known to have rare and endangered plant species. Development within Mitigation Area 2 is subject to payment of a mitigation fee. Impacts would be less than significant.

b-c. Riparian Habitiat. No riparian habitats are found on the project site. An existing drainage culvert crosses the southern portion of the parcel. The driveway of Parcel 2 would cross the swale and would require the installation of a new drainage culvert. Impacts would be less than significant.

d. Wildlife corridors. Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan DEIR Exhibit V-8-4 indicates that the Yollabolly Deer herd migration areas crosses the parcel. The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites in any manner that does not currently exist. Impacts would be less than significant.

e-f. Biological Resources. The project would not result in tree removal that is in excess of the retention and replacement provisions of General Plan Policy 7.4.4.4. No oak canopy would be removed as a result of the proposed parcel map.

The proposed project would not conflict with the provisions of a proposed or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*), or for the Gabbro soil rare plants which are subject to draft Recovery / Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

There are no special status species and sensitive natural communities that would be adversely affected by the proposed parcel map. Impacts would be less than significant.

Finding

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6 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7*

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

No Special-status plant species were found onsite. For this "Biological" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- 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-d.

The cultural resources study done for the project site indicates that there is a low possibility of cultural resources in the project vicinity.[7] Furthermore, the project parcel has been previously developed with single family residential development. The project site has been disturbed and portions graded. The proposed parcel map would create two, one of which has already been developed. There would be no impact.

Finding

Based upon the archaeological survey report prepared for the site, it can be determined that all feasible conditions have been incorporated in the project to reduce potential impacts on cultural resources to a level of insignificance. For this "Cultural Resources" category, the thresholds of significance have not been exceeded.

[7] *North Central Information Center, Record Search Results for "Voelker Property Split," May 2006*

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as ground shaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

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

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. [8] No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.[9] There would be less than significant related impacts related to fault rupture. There are two known faults within the project vicinity; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is situated between the Melones Fault Zones and located outside of the fault zone buffer areas. The subject parcel is approximately 0.7 miles away from the two fault zones. The Melones fault zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.[10]

Earthquake activity on the closest active fault could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.[11] While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.[12] The project site were the existing dwelling units are located is relatively flat, while the rest of the property is comprised of rolling terrain; and based upon the soil survey and metamorphic rock comprising the site, there would be no risk of landslide.[13]

The proposed parcel map would result in two separate parcels for residential development situated in an area subject to low to moderate groundshaking effects. The proposed project would not include uses that would pose any unusual risk of environmental damage either through the use of hazardous materials or processes or through structural design that could be subject to groundshaking hazard. There would be no significant impacts that could not be mitigated through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. Impacts would be less than significant.

b & c. **Soil Erosion and loss of topsoil.** The project would involve widening portions of the access roads on and offsite to provide a minimum 18 foot road width as required by the SRA Fire Safe Regulations.

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8 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, p.5.9-29.*

9 *California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

10 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, p.5.9-5.*

11 *California Department of Conservation, California Geological Survey, Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002. (http://www.consrv.ca.gov/cgs/rghm/psha)*

12 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, pages 5.9-6 to 5.9-9.*

13 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, pages 5.9-6 to 5.9-9.*

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

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 offsite road improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

The El Dorado County Resource Conservation District reviewed the application in 2006 and did not have any issues with the proposed parcel map.

Adherence to the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* would reduce the potential impacts to 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. The project site has been classified per the USDA Soil Survey as Argonaut Very Rocky Loam (AmD), Boomer Site Loams (BpC), Placer Diggings (PrD). Impacts would be less than significant.

e. There are two existing septic systems on the project site. An additional septic system has been proposed for Parcel 2 for future residential development. Impacts would be less than significant.

