

**ELDORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** May 8, 2008

**Item No.:** 7.c.

**Staff:** Aaron Mount

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

**FILE NUMBER:** A07-0001/Z07-0003/PD07-0002/TM07-1432/D' Amico Estates

**APPLICANT:** Cecil Wetsel and Judy D' Amico

**ENGINEER:** CTA Engineering and Surveying/Olga Sciorelli

**REQUEST:** The project consists of the following requests:

1. General Plan amendment amending the general plan land use designation for parcel numbers 101-240-02 (11.6 acres) and 101-240-03 (10.35 acres) from Low Density Residential (LDR) to Medium Density Residential (MDR).
2. Rezone for parcels numbered: 101-240-02 and 101-240-03 from Estate Residential Ten-acre (RE-10) to Single Family One-acre Residential-Planned Development (R1A-PD) and 101-240-45 (25.94 acres) from Single Family One-acre Residential (R1A) to Single Family One-acre Residential-Planned Development (R1A-PD).
3. Development plan and tentative subdivision map to create 28 lots in size from 29,519 square feet to 68,522 square feet on 48.7 acres with approximately 15.2 acres of open space and 0.3 acres of landscape lots.
4. Design waivers have been requested for the following: a) To reduce the required right-of-way at the turnaround at the end of "B" Drive from a 60 foot wide radius to a 56 foot wide radius; b) To reduce the width of the right-of-way from 60 feet to 50 feet for "A" Drive and a portion of "B" Drive, from "A" Drive intersection to the end of "B" Drive; c) To reduce the width of the right-of-way from 60 to 44 feet for a portion of "B" Drive, from Blair Road to the "A" Drive intersection; d) To reduce the standard 60 foot wide right-of-way and 28 foot wide road width of the one way looped entrance of "A" Drive to a 40 foot wide right of way

and 22 foot wide roadway; and e) Allow the access portions of proposed flag lots, proposed Lot Numbers 6 and 28, to exceed 100 feet in length.

**LOCATION:** On the southeast side of Blair Road, approximately 1.25 miles north of the intersection with Pony Express Trail in the Pollock Pines area, Supervisorial District II. (Exhibit A)

**APN:** 101-220-02 -03 and 101-240-45

**ACREAGE:** 48.7 acres

**GENERAL PLAN:** APN 101-240-45:MDR  
APN 101-220-02 -03:LDR  
(Exhibit C)

**ZONING:** APN 101-240-45:R1A  
APN 101-220-02 & -03:RE-10  
(Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**RECOMMENDATION:** Recommend approval

**BACKGROUND:** The subject tentative map, planned development, and zone change applications were submitted on January 10, 2007 and the general plan amendment application was submitted on February 14, 2007. The project was deemed complete on January 10, 2008. The project site was designated Medium Density Residential and High Density Residential following the adoption of the Pollock Pines Area Plan in April of 1981. The project site was subsequently designated Medium Density Residential and Low Density Residential (Exhibit B) by the current General Plan adopted July 19, 2004 and on the previous General Plan adopted July 19, 1996.

## **STAFF ANALYSIS**

**Project Description:** The project request includes a General Plan amendment, rezone, planned development, and tentative map. The General Plan amendment, from Low Density Residential to Medium Density Residential is for the two southern project parcels and has been requested in order to achieve a consistent density throughout the project site. The largest of the three project parcels is currently Medium Density Residential. The zone change request would add the Planned Development (PD) overlay to all three project parcels and would change the zoning on the two southern parcels from Estate Residential Ten-acre (RE-10) to Single Family One-acre Residential (R1A) to be consistent with the General Plan amendment request. The tentative map and planned development would create 28 lots ranging in size from 29,519 square feet to 68,522 square feet. Additionally, two open space lots would be provided totaling 15.2 acres and three landscape lots totaling 0.3 acres. Five design waivers have been requested as part of the project. The design waivers

would allow for variations of the requirements of the turnaround, Standard Plan 101B, and flag shaped lots.

**Site Description:** The three subject parcels total 48 acres and are located between approximately the 3,770 and 3,640 feet elevations above sea level. The project site is within the Pollock Pines Community Region. There are three abandoned main buildings and two accessory sheds in disrepair on the northernmost parcel currently accessed from a dirt driveway off of Blair Road across from Apple Creek Road. The vegetation is dominated by conifers. Portions of the project parcels have been logged of the conifers measuring from two feet to six feet in diameter at their base and there are numerous slash piles laying about the site from the logging operation done under a current Timber Harvest Plan. South Fork Long Canyon Creek is an intermittent and perennial stream fed by ground seepage and springs, which travels into the project parcels from the southeast corner and travels in a northwesterly direction for approximately 1,850 feet and exits the parcel through a 24 inch culvert under Blair Road on its way into the South Fork of the American River. Where the stream enters the southeast it is immediately intercepted by the El Dorado Irrigation District's (EID) main canal (ditch) that comes out of the Forebay Reservoir. This ditch also bounds the eastern and southern boundaries where it intercepts all drainage prior to entering the subject parcels. The entire ditch is elevated above the subject parcels. The west and northwest boundaries are bound by Blair Road. There are very few areas on the three parcels that do not have any slope as the project site is a basin that is the headwaters of the watershed.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
<b>Site</b>	R1A/RE-10	MDR/LDR	Vacant
<b>North</b>	R1A	MDR	Vacant
<b>South</b>	R1/RE-10	MDR/LDR	Vacant
<b>East</b>	R1A/R1	MDR	Single-Family Residences
<b>West</b>	R1A/RE-10	MDR/LDR	Single-Family Residences

**Discussion:** All project and adjacent parcels are within the Pollock Pines Community Region. The proposed lotting pattern and density would be consistent with parcels to the west, north, and east.

**Access:** Primary site access would be provided via Blair Road which connects to Pony Express Trail to the south and Forebay Road to the north. On-site circulation includes the improvement of on-site roads "A" and "B" Drives to a road width of 28 feet. "A" Drive would contain a one way looped entrance onto Blair Road improved to a width of 22 feet. "B" Drive contains the second encroachment onto Blair Road and would be a standard two lane entrance. The project has proposed gating both entrances to the subdivision. Specific conditions have been applied that ensure adequate emergency access has been incorporated into the gate design. Proposed off-site road improvements are discussed in the circulation section below. Proposed access to all lots would be consistent with

fire safe standards. As such, the proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that will substantially increase hazards. No traffic hazards will result from the project design. The proposed subdivision is consistent with General Plan *Policy 6.2.3.2* as the El Dorado County Fire Protection District (County Fire) has reviewed the project and confirmed that the proposed access and on-site roadways are adequate for the development. County Fire however, does not support the reduction of the right-of-way for a section of "B" Drive from 60 feet to 44 feet. The right-of-way width reduction does not reduce the roadway width of 28 feet which is consistent throughout the project and has been approved by County Fire.

**Air Quality:** The El Dorado County Air Quality Management District reviewed the submitted air quality analysis and determined that the project would have a less than significant impact on the air quality with the implementation of the mitigation measures identified within the prepared Mitigated Negative Declaration (Exhibit M). Standard Air Quality Management District conditions of approval are included in Attachment 1.

**Circulation:** According to the project traffic analysis, "the proposed project is expected to generate 344 daily trips, including 31 AM peak-hour trips and 37 PM peak-hour trips". (Traffic Impact Analysis Wetsel Property Pollock Pines, California, Kimley-Horn and Associates, November 14, 2006). Based on the traffic analysis, the Department of Transportation (DOT) has conditioned the project accordingly. As such, the project includes the improvement of on-site roads to a road width of 28 feet for "A" and "B" Drives, a road width of 22 feet for the one way looped entrance to "A" Drive, and a 16 foot road width from centerline for the on-site portion of Blair Road. Additionally, the Blair Road Bridge, at mile post 0.52, is substandard and is currently on the DOT bridge replacement list. The DOT has agreed to replace this bridge utilizing Federal-aid funds. The Federal funding will contribute 88.53% of the overall cost for the bridge replacement, as specified in the approved engineers cost estimate. The DOT will administer and act as lead agency for the replacement of this bridge and the applicant shall provide their fair share cost of the matching funding contribution of 11.47% respectively which amounts to \$132,457.

The project traffic analysis concluded that the addition of the proposed project to the existing circulation network would not result in substandard operations at the study intersections.

The 2004 General Plan *Policies TC-Xe* and *TX-Xf* (which incorporate Measure Y) require that projects that "worsen" traffic by 2 percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT reviewed the proposed project and determined that it is consistent with this General Plan requirement.

South of the proposed project is a parcel (APN 101-220-19) owned by the County for siting a regional park. A Mitigated Negative Declaration has been adopted; however the park is still conceptual and as of this date has not received full funding. Access to the proposed park site would create a dead end road of a length which is not acceptable to County Fire. An emergency secondary access has been requested by County Fire and an easement would be granted by the applicant of this map, as shown on the tentative map, to allow the needed emergency access through the subject site.

This easement will ultimately give the proposed tentative map a secondary emergency access and pedestrian access to the proposed park.

**Design Waivers:** The applicant has requested the following design waivers: a) To reduce the required right-of-way at the turnaround at the end of "B" Drive from a 60 foot wide radius to a 56 foot wide radius; b) To reduce the width of the right-of-way from 60 feet to a 50 feet for "A" Drive and a portion of "B" Drive, from "A" Drive intersection to the end of "B" Drive; c) To reduce the width of the right-of-way from 60 to 44 feet for a portion of "B" Drive, from Blair Road to the "A" Drive intersection; d) To reduce the standard 60 foot wide right of way and 28 foot wide road width of the one way looped entrance of "A" Drive to a 40 foot wide right of way and 22 foot wide roadway; and e) Allow the access portions of proposed flag lots, proposed Lot Numbers 6 and 28, to exceed 100 feet in length.

DOT and Planning staff reviewed the requested design waivers and has no objections. The necessary findings for approval of these requests are listed in Attachment 2 of the staff report.

**Drainage/Grading:** Drainage/grading issues are addressed within the prepared environment document and were determined to result in a less than significant impact with the implementation of Best Management Practices (BMP) to control erosion and sedimentation. The project's Drainage Study concluded that the water shed boundary is defined primarily by the El Dorado Canal, which intercepts runoff that is generated offsite, and conveys it around the project site. Natural runoff originating within the study area drains to the South Fork tributary of Long Canyon, of which the site is the uppermost reaches of. It was concluded that the project would not result in adverse offsite drainage impacts (Drainage Study for D'Amico Property, CTA Engineering and Surveying, December, 2006). Conditions of approval are included in Attachment 1 that addresses standard drainage issues identified by DOT.

A review of the project's slope map indicates that none of the proposed lots have slopes in excess of 30 percent that comprise the majority of a proposed lot. As such, all proposed lots appear to have sufficient buildable area. Site grading is limited to that necessary for the construction of interior access roads while grading of individual lots will be evaluated at the building permit stage. The slope map shows insignificant grading of spots that are greater than 30 percent.

**Fire:** The El Dorado County Fire Protection District reviewed the proposed tentative subdivision map and would require new fire hydrants for the site as well as road improvements as shown on the tentative map and an approved fire safe plan. As discussed in the access section above, County Fire has recommended approval of the proposed gates with the inclusion of conditions of approval that would ensure emergency access. Fire issues are addressed within the project's conditions of approval.

**Land Use Compatibility:** As shown in the adjacent land use table and Exhibits B and C, the subject site is surrounded on three sides by residential uses with a lotting pattern and sizes consistent with the proposed project. The southern property line is defined by the El Dorado Canal which follows the natural topography and physically and artificially separates the subject site from the undeveloped parcels to the south. As discussed above, one of the undeveloped parcels to the south is owned by the

County and is proposed to be developed into a regional park. The subject and adjacent parcels are within the Pollock Pines Community Region which the General Plan defines as those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development. Therefore, the proposed subdivision is compatible within the context of these surrounding land uses pursuant to General Plan *Policy 2.2.5.1*.

**Oak Tree Canopy:** The subject site is dominated by conifers and contains sporadic and intermittent black oaks (*Quercus kelloggii*) creating oak tree canopy coverage of less than 10 percent. Additionally, the three subject parcels are not located in an area determined to be oak woodland by the El Dorado County D.E.I.R., Exhibit 5.12-1, EDAW, May 2003 and thus are not subject to Policy 7.4.4.4.

**Public Transit:** The El Dorado County Transit Authority reviewed the proposed subdivision and had no concerns or specific conditions of approval requested.