Finding

No significant geophysical impacts are expected from the proposed 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. *Would the project:*				
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

VII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

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

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

a-b. Hazardous Substances. No hazardous substances are involved with the parcel map. Temporary use of heavy equipment for road improvements would be required. A diesel fuel storage tank may be located onsite 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 road improvements required and the duration of heavy equipment onsite and offsite to complete the road 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	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.[14] 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.

g. **Emergency Response Plan.** The parcel is accessed via Jim Valley Road. The nearest through County-maintained road is Fort Jim Road. Fire response and fire safety issues have been reviewed by the El Dorado County Fire Protection District. The Fire District would require a Fire Safe Plan prepared by a registered professional forester. Based upon the conditions of approval for onsite and offsite road improvements, impacts would be less than significant.

h. **Fire Hazards.** The project site located in an area classified as having a moderate fire hazard.[15] As part of the conditions of approval for the parcel map, the applicants would be required to provide an approved Fire Safe Plan, be required to improve both onsite and offsite roads for emergency access and the applicants have installed a fire safe turnaround on the property. Impacts related to wildland fire hazard would be less than significant.

Finding

No Hazards or Hazardous conditions are expected with the parcel map either directly or indirectly. For this "Hazards" category, the thresholds of significance have not been exceeded.

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

14 *California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List). http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed September 23, 2004; California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004*

15 *El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH #2001082030), May 2003, Exhibit 5.8-4.*

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

Discussion:

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

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

a & f. **Water Quality Standards.** The project is of limited scope and would not involve disturbance to water bodies or require water service, and would therefore have no effect on surface or groundwater quantity or quality. Development that would occur as a result of this parcel map would utilize private wells and onsite septic systems. Installation of wells and septic wastewater systems are subject to review and approval of the Department of Environmental Management. Therefore, impacts would be less than significant.

b. **Groundwater.** The proposed parcels would be served by private wells. Due to the limited scope of development associated with the parcel map, impacts would be less than significant.

c. **Erosion Control Plan.** The purpose of the erosion control program is to limit storm water runoff and discharge from a site. The Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. The Department of Transportation has

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

reviewed the proposed project and has required a Grading Plan for any proposed road improvements. The Grading Plan is required to be in conformance with the *Grading, Erosion and Sediment Control Ordinance.* Adherence to the standards of the Ordinance would reduce potential erosion impacts to a less than significant level.

d. **Existing Drainage Pattern.** The parcel map is to create two (2) ten-acre parcels. Based on current topography and slopes for the property, it appears that no drainage corridors exist on the project site. The El Dorado County Department of Transportation has reviewed the proposed parcel map and has required a drainage, erosion control plan for the required road improvements. Adherence to the plan would reduce impacts to a less than significant level.

e. **Storm Water Run-off.** Based on the soil types, surface runoff has been characterized as being slow to moderate. Erosion control plans have been required due to the proposed road improvements. Adherence to the erosion plan would reduce the impacts to a less than significant level.

g, h, & i. **Flooding.** No perennial streams are located within 100 feet of the project site. Impacts would be less than significant.

FIRM. The Flood Insurance Rate Map (Panel No. 060040 0775 D, last updated December 4, 1986) for the project area establishes that the project site is not within a mapped 100-year floodplain.

j. **Seiche, tsunami, or mudflow.** The potential impacts due to a seiche, tsunami, or mudflow is remote. Impacts would be less than significant.

Finding

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

IX. LAND USE PLANNING. *Would the project:*				
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;

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

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

a. **Established Community.** The project site is surrounded by residential uses and is located within the El Dorado Hills Community Region. The proposed parcel map and future residential development would not physically divide an established community. There would be no impact.

b. **Land Use Plan.** The parcel is zoned Estate Residential Ten Acre (RE-10) and allows single family residential development. There would be no impact.

c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project would not affect any biological resources. Impacts would be less than significant.

Finding

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

X. MINERAL RESOURCES. *Would the project:*				
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.[16] The project site has not been delineated in the General Plan or in a specific plan as a

16 *California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California. CGS Open-File Report 2000-03, 2001.*

locally important mineral resource recovery site.[17] There are no 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 parcel map either directly or indirectly. For this "Mineral Resources" category, the thresholds of significance have not been exceeded.