**Schools:** The Pollock Pines School District reviewed the project and had no concerns or specific conditions of approval requested. School impact fees collected at time of building permit issuance would help reduce such school enrollment impacts.

**Water Resources:** General Plan Policy 7.3.3.4 requires development projects to be set back at minimum of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands. South Fork Long Canyon Creek is an intermittent and perennial stream fed by ground seepage and springs, which travels into the project parcels from the southeast corner and travels in a northwesterly direction for approximately 1,850 feet and exits the parcel through a 24 inch culvert under Blair Road on its way into the South Fork of the American River. An alternative setback has been requested for a portion of the on-site stream that has been identified to be perennial on the submitted wetland delineation. The alternative setback of 50 feet for the perennial portion of the South Fork Long Canyon Creek has been analyzed in the submitted biological report and wetlands delineation and it has been determined that with implementation of recommended mitigation and Best Management Practices (BMPs) that the alternative setback would still provide sufficient protection to the affected biological resources. Further, a mitigation measure, MM Bio-5, has been included to ensure the tentative subdivision map would be designed in a manner to avoid disturbances to the on-site pond, wetlands and South Fork Long Canyon Creek by incorporating these water features into the project's open space areas consistent with General Plan Policy 7.3.3.5. One crossing is proposed for South Fork Long Canyon Creek. Mitigation Measures BIO-4, 6, and 7 in the environmental document address potential impacts on jurisdictional features as a result of "B" Drive crossing the South Fork Long Canyon Creek.

**Water/ Sewage Disposal:** Public water will be provided to the project site by El Dorado Irrigation District (EID). EID provided a letter dated September 21, 2006 indicating that it has adequate existing water capacity and supplies to serve the proposed project with drinking water. However, the minimum fire flow of 1,500 gpm at 20 psi can not be met by EID without significant system upgrades. A condition of approval from County Fire has been included requiring all structures to have approved fire sprinkler systems.

Sewage disposal is proposed to be individual septic systems. El Dorado County Environmental Health has approved the submitted Land Use Capability Report detailing septic capability for each proposed lot.

**Parks and Recreation:** As required by section 16.12.080 of the County Subdivision Ordinance and the Quimby Act, the project is required to dedicate park land or pay the fees in lieu thereof. The amount of land to be dedicated is 3.136 acres based on the equation specified in section 16.12.090.B.3 of the Subdivision Ordinance. As dedication of park land has not been proposed, an in-lieu fee will be calculated on the amount of parkland area required for the tentative map with the fee amount to be based on the fair market value established by the County's Assessor's Office.

### **GENERAL PLAN**

The project has been reviewed in accordance with the applicable El Dorado County 2004 General Plan policies identified below and it has been determined that the project is consistent with the General Plan. While many of these topics have already been addressed in the previous section of the staff report, further discussion of those general plan issues not already discussed above is provided below.

#### **Land Use:**

Policies 2.2.1.2, 2.2.3.1, 2.2.3.2, 2.2.5.3, and 2.2.5.2 concerning land use designations, planned developments, rezoning, and land use compatibility have been reviewed as follows.

Overall project density would be approximately one dwelling unit per 1.7 acres. This is consistent with the proposed General Plan land use designation of MDR as shown on Exhibit D.

Sufficient open space and clustering of housing units to conform to the natural topography is provided for the project consistent with Policy 2.2.3.1.

Staff has reviewed the zone change request against the 19 specific criteria under policy 2.2.5.3 and found that the proposal is consistent with applicable criteria such as availability and capacity of public treated water system, capacity of the transportation system serving the area, and existing land use pattern.

The subject site is surrounded by low and medium density residential uses. The lotting pattern and density are consistent with the surrounding area which is entirely within the Pollock Pines Community Region. Therefore, the proposed subdivision is compatible within the context of these surrounding land uses pursuant to General Plan Policy 2.2.5.21.

#### **Transportation and Circulation:**

The project is consistent with policies TC-Xe and TX-Xf concerning traffic impacts as discussed above.

#### **Public Services and Utilities:**

As proposed, the project complies with policies 5.2.1.3, 5.2.1.4, 5.3.1.1, 5.3.1.2, 5.7.1.1, 5.7.3.1, and 5.8.1.1 regarding connection to public water, availability of reliable water supply, wastewater

capacity, fire protection, law enforcement and school capacity. The project is consistent with these policies based on comments and analysis provided by El Dorado Irrigation District, El Dorado County Fire Protection District, and the Pollock Pines School District, as outlined above.



Public Health and Safety:

El Dorado County Fire Protection District and the Department of Transportation have verified that adequate fire access would be provided, consistent with policy 6.2.3.2. Consistent with Policy 6.2.2.2 the applicant is required to submit an approved fire safe plan prior to finaling of the map.

Conservation and Open Space:

As proposed, the project complies with policies 7.1.2.1, 7.3.3.4, 7.3.3.5, 7.4.4.4, and 7.5.1.3 grading on slopes in excess of 30 percent, water resource setbacks and protection, oak tree canopy retention and cultural resource protection. These issues are addressed above as well as in the prepared environmental document.

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

**ZONING**

The proposed subdivision contains 28 lots which are consistent with the development standards identified within the proposed zoning district, R1A-PD, outlined in Section 17.28.080 of the Zoning Ordinance, except for minimum lot size. Proposed lot sizes range from 29,519 square feet to 68,522 square feet with 16 of the 28 lots being less than the one acre minimum within the R1A zone district. The reduced lot sizes would be required to allow for the clustered development proposed. Proposed deviations from the development standards are discussed in the planned development section below.

**DEVELOPMENT PLAN**

The applicant has requested several minor modifications from the R1A development standards for the proposed development plan. Exhibit J would represent the setbacks to be utilized for a typical R1A-PD lot. The submitted exhibit depicts front and rear yard setbacks of 30 feet. The side setbacks are shown as 15 feet which match those in the Zoning Ordinance but are not consistent with Fire Safe Regulations for parcels greater than an acre in size which requires 30 foot setbacks on all sides. A condition of approval would require that the reduced side setbacks be examined and approved within the required fire safe plan. If not approved, reduced fire safe side setbacks could be examined by the local fire district during building permit analysis. The other requested exception is for corner lots which currently require all fronts to have 30 foot front yard setbacks under the R1A development standards. The applicant is requesting a reduced front yard setback for proposed lots 4, 7, and 14 of 15 feet along proposed "B" Drive. Staff believes that adequate justification has not been provided to allow the reduced front yard setbacks for the proposed corner lots. Line of sight issues may be encountered due to lot and street design and the proposed lots would not be reduced to an area less than the R20,000 zone district which has the same setback requirements,

Other planned development issues have been discussed above under the General Plan consistency section. Staff reviewed the typical lot setbacks shown in Exhibit J and feel they would not be appropriate for this development plan. Findings for conditional approval of the development plan are included in Attachment 2.

## 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 air quality, biological resources, cultural resources, hazards and hazardous materials, noise and transportation. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

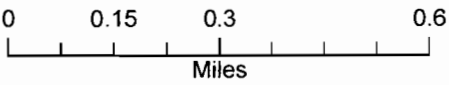
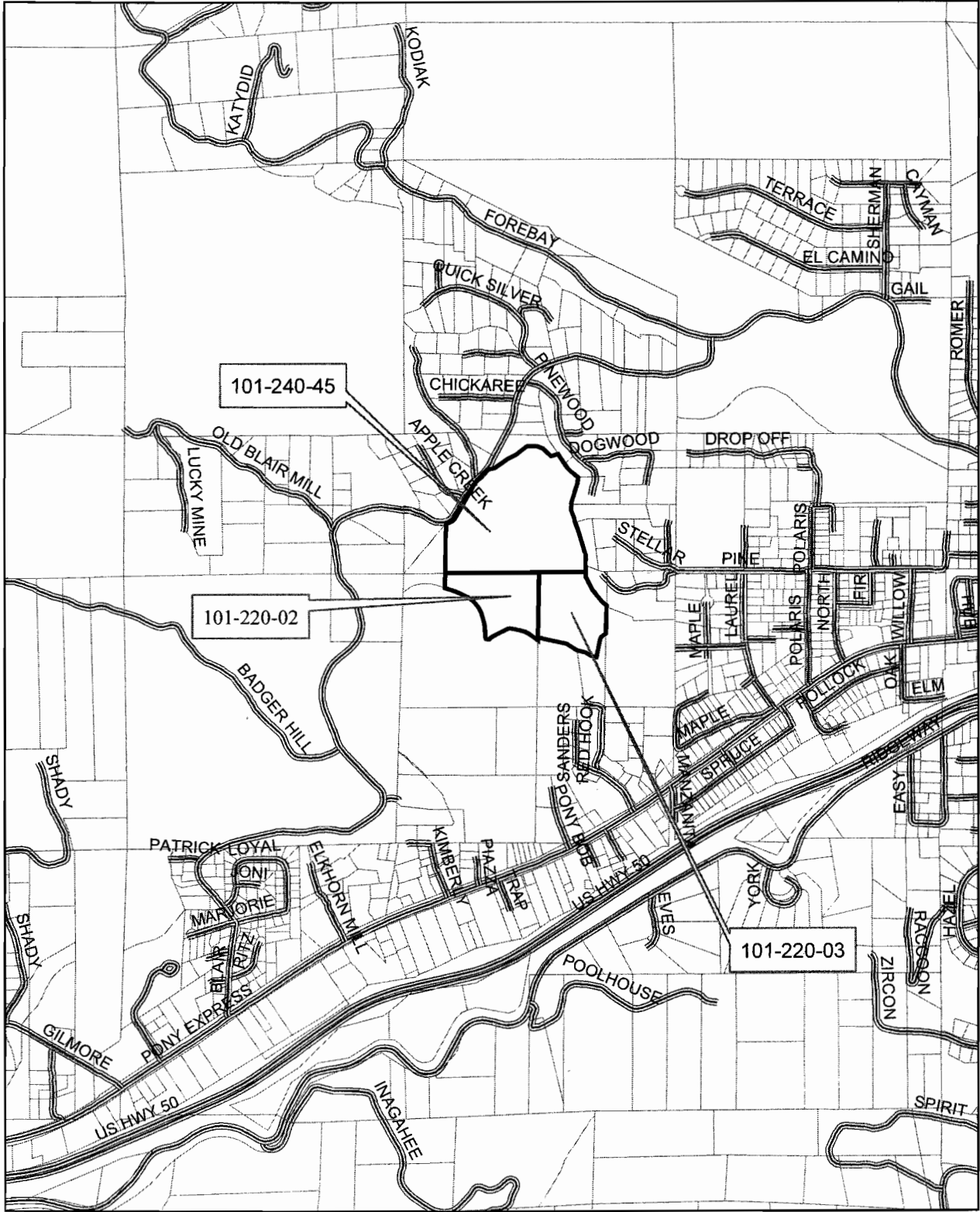
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 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.

## SUPPORT INFORMATION

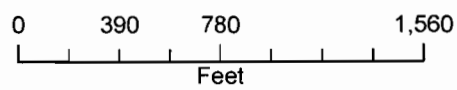
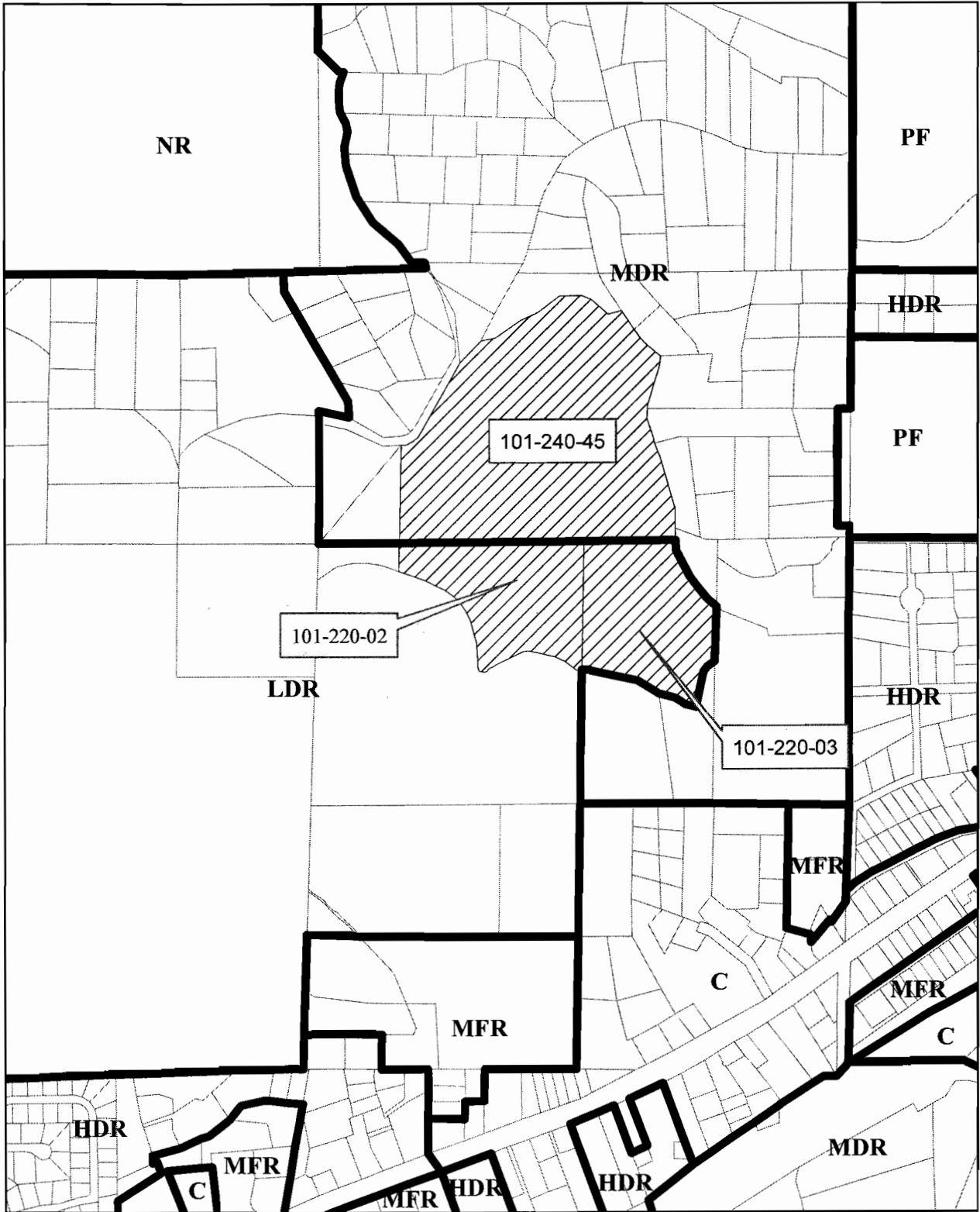
### Attachments to Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Tentative Subdivision Map
Exhibit E.....	Setback Reduction Justification
Exhibit F.....	Community Region Boundary Map
Exhibit G.....	USGS Quadrangle
Exhibit H.....	Blair Road Bridge Photo
Exhibit I.....	Typical Gate Elevation
Exhibit J.....	Supporting Design Waiver Requests
Exhibit K.....	Environmental Checklist and Discussion of Impacts

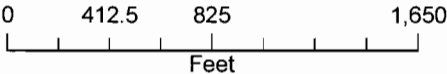
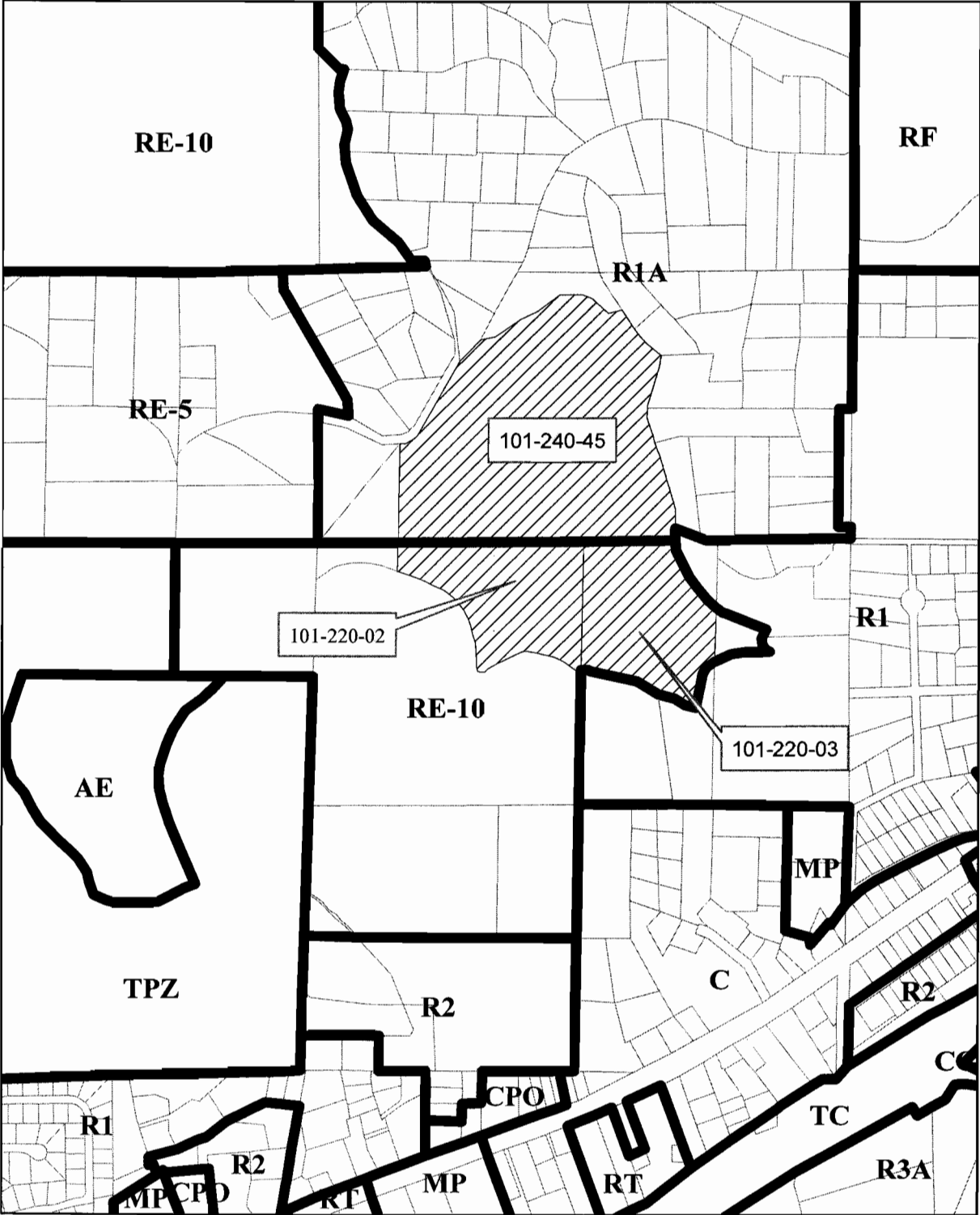
# EXHIBIT A: VICINITY MAP



# EXHIBIT B: GENERAL PLAN LAND USE MAP



# EXHIBIT C: ZONING MAP



**OWNERS OF RECORD**  
 CEA, WESLEY & ADY D/MCO  
 11400 INTERNATIONAL AVENUE, SUITE 100  
 GARDEN GROVE, CA 92640

**APPLICANT**  
 CEA, WESLEY & ADY D/MCO  
 11400 INTERNATIONAL AVENUE, SUITE 100  
 GARDEN GROVE, CA 92640

**ENGINEER**  
 GUYTON & ASSOCIATES  
 11400 INTERNATIONAL AVENUE, SUITE 100  
 GARDEN GROVE, CA 92640

**MAP SCALE**  
 1" = 100'

**CONTOUR INTERVAL**  
 CONTOUR INTERVAL = 5'

**SOURCE OF TOPOGRAPHY**  
 Aerial Photography

**SECTION, TOWNSHIP AND RANGE**  
 A PORTION OF SECTION 25, T.11 N., R.12 E. S.14  
 A PORTION OF SECTION 36, T.11 N., R.12 E. S.14

**ASSESSOR'S PARCEL NUMBERS**  
 A.P.N. 901-200-05  
 A.P.N. 901-200-06  
 A.P.N. 901-200-07

**PROPOSED ZONING**  
 RM-70

**TOTAL AREA**  
 48.7 ACRES

**TOTAL NO. OF LOTS/TOTAL LOT AREA**

28 SINGLE FAMILY LOTS	28.9 AC.
5 LUTTERED LOTS	15.3 AC.
LOTS A & B (OPEN SPACE)	0.3 AC.
LOTS C, D & E (LANDSCAPE LOTS)	4.2 AC.
<b>TOTAL</b>	<b>48.7 AC.</b>

**MINIMUM LOT AREA**  
 2,800 SQ. FT.

**WATER SUPPLY**  
 BY TOWN OF TOWNSHIP DISTRICT

**SEWAGE DISPOSAL**  
 BY TOWN OF TOWNSHIP DISTRICT

**PROPOSED STRUCTURAL**  
 FIRE PROTECTION

BY TOWN OF TOWNSHIP DISTRICT

**DATE OF PREPARATION**  
 OCTOBER 2007

**PHASING PLAN NOTICE**

THE SUBMITTER MAY FILE MULTIPLE PHASING PLANS FOR THIS PROJECT. THE PHASING PLAN SHALL BE THE ONE WHICH CONTAINS THE LARGEST NUMBER OF LOTS. THE PHASING PLAN SHALL BE THE ONE WHICH CONTAINS THE LARGEST NUMBER OF LOTS. THE PHASING PLAN SHALL BE THE ONE WHICH CONTAINS THE LARGEST NUMBER OF LOTS.

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE AND THAT THE REPRESENTATIONS AND WARRANTIES CONTAINED HEREIN ARE TRUE AND ACCURATE.