XI. NOISE. *Would the project result in:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

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

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

a-d. Noise Standards. The onsite and offsite road improvements would generate temporary construction noise from the large heavy equipment, trucks, bulldozer) 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

17 *El Dorado County Planning Department. El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.*

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

noise sources in rural regions-construction noise). However, the site is located on a large parcel in an outlying area and no sensitive receptors are located within the project vicinity. Construction operations for road improvements would require adherence to construction hours between 8:00 a.m. and 6:00 p.m. during weekdays and would 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 Jim Valley 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. The road improvement 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 residence or adjacent residences. No known changes in traffic-generated noise levels along Jim Valley Road would occur. Short-term and long-term impacts would be less than significant.

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

Finding

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

XII. POPULATION AND HOUSING. *Would the project:*				
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-c. **Population Growth.** The project site is in an area zoned for residential use and is designated as Rural Density Residential land use under the 2004 General Plan. The minimum allowable density is one dwelling unit per acre and the population growth for the County has been analyzed within the 2004 General Plan EIR. The proposed parcel map would create two (2) ten acre parcels which is consistent with both the General Plan and General Plan EIR. No further land division would occur without both a General Plan and Zoning amendment. Utility services are available at the project site. No housing or people would be displaced, and no extensions of infrastructure would be required. There would be no impact.

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

Finding

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

XIII. PUBLIC SERVICES. *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.*				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks?			X	
e. Other government services?			X	

Discussion:

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

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

a. **Fire Protection.** The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire District that the level of service would not fall below the minimum requirements as a result of the project. The responsible Fire District would review building permit plans to determine compliance with their fire standards. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.

b. **Police Protection.** The proposed parcel map will create two (2) residential lots. Impacts to police protection services would be less than significant.

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

c-e. Schools, Parks and Other Facilities. Future residential development would be subject to school impact fees at time of building permit issuance. The parcel map is subject to payment of parkland dedication in-lieu fees. Impacts would be less than significant.

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 parcel map would increase population that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. There would be a less than significant impact.

Finding

No significant impacts to recreation and open space resources are expected either directly or indirectly. For this "Recreation" category, the thresholds of significance have not been exceeded.

XV. TRANSPORTATION/TRAFFIC. *Would the project.*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion:

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

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

a&b. **Capacity and Level of Service.** The Department of Transportation has reviewed the proposed parcel map 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 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.

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 Jim Valley 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 Jim Valley Road and Fort Jim Road which will terminate onsite in a fire safe approved turn around. Road improvements are required to increase the road width and emergency vehicle load ratings pursuant to fire safe regulations and are being placed upon the conditions of approvals for the parcel map prior to final map recording. Based upon the required road improvements there would be no disruption of emergency access to and from the existing residence or those in surrounding parcels. 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. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.				X

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

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate 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 two 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 would contain an approved septic system. There would be no impact. The project would require the extension of the existing water service line beneath Jim Valley Road. The extension would allow the installation of a new fire hydrant as required by the El Dorado County Fire Protection District. The El Dorado Irrigation District has reviewed the required improvements and has determined adequate fire flow can serve the project. Impacts would be less than significant.

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 anticipated increases of solid waste generated from the existing residential units and proposed residential unit once the parcel is divided into two or affect recycling goals. There would be no impact.

h. **Power.** Power and telephone facilities are currently in place and utilized at the project site. No further expansion of power anticipated from 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.

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. As discussed in Item V (Cultural Resources), the proposed project would have no significant effect on historical or unique archaeological resources as mitigated. There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV). There would be no impact.

b. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant.

c. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly. There would be no impact.

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

SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Response to Comment on DEIR
Volume III - Comments on Supplement to DEIR
Volume IV - Responses to Comments on Supplement to DEIR
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Record Search Results for "Voelker Property Split," North Central Information Center, May 2006.

Tentative Parcel Map prepared by Designtech, May 2006.