GUYTON & ASSOCIATES P.E. 71204 DATE

**GROSS AND NET LOT AREAS**

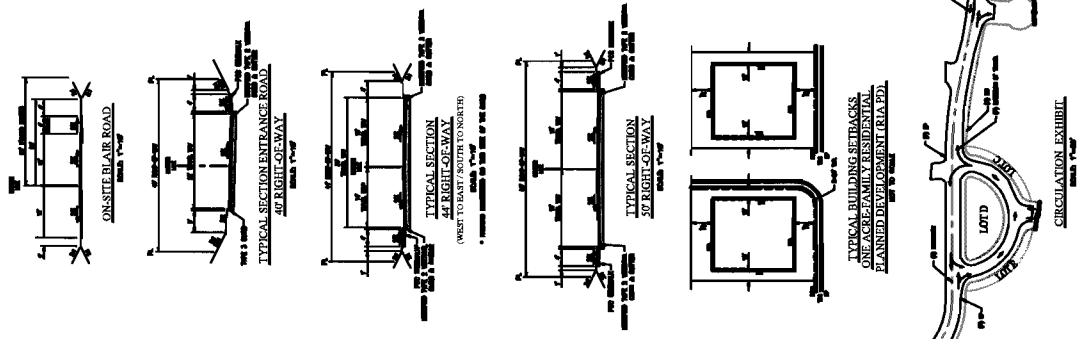
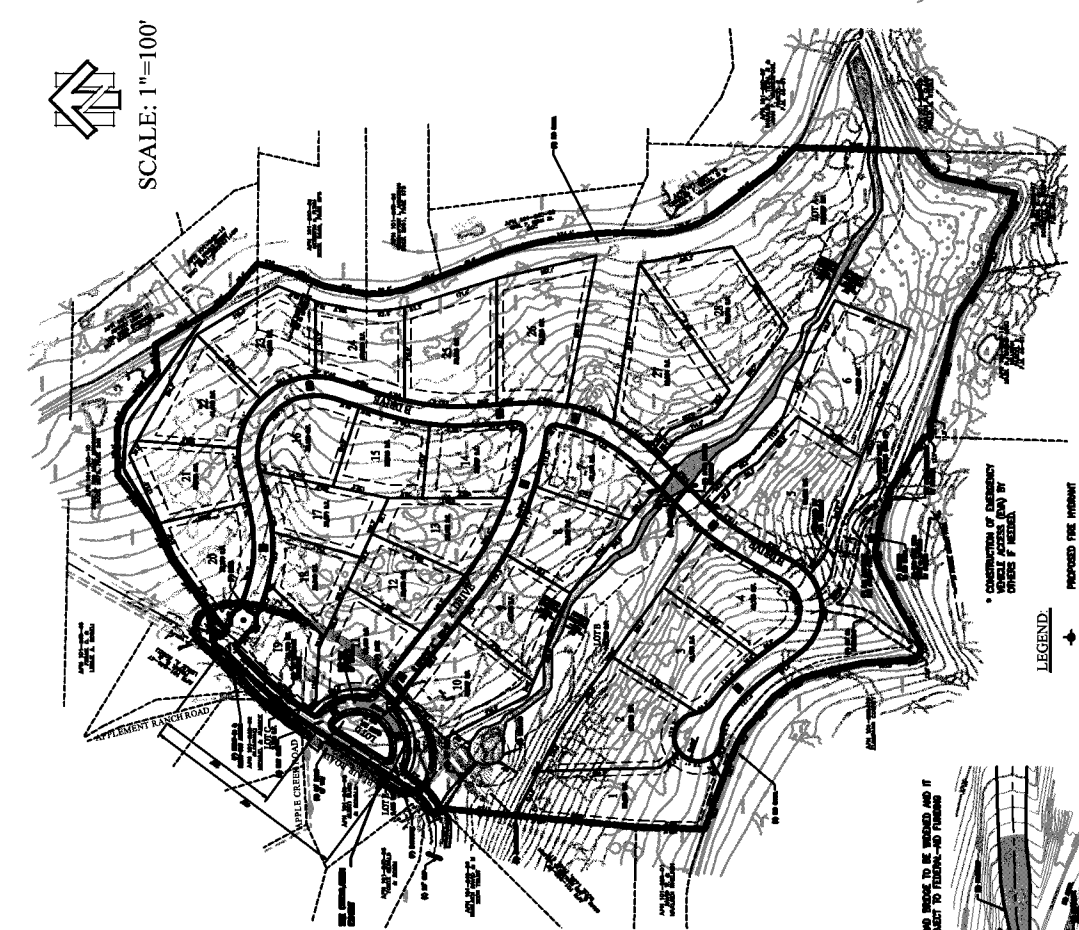
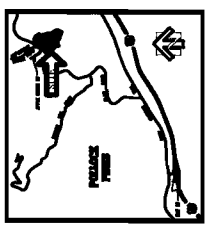
Lot	Gross Area (S.F.)	Net Area (S.F.)	Gross Area (S.F.)	Net Area (S.F.)
1	2,800	2,800	2,800	2,800
2	2,800	2,800	2,800	2,800
3	2,800	2,800	2,800	2,800
4	2,800	2,800	2,800	2,800
5	2,800	2,800	2,800	2,800
6	2,800	2,800	2,800	2,800
7	2,800	2,800	2,800	2,800
8	2,800	2,800	2,800	2,800
9	2,800	2,800	2,800	2,800
10	2,800	2,800	2,800	2,800
11	2,800	2,800	2,800	2,800
12	2,800	2,800	2,800	2,800
13	2,800	2,800	2,800	2,800
14	2,800	2,800	2,800	2,800
15	2,800	2,800	2,800	2,800
16	2,800	2,800	2,800	2,800
17	2,800	2,800	2,800	2,800
18	2,800	2,800	2,800	2,800
19	2,800	2,800	2,800	2,800
20	2,800	2,800	2,800	2,800
21	2,800	2,800	2,800	2,800
22	2,800	2,800	2,800	2,800
23	2,800	2,800	2,800	2,800
24	2,800	2,800	2,800	2,800
25	2,800	2,800	2,800	2,800
26	2,800	2,800	2,800	2,800
27	2,800	2,800	2,800	2,800
28	2,800	2,800	2,800	2,800
29	2,800	2,800	2,800	2,800
30	2,800	2,800	2,800	2,800
31	2,800	2,800	2,800	2,800
32	2,800	2,800	2,800	2,800
33	2,800	2,800	2,800	2,800
34	2,800	2,800	2,800	2,800
35	2,800	2,800	2,800	2,800
36	2,800	2,800	2,800	2,800
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42	2,800	2,800	2,800	2,800
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58	2,800	2,800	2,800	2,800
59	2,800	2,800	2,800	2,800
60	2,800	2,800	2,800	2,800
61	2,800	2,800	2,800	2,800
62	2,800	2,800	2,800	2,800
63	2,800	2,800	2,800	2,800
64	2,800	2,800	2,800	2,800
65	2,800	2,800	2,800	2,800
66	2,800	2,800	2,800	2,800
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71	2,800	2,800	2,800	2,800
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93	2,800	2,800	2,800	2,800
94	2,800	2,800	2,800	2,800
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97	2,800	2,800	2,800	2,800
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100	2,800	2,800	2,800	2,800

# TENTATIVE MAP

## D'AMICO ESTATES

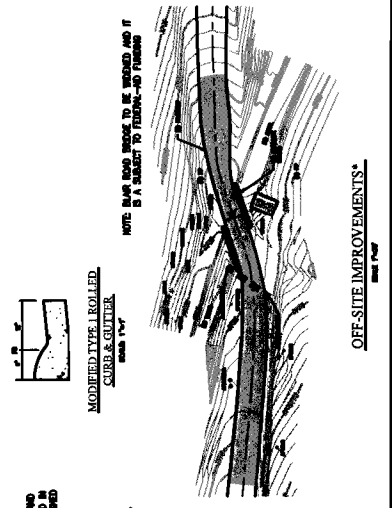
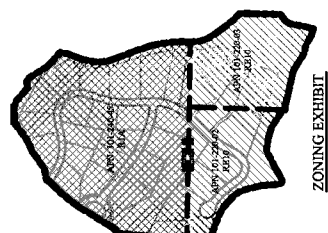
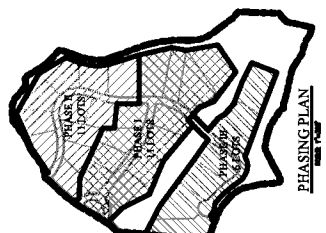
A PORTION OF THE SW 1/4 OF SECTION 25, T.11 N., R.12 E. M.D.M.  
 A PORTION OF THE NW 1/4 OF SECTION 36, T.11 N., R.12 E. M.D.M.

COUNTY OF EL DORADO      OCTOBER, 2007      STATE OF CALIFORNIA



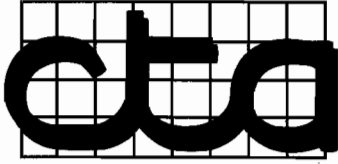
- NOTES:**
1. ROAD CROSS SECTIONS ARE TO BE CONSIDERED AS SHOWN.
  2. ALL ROAD SECTIONS SHALL BE BASED ON 1% GRADE AND 1%.
  3. ALL LOTS SHALL HAVE DRIVE AND OFF-ROAD SPACES WITH SUFFICIENT BACKUP SPACES.
  4. CURB AND GUTTER SPACES SHALL BE 2 FEET MINIMUM FROM LOT LINE.
  5. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED PER APP. 1.0.

- LEGEND:**
- CONTOUR INTERVAL OF 5' (SEE PLAN)
  - PROPOSED FIRE HYDRANT
  - EXISTING SETBACKS
  - RIGHT OF WAY LINE
  - EXISTING SETBACK LINE
  - LOT LINE
  - SUBDIVISION BOUNDARY



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 PLANNING DEPARTMENT

# EXHIBIT E

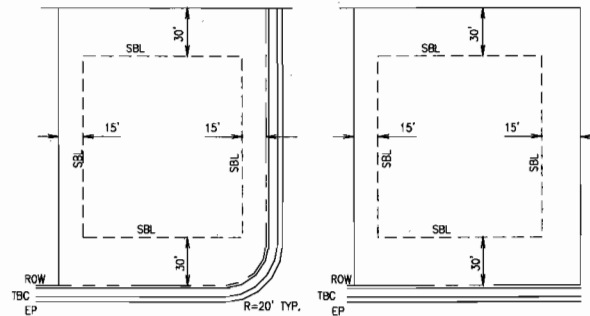


CTA Engineering & Surveying  
3233 Monier Circle  
Rancho Cordova, CA 95742  
(916) 638-0919 / FAX 638-2479

## The D'Amico Estates TM 07-1432

March 21, 2008

Corner Lot reduced setbacks justification.



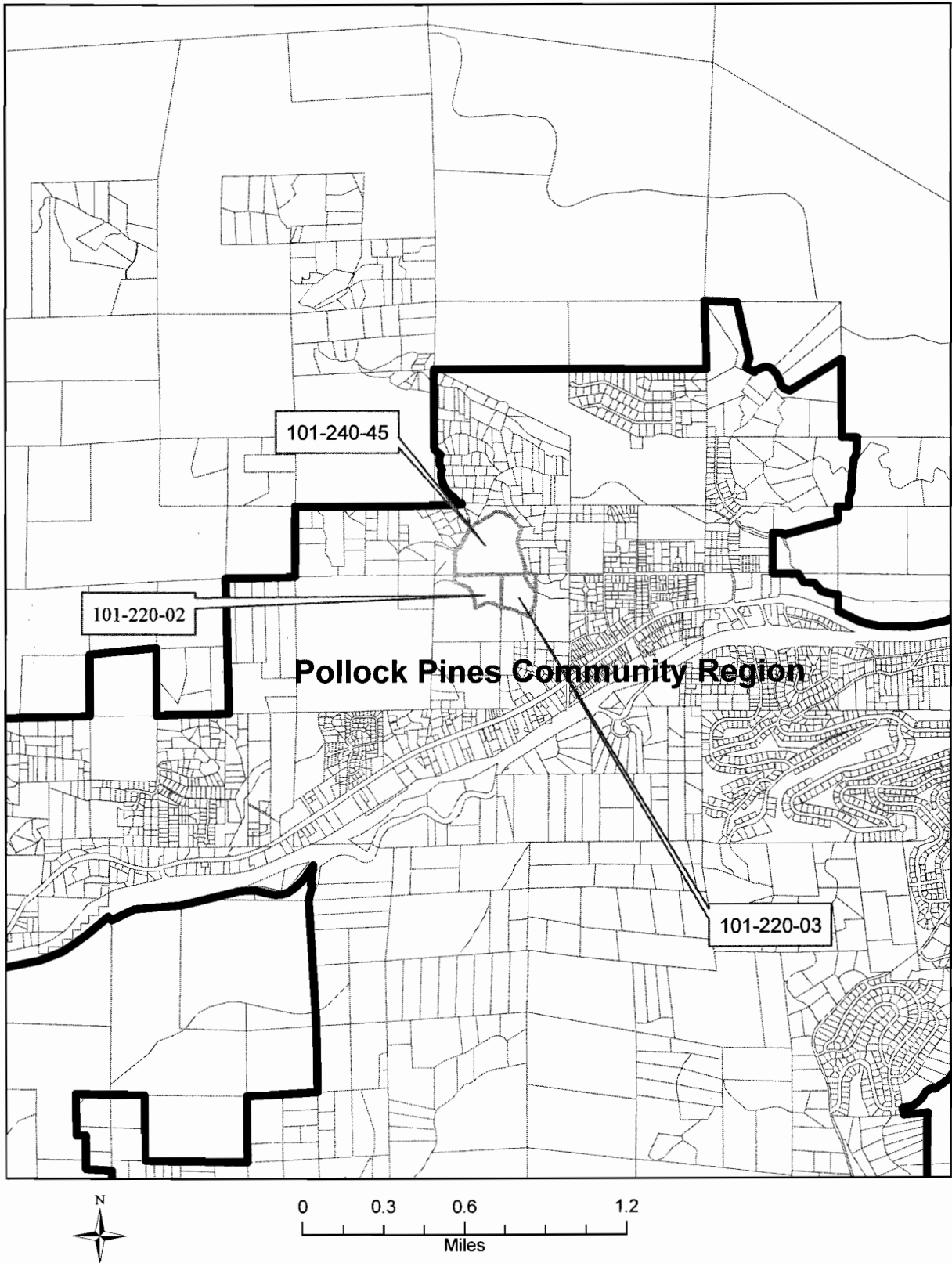
TYPICAL BUILDING SETBACKS  
ONE ACRE-FAMILY RESIDENTIAL  
PLANNED DEVELOPMENT (R1A PD)

As shown on the Tentative Map, the project would comply with typical R1A setbacks. The proposed typical front and rear setbacks would comply with the required 30 foot setback and 15 foot for the sides; however, the side setback for the corner lots would be proposed at 15 feet. The reduced setbacks would be required due to smaller lot sizes proposed as part of Planned Development application.

As discussed in the Planned Development section of the General Plan section, the project has been designed to minimize impacts on the surrounding areas by dedicating 32% of the site to the open space and taking into consideration the natural topography and features of the site.

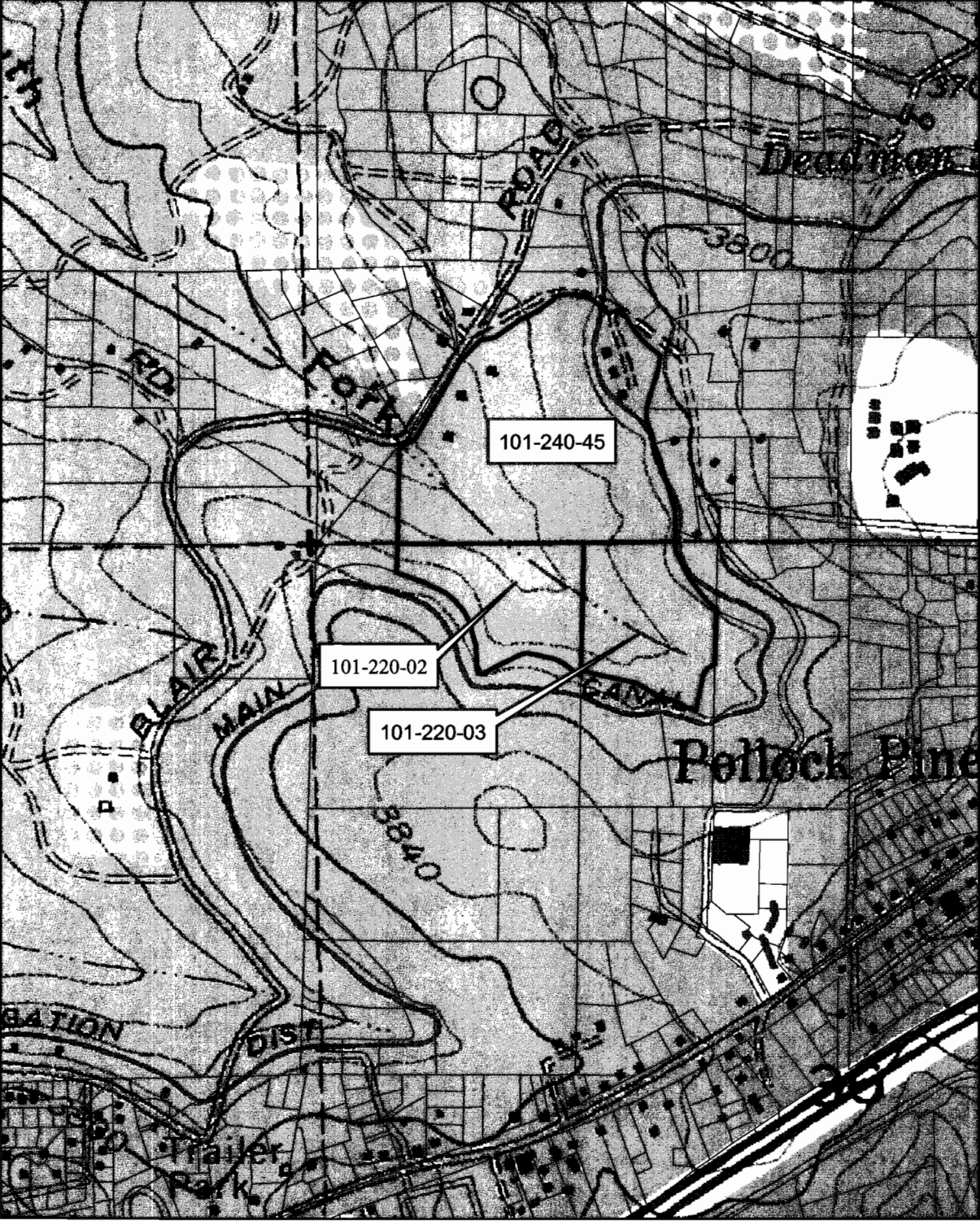
The setbacks are reduced in this proposed Planned Development subdivision along streets at the corner lots for the sole purpose of an indication of a lot orientation (which side the lot will take a frontage from) due to topography, local view opportunities, existing land features and future leach field locations.

# EXHIBIT F: COMMUNITY REGION BOUNDARY MAP

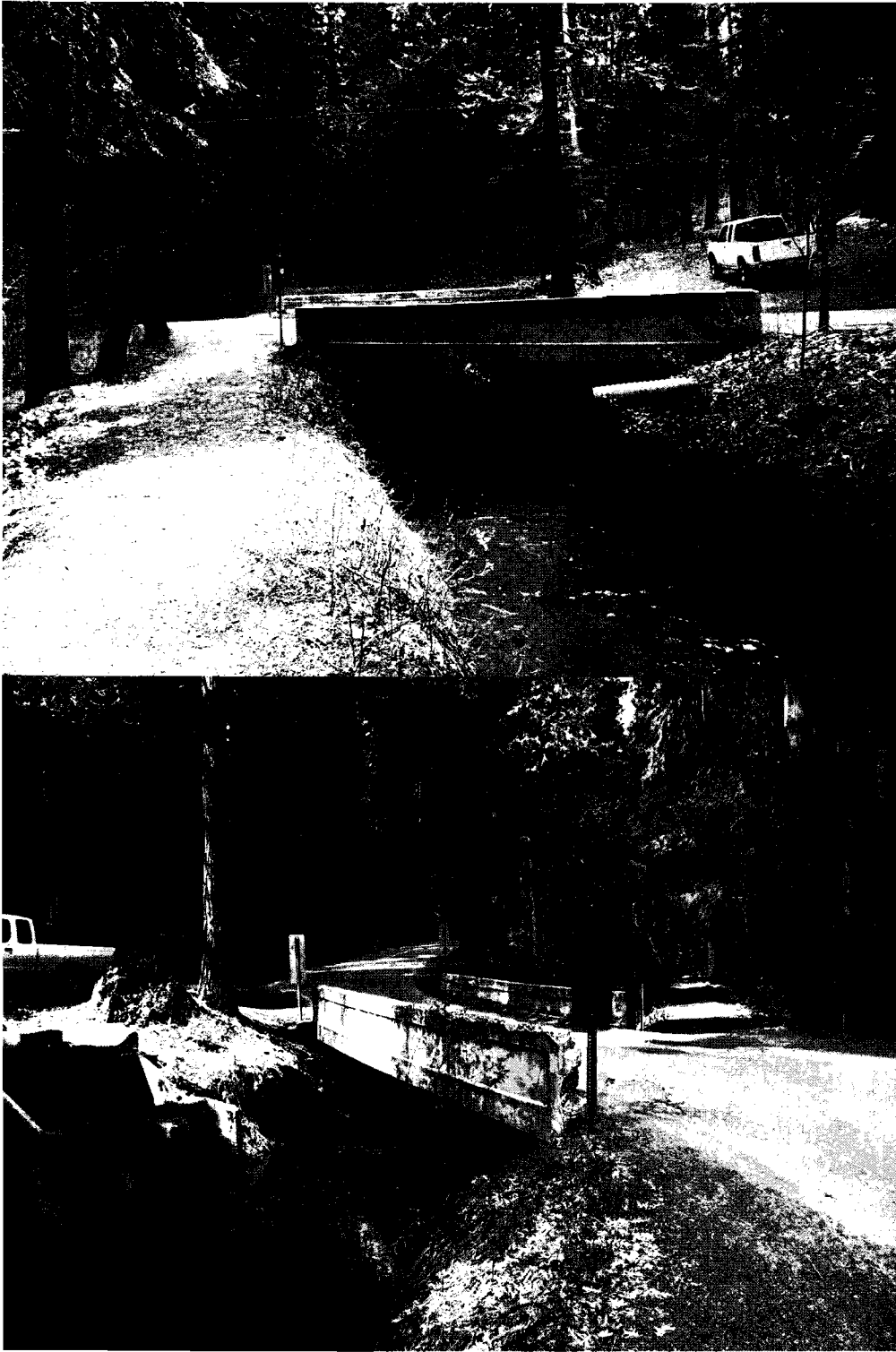


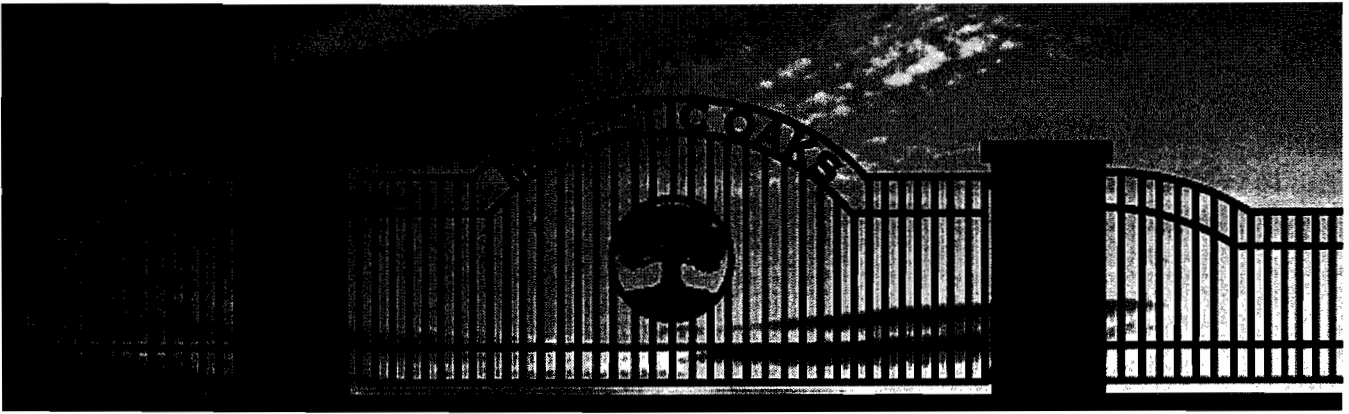


# EXHIBIT G: Pollock Pines U.S.G.S. Quadrangle with El Dorado County Parcel Base Overlayed



# EXHIBIT H





# EXHIBIT J

## D'AMICO ESTATES - PROPOSED DESIGN WAIVERS AND ROADWAY DETAILS

March 21, 2008

**Design Waiver "1"** – Reduced right of way to 56' for a turnaround at the end of B Drive.

### Recommendations

This Department recommends approval of the above requested design waiver with the following justification:

**Chapter 16.08.020 of the County Land Division Ordinance requires that the following four findings are met in order to justify the approval of the design waiver:**

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** Reduced right of way for the turnaround will better conform to the allocated open space between the proposed street and the EID canal. It will help to preserve the existing hillside with existing mature trees along the EID canal. The retaining wall is located outside of the county right of way (for maintenance purposes) which consequently contributes to reduced right of way. Increased right of way could require more extensive grading work, increasing tree removal where it is not necessary.
- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** Wider road rights of way will increase the landform disturbance and tree removal and destroy the natural buffer between the proposed project and adjacent neighbors.
- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.** The El Dorado County Department of Transportation has indicated in previous approvals that reduced right of way will not be detrimental to the health, safety, and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**

**Design Waiver "2"** – Reduced right of way to 50' for A Drive and a portion of B Drive (from A Drive intersection to the south).

### Recommendations

This Department recommends approval of the above requested design waiver with the following justification:

**Chapter 16.08.020 of the County Land Division Ordinance requires that the following four findings are met in order to justify the approval of the design waiver:**

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** Reduced rights of way from 60' to 50' will better conform to the allocated open space acreage, existing topography, and preserve existing mature trees.

- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** Increased right of way could require increased setback for on-site sewer disposal, unnecessary tree removal otherwise saved and a decrease in an effective lot area.
- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.** The El Dorado County Department of Transportation has indicated in previous approvals that reduced right of way will not be detrimental to the health, safety, and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**

**Design Waiver "3"** – Reduced right of way to 44' for a portion of B Drive (from A Drive intersection to the north).

**Recommendations**

This Department recommends approval of the above requested design waiver with the following justification:

**Chapter 16.08.020 of the County Land Division Ordinance requires that the following four findings are met in order to justify the approval of the design waiver:**

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** Reduced rights of way from 60' to 44' will better conform to the existing topography and preserve existing mature trees. In addition, it will maintain required setbacks from on-site sewer disposal areas to right of way, natural swales, and lot lines.
- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** Increased right of way will require increased setbacks for on-site sewer disposal, constrained by the existing natural swales, decreasing an effective lot area due to the set area for sewer disposal.
- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.** The El Dorado County Department of Transportation has indicated in previous approvals that reduced right of way will not be detrimental to the health, safety, and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**

**Design Waiver "4"** – Right of way to 40' for a one-way looped entrance road with 22 feet of road width.

Recommendations

This Department recommends approval of the above requested design waiver with the following justification:

**Chapter 16.08.020 of the County Land Division Ordinance requires that the following four findings are met in order to justify the approval of the design waiver:**

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** Reduced right of way will better conform to the allocated open space acreage, existing topography, and preserve existing mature trees. In addition, the proposed entrance is a one-way looped entrance road serving as a turnaround for the area in front of the subdivision gate. As a one-way road it has 22 feet of the roadway (curb to curb).
- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** Increased right of way could require increased setback for on-site sewer disposal from cut areas, unnecessary tree removal otherwise saved, and a decrease in an effective residential lot area. Increased right of way will decrease the size of lot D and defeat the intended purpose of one-way looped entrance and using Lot D for the landscaped entrance.
- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.** As a one-way entrance road, the roadway will provide 22 feet of driving surface per one car at a time, traveling in or out of the subdivision. The road width of 22 feet exceeds the typical travel lane width of 12-16 feet. Thus, we believe that a one-way entrance road, as designed, will not be detrimental to the health, safety, and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**

**Design Waiver "5"** – Irrevocably offer to dedicate (IOD), in fee, 25 feet of right of way for the on-site portion of Blair Road along the entire property frontage.

Recommendations

This Department recommends approval of the above requested design waiver with the following justification:

**Chapter 16.08.020 of the County Land Division Ordinance requires that the following four findings are met in order to justify the approval of the design waiver:**

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** Dedication of 25 feet from existing center line will better conform to the existing topography and land features (existing trees and natural swales).
- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.**

Increased dedication of right of way will require increased setbacks for on-site sewer disposal from drainage easement and property line (ROW), constrained by the existing natural swales, decreasing an effective lot area due to the set area for sewer disposal.

- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.** The existing 50 feet road easement accommodates requested improvements at the project frontage. The El Dorado County Department of Transportation has indicated in previous approvals that reduced right of way will not be detrimental to the health, safety, and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**

**Design Waiver "6"** – Narrow access portion for the flag lots exceeds 100 feet.

**Recommendations**

This Department recommends approval of the above requested design waiver with the following justification:

**Chapter 16.08.020 of the County Land Division Ordinance requires that the following four findings are met in order to justify the approval of the design waiver:**

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** As a Planned Development, the project has been designed to minimize impacts on the surrounding areas by dedicating 32% of the site to the open space and taking into consideration the natural topography and features of the site. In order to conform to those provisions use an existing topography efficiently, 230 (for lot 28) and 270 (for lot 6) feet long access portion of the lot is necessary.
- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** Different layout of the lots in the vicinity is not feasible or appropriate due to drainage constraints restricting the access to the lots.
- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.** It is unlikely that increased length of the access portion of the lot will be detrimental to health, safety, and welfare of the public. Access portions for both lots will be graded with compliance to Hillside Standards.
- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**



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

**DRAFT MITIGATED NEGATIVE DECLARATION**

**Project Title:** A 07-0001, Z 07-0003, PD 07-0002, TM 07-1432

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

**Contact Person:** Tom Dougherty

**Phone Number:** (530) 621-5355

**Property Owner's/ Applicant's Name and Address:** Cecil Wetzel and Judy D'Amico, 11448 Huntington Village Lane, Gold River, CA 95760

**Project Location:** On the southeast side of Blair Road approximately 1.25 miles north of the intersection with Pony Express Trail in the Pollock Pines area.

**Assessor's Parcel Number:** 101-220-02, 101-220-03 and 101-240-45

**Zoning:** Estate Residential Ten-Acre (RE-10)/One-Family Residential (R1A)

**Section:** 25/36 T: 11N R: 12E

**General Plan Designation:** Low-Density Residential (LDR)/Medium-Density Residential (MDR)

**Description of Project:**

1. General Plan amendment amending the general plan land use designation for parcel numbers 101-240-02 (11.6 acres) and 101-240-03 (10.35 acres) from Low Density Residential (LDR) to Medium Density Residential (MDR).
2. Rezone for parcels numbered: 101-240-02 and 101-240-03 from Estate Residential Ten-acre (RE-10) to Single Family One-acre Residential-Planned Development (R1A-PD) and 101-240-45 (25.94 acres) from Single Family One-acre Residential (R1A) to Single Family One-acre Residential-Planned Development (R1A-PD).
3. Development plan and tentative subdivision map to create 28 lots in size from 29,519 square feet to 68,522 square feet on 48.7 acres with approximately 15.2 acres of open space and 0.3 acres of landscape lots.
4. Design waiver(s) have been requested for the following: a) To reduce the required right of way at the turnaround at the end of "B" Drive from a 60 foot wide radius to a 56 foot wide radius; b) To reduce the width of the right of way from 60 feet, as required by the General Plan, to 50 feet for "A" Drive and a portion of "B" Drive, from "A" Drive intersection to the end of "B" Drive; c) To reduce the width of the right of way from 60 feet, as required by the General Plan, to 44 feet for a portion of "B" Drive, from Blair Road to the "A" Drive intersection; d) To reduce the standard 60 foot wide right of way and 28 foot wide road width of the one way looped entrance of "A" Drive to a 40 foot wide right of way and 22 foot wide roadway; e) Allow the access portions of proposed flag lots, proposed Lot Numbers 6 and 28, to exceed 100 feet in length.

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R1A	MDR	Vacant
	RE-10	LDR	Vacant



North:	RIA	MDR	Vacant
East:	RIA/R1	MDR	Single-Family Residence
South:	RE-10/R1	MDR	Vacant
West:	RIA/RE-10	LDR/MDR	Single-Family Residence

Briefly Describe the environmental setting: The three subject parcels total 48 acres and are located between approximately the 3770 and 3640 feet elevations above sea level. There are three abandoned main buildings and two accessory sheds in disrepair on the northernmost parcel currently accessed from a dirt driveway off of Blair Road across from Apple Creek Road. The vegetation is dominated by conifers. Included are black oaks (*Quercus kelloggii*), canyon live oak (*Quercus chrysolepis*), incense cedar (*Calocedrus decurrens*), sugar pine (*Pinus lambertiana*), ponderosa pine (*Pinus ponderosa*), Douglas fir (*Pseudotsuga menziesii*), white alder (*Alnus rhombifolia*), bigleaf maple (*Acer macrophyllum*), with western yew, (*Taxus brevifolia*), flowering dogwood (*Cornus nuttallii*), western hazelnut (*Corylus cornuta var. californica*), and creeping snowberry (*Symphoricarpus rivularis*) dominating the understory. The presence of western hazelnut and western yew in El Dorado County is very uncommon and has only been seen by staff elsewhere in the Volcanoville area. Many of the conifers are approximately 150-feet tall or taller. Portions of the project parcels have been logged of the conifers measuring from two feet to six feet in diameter at their base and there are numerous slash piles laying about the site from the logging operation done under a current Timber Harvest Plan.

South Fork Long Canyon Creek is an intermittent and perennial stream fed by ground seepage and springs, which travels into the project parcels from the southeast corner and travels in a northwesterly direction for approximately 1850 feet and exits the parcel through a 24 inch culvert under Blair Road on its way into the South Fork of the American River. Where the stream enters the southeast it is immediately intercepted by the El Dorado Irrigation District's (EID) main canal (ditch) that comes out of the Forebay Reservoir. This ditch also bounds the eastern and southern boundaries where it intercepts all drainage prior to entering the subject parcels. The entire ditch is elevated above the subject parcels. The west and northwest boundaries are bound by Blair Road. After the stream begins within the subject parcels below the EID ditch, it begins as dry and grass covered for a few 100 feet until it begins to develop a dirt channel where it picks up seepage and drainage from seasonal storm events. At approximately 1100 feet into the parcels it makes a sudden drop at a point where a perennial spring keeps it flowing year round from that point reaching 2-3-feet in width in places but running slowly enough to be sediment filled with very few exposed rocks. It enters a pond area with an earthen dam but presently just meanders up to it and beneath through a culvert for approximately 120 more feet to Blair Road where it makes a 90 degree turn left and then enters a two-foot wide culvert under the road. An overflow channel exists from the past that diverted water around the dam when the pond was held back. There are very few areas on the three parcels that do not have any slope and there are three large areas within the 48-acres that have been cleared of trees in the past.

Surrounding the subject property to the west, north, and east are single family residential lots with a lotting pattern and density which is consistent with the project proposal. To the south is property owned by the County which has an adopted MND for a community park.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**


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

	Aesthetics		Agriculture Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials	X	Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
X	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: 4/2/08

Printed Name: Tom Dougherty, Associate Planner For: El Dorado County

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Pierre Rivas., Principal Planner For: El Dorado County

## **EVALUATION OF ENVIRONMENTAL IMPACTS**

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

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

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

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

- (a) Scenic Vista. The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impact as a result of development of the proposed project.
- (b) Scenic Resources. The project site is not within 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 (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwyl.html>)). There would be no impact.
- (c) Many of the areas of Pollock Pines that are in the community region have existing subdivisions that resemble the subject parcel in density, topographic and natural features. The review of future building and grading permits would further allow review for impacts to the subject parcel in relation to existing natural features. Thus the approval of these particular application requests would not allow any impacts on the existing visual quality of the site any more than similar developments in the neighborhood. Impacts would be less than significant.
- (d) The creation of these parcels would not introduce new lighting that would necessarily be any more than other single-family dwellings allowed in similar densities within the community region with the medium-density residential land use designation and thus would have a less than significant impact on nighttime views in the area. Impacts would be less than significant.

**Finding:** No significant impacts to views and viewsheds are expected with the development of the D’Amico Estates proposal either directly or indirectly. For this “Aesthetics” 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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<b>II. AGRICULTURE RESOURCES. <i>Would the project:</i></b>			
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) El Dorado County has established the Agricultural District (-A) General Plan land use overlay designation 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 there are no areas of “Prime Farmland” or properties designated as being within the Agricultural District (-A) General Plan land use overlay designation adjacent to the project site. There is an approved Timber Harvest Plan (THP) for the project site (THP No. 4-98-13e/ELD-55), however the parcel would have to obtain a conversion to non-timber use from California Department of Forestry. While there is an active timber operation, THP’s do not dictate what is agricultural land as the project parcels are identified residential in the General Plan and are within the Pollock Pines community region. The project would not result in the conversion of farmland to non-agricultural uses.. There would be no impact.

(b & c) The project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. No existing agricultural land would be converted to non-agricultural use as a result of the proposed request. There would be no impact.

**Finding:** No impacts to agricultural land are expected and no mitigation is required. For this “Agriculture” category, the thresholds of significance have not been exceeded.

<b>III. AIR QUALITY. <i>Would the project:</i></b>			
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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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<sub>x</sub>, would 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 PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, as a result of construction or operation emissions, would result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

(a) **Air Quality Plan.** El Dorado County has adopted the El Dorado County California Clean Air Act Plan establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO<sub>x</sub>, and O<sub>3</sub>). This plan also contains a schedule for implementation and funding of Transportation Control Measures (TCM) to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. Implementation measures from this plan are required to be implemented at the project level. In addition, a project is required to comply with the National Ambient Air Quality Standards as required under the Federal Clean Air Act as well as the State of California Ambient Air Quality Standards, which are equal to or more stringent than the National Standards. Impacts would be less than significant.

(b & c) Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O<sub>3</sub>). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM<sub>10</sub>) 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.

Short-term minor grading and excavation activities associated with any future proposed development would be required to comply with the El Dorado County Air Pollution Control District's permitting process requiring

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adherence to District Rule #223 for fugitive dust emissions. Additionally, a Fugitive Dust Prevention and Control Plan shall be submitted prior to any grading.

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.

The applicant submitted an Air Quality Analysis Report prepared by Rimpo and Associates, dated October 14, 2006 ("Report"). The study provided air emission estimates for long-term operational emissions associated with traffic generated from development on the site and short-term air emission impacts related to grading and construction activities on the proposed parcels. The Report concluded the project would not cause excess levels of combustion-related criteria pollutant emissions. The Report included the following mitigation measures to reduce other potentially significant impacts:

1. **[MM Air Quality 1] Dust Emissions:** *The proposed project shall comply with all applicable requirements of the El Dorado County Air Pollution Control District Rule 223-1, designed to control emissions associated with construction activities.*

*Monitoring: To ensure compliance with the rule, the project proponent shall submit a Fugitive Dust Prevention and Control Plan to the El Dorado County Air Pollution Control District for review and approval prior to any grading activities on the site.*

2. **[MM Air Quality 2] Asbestos Emissions:** *If naturally occurring asbestos (NOA) is found on the site, the project shall adhere to the provisions of El Dorado County Air Pollution Control District Rule 223-2.*

*Monitoring: To ensure compliance with the rule, the project proponent shall submit a Fugitive Dust Prevention and Control Plan to the El Dorado County Air Pollution Control District for review and approval prior to any grading activities on the site.*

3. **[MM Air Quality 3] Toxic Best Available Technology, (T-BACT), for Toxic Air Contaminants.** *The project applicant shall ensure that the T-BACT is applied to reduce emissions of TAC from off-road diesel equipment used during project construction. T-BACT is defined as the use of 1996 or later model year engines in all diesel equipment and the applicant must ensure that all diesel-powered equipment is equipped said engines.*

By implementing the mitigation, the project impacts in this category would be reduced to less than significant.

- (d) Sensitive receptors include such groups as young children and the elderly and such sites as schools, hospitals, daycare centers, convalescent homes, and high concentrations of single-family residences. General Plan Policy 6.7.6.1 requires that the County ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution. The proposed is located adjacent to the proposed El Dorado County's approximately 30-acre Pollock Pines Community Park to the southwest of the subject parcels. The proposed project grading would temporarily impact that sensitive receptor during the construction phase. Pursuant to a consultation with the El Dorado County Air Quality Management District, there could potentially be intermittent short term diesel exhaust

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emissions during construction but not long term. The dust temporarily kicked up during the grading and trenching stages should be controlled by the applicant adhering to District Rules 223 and 223.1 which they are required to do. The impacts would be less than significant.

- (e) The One-Acre residential (R1A) zone district does not permit activities, which could generate objectionable odors and residential uses generally do not include the introduction of objectionable odors. The 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 D’Amico estates project would not directly impact air quality with the inclusion of mitigation measures, impacts are reduced to less than significant. Any future development proposal would also have all potential environmental impacts analyzed during the required grading/building permit process. For this “Air Quality” category, the potentially significant impacts are mitigated to less than significant.

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

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;



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- 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) The parcel does not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-6 and 5.12-7). The proposed project potentially involves one stream crossing that is approximately 700 feet upstream from the existing pond. That stream at that crossing is loaded with sediment and shows no deep pools outside of the pond area or signs of any high-volume water flow. The stream and pond area would have a permanent 50-foot non-building setback on both sides beginning at the high water mark that shall be imposed along the entire length of the watershed pursuant to Gneral Plan Policy 7.3.3.4 and the submitted biological report. .

The "Biological Resources Assessment," submitted by the applicant, done by Foothill Associates dated December 11, 2006 lists special status plant and animal species that have a "High" potential for occurrence on Table 1. They further made recommendations for mitigation measures to be included to reduce the potential impacts to the species to a less than significant level. Those mitigation measures are as follows:

4. **[MM Bio 1] Raptors** *If construction activities occur during the nesting season (February 1-August 31), a pre-construction raptor survey is recommended to determine if active raptor nests are present on or within 500 feet of the site. The survey should be conducted by a qualified biologist no more than 30 days prior to the onset of construction activity. If nests are found and considered to be active, construction activities should not occur within 500 feet until the young have fledged or the nest is no longer active. If construction activities are proposed to occur during the non-breeding season (September 1-January 31), a survey is not required and no further studies are necessary for raptor species.*

*Monitoring: The nesting survey shall be submitted to Planning Services staff with recommendations prior to issuance of the grading permit.*

5. **[MM Bio 2] Other Special-status Bird Species** *If any vegetation removal occurs during the typical nesting season (February 1-August 31), a pre-construction survey is recommended to determine if active nests are present on the site. The survey should be conducted by a qualified biologist no more than 15 days prior to the onset of vegetation removal. If active nests are found on the site, disturbance or removal of the nest should be avoided until the young have fledged and the nest is no longer active. Extensive buffers, such as those recommended for nesting raptors, are not necessary for nesting avian species protected solely by the MBTA. However, depending on the species, site conditions, and the proposed construction activities near the active nest, a small buffer may be prescribed, as determined by the biologist. Alternatively, vegetation removal could be scheduled to avoid all potential impacts. Vegetation removal conducted between September 1 and January 31 will prevent impacts to nesting birds or unfledged young.*

*Monitoring: The nesting survey shall be submitted to Planning Services staff with recommendations prior to issuance of the grading permit.*

6. **[MM Bio 3] Special-status Bats:** *Several special-status bat species, including fringed myotis, greater western mastiff, long-eared myotis, Pacific western big-eared, pallid, small footed myotis, spotted, and*

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*Yuma myotis* have the potential to occur within the Sierran mixed conifer habitat that occurs within the site and nine of them are listed in the "Biological Resources Assessment," submitted by the applicant, done by Foothill Associates dated December 11, 2006. These bats are considered species of concern to state and/or federal resource agencies. For this reason, a focused survey within suitable habitats that are proposed for development is recommended for these species to determine the presence or absence of bat roosts on the site prior to the removal of any trees or structures. Surveys should be conducted by a qualified biologist familiar with the identification of bat species and roosting signs at the appropriate time of year (maternity roosts are generally occupied by mothers and young between May and August [Zeiner et al., 1990b]). If no special-status bat species or roosts are found, no further mitigation would be required. However, if bats are found roosting on the site, consultation with the appropriate resource agencies should be performed to determine suitable measures to avoid disturbance of roosting bats during construction.

*Monitoring:* The bat survey shall be submitted to Planning Services staff with recommendations prior to issuance of the grading permit.

- (b., c., e) The subject parcels contain sporadic and intermittent black oaks (*Quercus kelloggii*) creating oak tree canopy coverage of less than 10 percent. However, the three subject parcels are not located in an area determined to be oak woodland by the El Dorado County D.E.I.R., Exhibit 5.12-1, EDAW, May 2003 and thus are not subject to Policy 7.4.4.4.

**Potentially Jurisdictional Waters of the U.S.** The site supports potentially jurisdictional waters of the U.S. These areas are likely regulated by the U.S. Army Corps of Engineers (Corps) and the El Dorado County General Plan. As stated in Policy 7.3.3.4 of the General Plan, El Dorado County requires a 100-foot setback from all perennial streams, rivers, and lakes and a 50-foot setback from all intermittent streams and wetlands (El Dorado County 2004). The western portion of the drainage that transects the site is mapped as perennial and the eastern portion is mapped as intermittent. The entire drainage length is characterized by montane riparian habitat of varying density. If the site plan allows, the buffers suggested by El Dorado County should be implemented; however a reduced buffer from 100 feet to 50 feet is not expected to impose further adverse effects to the perennial portion of the drainage. Implementing a 50-foot buffer from the drainage and proposed development is still expected to protect riparian habitat values and quality of the drainage in an open space corridor. However, the authorized buffer from development activities would ultimately be decided during CEQA review and any wetland permitting that may be necessary for the project. (Biological Resources Assessment submitted by the applicant, done by Foothill Associates dated December 11, 2006). The following mitigation measure is recommended in order to bring potential impacts to a less than significant level:

- [MM Bio 4]** Prior to disturbance of identified wetland features, the wetland delineation study for the project site shall be submitted to the Corps for verification. If fill of any potential waters of the U.S. are anticipated, the appropriate Corps 404 permit must be obtained prior to the fill activity occurring. The appropriate terms of mitigation including the wetland acreage to be mitigated for would be defined in the issued Corps permit. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated at a "no-net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps.

*Monitoring:* The applicant shall provide a copy of the 404 permit, if required, to Planning Services prior to issuance of the grading permit. If no permits are required by the Corps, a letter from the Corps shall be provided to Planning Services.

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8. **[MM Bio 5]** *A 50-foot setback line shall be recorded on the final map that begins at all high-water marks along South Fork Long Canyon Creek as determined by the "Delineation of Waters of the United States, Wetzel Property," Foothill and Associates, dated December 8, 2006. No development shall occur within the setback area. All proposed parcel boundary lines shall match said setback lines.*

There is the potential that construction activities associated with the development of this project may indirectly impact the potential waters of the U.S. that occur onsite from runoff during construction. If indirect impacts have the potential to occur during construction activities, additional measures may be required to maintain water quality standards of the waterways. Any alterations crossings of streams potentially require Streambed Alteration Permits. The following mitigation measures are to be implemented in order to reduce the impacts to the stream and watershed to a less than significant level:

9. **[MM Bio 6] Water Quality:** *The applicant shall determine if a 404 permit is required for the proposed project, water quality concerns during construction would be addressed in a required Section 401 water quality certification by the Regional Water Quality Control Board. A Storm Water Pollution Prevention Program (SWPPP) would be required during construction activities in conjunction with the 401 water quality certification. SWPPPs are required in issuance of a National Pollutant Discharge Elimination System (NPDES) construction discharge permit by the U.S. Environmental Protection Agency. Implementation of Best Management Practices (BMPs) during construction is standard in most SWPPPs and water quality certifications. Examples of BMPs include stockpiling of debris away from regulated wetlands and waterways; immediate removal of debris piles from the site during the rainy season; use of silt fencing and construction fencing around regulated waterways; use of drip pans under work vehicles; and containment of fuel waste throughout the site during construction.*

*Monitoring: The applicant shall provide a copy of the 401 permit to Planning Services prior to issuance of the grading permit.*

10. **[MM Bio 7] Riparian Habitat:** *A Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1602 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures would be developed in coordination with CDFG in the context of the 1602 agreement process.*

*Monitoring: The applicant shall provide a copy of the 1602 permit to Planning Services prior to issuance of the grading permit.*

There is a potential significant impact to the riparian habitat and other designated open space areas which would affect the current natural use by animal inhabitants to use dead trees, windfall plant debris as habitat and for the area wide interruption of a unique biological corridor by the strict interpretation of a Fire Safe Plan. Therefore staff recommends the following mitigation:

11. **[MM Bio 8] Fire Safe Plan Review:** *The Fire Safe Plan required by El Dorado Fire Protection District for the subject applications shall be reviewed and approved by the Deputy Director of Planning Services or designee following the review and approval by El Dorado Fire Protection District and the California Division of Forestry and prior to approval of the final subdivision map. The Fire Safe Plan shall incorporate techniques that will reduce loss and compaction of topsoil and animal habitat.*

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*Monitoring: The applicant shall provide a copy of the approved fire safe plan to Planning Services prior to issuance of the grading permit.*

- (d) Review of the Department of Fish and Game's *Migratory Deer Herd Maps* indicate the project site does not lie within the range of a recognized deer herd. Any impact on the riparian corridor of South Fork Long Creek would be analyzed pursuant to the interim guideline of General Plan Policy 7.3.3.4. The site supports habitats such as a riparian corridor that may be used by migratory deer herds or other wildlife species as movement corridors. Impacts to native resident or migratory fish or wildlife species that use the corridor would be reduced to a less than significant level by the imposition of the 50-foot non-building setback from the high-water mark on each side of the stream. There would be a less than significant impact.
- (f) The project would not conflict with the provisions of any adopted or approved habitat conservation plan as the currently is not one involving or in the vicinity of the subject parcel. There would be a less than significant impact.

**Finding:** Direct impacts to biological resources by this proposed project would be reduced to a less than significant level by the inclusion of the mitigation measures listed above. For this "Biological" category, and in reference to this amendment alone, the potentially significant impacts are mitigated to less than significant.

<b>V. CULTURAL RESOURCES. <i>Would the project:</i></b>				
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) A Cultural Resources Study, dated October 2006 by Historic Resource Associates was completed for Assessor's Parcel Numbers 101-220-02, 101-220-03 and 101-240-45. The three existing buildings were built around the late 1930's as part of the Loomer homestead and are currently in disrepair. Application of the Criteria of the California Register of Historic Resources (CRHR) in the submitted study revealed that the

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buildings or property were not considered a significant historic resource. The El Dorado Irrigation District Main Canal that follows the subject parcels eastern and southern boundaries was formerly called the El Dorado Canal and was built in the 1870s. The submitted report has identified it as a significant historic resource and recommends that “precautions be taken through protective fencing during construction activities along the perimeter of the El Dorado Irrigation District Main Canal”. A phone call to Mr. Dana Supernowicz on April 18, 2007 resulted in his recommendation to include prevention of any grading within 50 feet of the toe of the EID ditch. The following mitigation measure would reduce the potential impacts to cultural resources to a less than significant level.

12. **[MM Cult Res 1]** Any grading plan for the subject parcels that shows any grading to be done within 50 feet of the toe of the El Dorado Irrigation District Main Canal shall show protective fencing to be installed around the facing side of the Canal. All grading plans shall be reviewed and approved for inclusion of said fencing on the plan prior to issuance of a grading permit.

*Monitoring:* Development Services staff shall verify in the field that fencing is in place prior to commencement of grading activities.

13. **[MM Cult Res 2]** In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.

*Monitoring:* Recommendations of the archaeologist shall be transmitted to Planning Services to determine the course of action to mitigate the new impact.

**Finding:** Based upon the cultural resource survey prepared for the site, and the inclusion of the stated mitigation measures, for this “Cultural Resources” category, the potentially significant impacts are mitigated to less than significant.

<b>VI. GEOLOGY AND SOILS. Would the project:</b>				
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.			<b>X</b>	
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?			<b>X</b>	
iv) Landslides?			<b>X</b>	

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

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
  - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
  - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- (a) There are no known faults which transect the project area or are located on the project site, however, there are faults located regionally. The subject parcel portion is approximately 7.5 miles northeast of a portion of the Melones Fault Zone of Clark. The project site could be expected to undergo moderate to severe ground shaking during large magnitude earthquakes, however, the occurrence of one of these events in this area has been historically rare and any future building permit would address that potential shaking with requirements to mitigate that. The impact from a major seismic event could be considered less than significant.
- (b, c) All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). 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 future site grading and construction of foundations and other site improvements, there is

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potential for erosion, changes in topography, and unstable soil conditions. The issuance of a grading permit would address potential impacts. Impacts would be less than significant

- (d) Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Based on the *Soil Survey of El Dorado Area, CA*, issued April 1974, the project soil is classified as Cohasset Loam (CmC) with 9-15 percent slopes and Cohasset loam (CmD), with 15-30 percent slopes. For both types, surface runoff is medium, permeability is moderate to moderately slow, and the erosion hazard is moderate. There would be a less than significant impact.
- (e) The subject site is located on soils of moderate to moderately slow permeability that are considered “moderate” in limiting a septic system on slopes less than 10 percent, as determined by the Soil Survey of El Dorado County. Prior to issuance of a building permit, Environmental Management would review the septic system designs and locations. Design and installation of any on-site sewage systems must be in accordance with applicable Federal, State and County guidelines and codes. County regulations for the proper design and installation of on-site systems have been adopted by the County Board of Supervisors and have been reviewed and accepted by the Regional Water Quality Control Board. Any future development proposal must adhere to these regulations under the El Dorado County Sewage Disposal Ordinance. There would be a less than significant impact.

**Finding:** No significant geophysical impacts are expected from the subject requests. Any future development proposal would have potential environmental impacts further analyzed during the building or grading permit process. For this “Geology and Soils” category, the thresholds of significance have not been exceeded.

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

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

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
  - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
  - Expose people to safety hazards as a result of former on-site mining operations.
- (a) The proper use and storage of any hazardous material or substances would limit exposure and the potential for explosion or spills. If explosives would be used for road or site construction, such activity would only occur in conformance with State and County applicable laws. The El Dorado County Hazardous Waste Management Plan serves as the implementation program for the management of any hazardous wastes in order to protect the health, safety, and property of residents in the vicinity of the project. Any development proponent would be required under State and local law to provide a Hazardous Materials Management Plan for the site. This plan identifies the location of all hazardous and toxic materials and provides a plan of action in the event of a spill or leak of hazardous materials. This compliance would mitigate the potentially significant impact to a less than significant level. Any future development proponent would also be required to comply with applicable provisions of Title 49 Code of Federal Regulations Parts 100-185 and all amendments through September 30, 2001 (Hazardous Materials Regulations). There would be a less than significant impact.
- (b&c) No significant amounts of hazardous materials are projected to be utilized for the project. The proposed applications would not directly result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. There would be a less than significant impact.
- (d) There are no hazardous material sites in the project vicinity that have been identified on the Facility Inventory Data Base: Hazardous Waste and Substances Sites List compiled pursuant to California Government Code 65962.5. There would be a less than significant impact.
- (e & f) The project parcel is not located within an airport land use plan, or within two miles of a public or private airport. There would be no impact.



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- (g) The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. There would be no impact.
- (h) The project site is in an area of moderate hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft EIR. Compliance with the requirements of the El Dorado County Fire Protection District as well as California Building Codes would reduce the impact of wildland fire on the residential development to less than significant. There would be a less than significant impact.

**Finding:** No Hazards or Hazardous conditions are expected because of the project proposals alone. Any future development proposal would have all potential environmental impacts analyzed further during the required building and grading permit process. For this “Hazards” category, the thresholds of significance have not been exceeded.

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

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

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

(a & c) Human activities such as agriculture, animal husbandry, municipal, industrial, recreational, and mining uses can result in runoff that could contribute to water quality problems in surface water bodies. Water quality standards for development of the project site are governed by the State Water Resources Control Board (SWRCB) through the Regional Water Quality Control Board (RWQCB). Any construction project affecting one acre or more of disturbed soil is required to comply with the SWRCB General Permit conditions for stormwater runoff from construction activities and is required to obtain a National Pollutant Discharge Elimination System program (NPDES) permit.

*Implementation of Mitigation Measure #9 will reduce the impacts to a less than significant level.*

(b) El Dorado County lies within the Central Sierra Nevada geomorphic province. The geology of the Western Slope portion of El Dorado County is principally hard crystalline, igneous or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. There are 357 defined groundwater basins in California, but no designated basins are identified in El Dorado County. The proposed parcels are anticipated to require approximately 30 EDUs of water supply which are proposed to be supplied by the El Dorado County Irrigation District and wells are not proposed. (Facility Improvement Letter, FIL0906-097, dated September 21, 2006). There would be a less than significant impact.

(c, d, e) The project would be subject to conditions of approval pursuant to the County's Storm Water Management Plan. Compliance with the Plan as well as the *Grading, Erosion and Sediment Control Ordinance's* Best Management Practices would reduce construction erosion and operational runoff to less than significant. Planning staff has concerns though that activities within the 50-foot setback area established by the There would be a less than significant impact.

(g, h, i) The FEMA Flood Insurance Rate Map, Panel No. 060040-0525B, panel not printed, establishes that the subject parcels are within Flood Zone "C", area of minimal flooding. Impacts from flooding would be less than significant.

(j) A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami is considered less than significant. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old

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stream course. As the project’s operational facilities are sited outside of the 100-year event, the potential for a mudflow is considered to be less than significant.

**Finding:** No significant hydrological impacts are directly expected from this amendment. Any future development proposal would have all potential environmental impacts analyzed further during the required building and grading permit processes. For this “Hydrology” category, the potentially significant impacts are mitigated to less than significant.

<b>IX. LAND USE PLANNING. <i>Would the project:</i></b>			
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) The proposed project area is located within the Pollock Pines Community Region as designated by the General Plan. It would not physically divide an established community but would introduce density considered appropriate for the community region designation. The Community Region boundaries as depicted on the General Plan land use map are intended to establish the established urban limit line. The purpose of a community region is intended to “provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.” There would be a less than significant impact.

(b) Any future development proposal would have all potential environmental impacts analyzed further during the required building and grading permit review processes. The proposed amendment, rezone, planned development and tentative map, as conditioned and mitigated, can be interpreted to be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and could be consistent with the development standards contained within the El Dorado County Zoning

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Ordinance, if it can be determined that benefits of firesafe regulations and firesafe plans supercede the loss of naturally inherent biological value of the forest.

The project would be required to have a firesafe plan prepared by a professional forester that they would be reviewed and approved by the local fire agency. That plan is expected to require the grasses to be cut to a stubble, the shrubs and windfall branches and miscellaneous other typical forest floor components removed around the building sites on the individual parcels as well as in the open space areas, and all tree limbs would be cut up to standard height. This conflicts with the natural biological processes by eliminating plant and animal cover, reducing the capacity of the existing ability of the forest to absorb the effects of rainfall on erosion and allowing the introduction of invasive species. Mitigation Measure #11 would minimize the potential biological impacts to less than significant. This Mitigation Measure is not needed to mitigate a land use planning impact, but is described here for informational purposes only.

- (c) As noted in Item IV (Biological Resources), the project site is not located in an ecological preserve mitigation area established for the Pine Hill rare plants or red-legged frog core area. The project would not conflict with any known habitat conservation plan. There would be a less than significant impact.

**Finding:** No significant impacts are expected directly from the D'Amico Estates project proposal to any current land use policies. The project is consistent with the General Plan, would not physically divide an established community, and would not conflict with a HCP or NCP. For this "Land Use Planning" category, the thresholds of significance have not been exceeded.

<b>X. MINERAL RESOURCES. <i>Would the project:</i></b>					
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?				<b>X</b>
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?				<b>X</b>

**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) The project site is not mapped as a known Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology as shown on the Folsom, Placerville, Georgetown, and Auburn 15-minute Mineral Resource Zone quadrangles or by El Dorado County as depicted on the 1996 General Plan Exhibit V-7-4 and 2004 General Plan Exhibit 5.9-6. It can be found that no potential mining of important mineral resources would be prevented by the proposed amendment. There would be no impact.
  - (b) The western portion of El Dorado County is divided into four 15-minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to

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contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property does not contain mineral resources of known local or statewide economic value, but as stated above, it can be determined that this specific site does not contain them. On mineral resources. For this "Mineral Resources" category, the thresholds of significance have not been exceeded. There would be no impact.

**FINDING:** There are no mapped mineral resources or deposits on this property; however, there is a mapped area north of US highway 50 and north of this site that has the potential for mineral resources. There would be no impacts.

<b>XI. NOISE.</b> <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose 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) The project is not listed under Table 6-1 of the General Plan as being a use subject to maximum allowable noise exposures from transportation source. As such, an acoustical analysis was not provided as part of the project application submittal. The creation of the 28 parcels to accommodate single-family usage would not generate noise levels exceeding the performance standards contained in Tables 6-1 and 6-2 of the General Plan. There would be a less than significant impact.

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- (b – d) Short-term noise impacts may be associated with excavation, grading, and construction activities in the project vicinity during development. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations are required to comply with the noise performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas are required to be located as far as practicable from any residential areas. There would be a less than significant impact.
- (e) General Plan Policy 6.5.2.1 requires that all projects, including single-family residential, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within the defined 55dB/CNEL noise contour of a County owned/operated airport facility. There would be no impact.
- (f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project would not be subjected to excessive noise from a private airport. There would be no impact.

**Finding:** No impacts to or from noise is expected directly as a result of this D’Amico Estates proposal. Any future development proposal would have all potential environmental impacts analyzed further during the grading/building permit processes. For this “Noise” category, the thresholds of significance have not been exceeded.

<b>XII. POPULATION AND HOUSING. <i>Would the project:</i></b>				
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) The proposed General Plan would change the land use designation on 21.95 acres from low-density residential (LDR) which sets the maximum density at one dwelling unit per 5.0 acres to Medium-Density Residential (MDR) at one dwelling unit per one acre. The 22 acres designated LDR would allow 4 new single-family dwelling units, and should the new amendment be approved to MDR, 22 single-family dwelling units could potentially be allowed, an increase of 18 single-family dwelling units. The “Population Characteristics” section within Section 2 of the Housing Element of the 2004 El Dorado County General Plan states the average household size in unincorporated areas to be 2.70 persons/occupied unit. That translates into the addition of 48.6 persons added by approving the General Plan amendment to MDR. The area is in the Pollock Pines

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Community Region of the General Plan in anticipation of the potential for impacts of increased population within the area. There would be a less than significant impact.

(b – c) The proposed project would not displace people or existing housing, which would prevent the construction of replacement housing elsewhere. There would be no impact.

**Finding:** There is limited potential for a significant impact due to substantial growth with the proposed applications, the D’Amico Estates project either directly or indirectly. Any future development proposal would have all potential environmental impacts analyzed further during the required building/grading permit processes. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

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

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

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

(a - b, & d - e) General Plan Policy 5.1.2.2 establishes that the provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1. Table 5-1 establishes Minimum Levels of Service for public services such as schools, parks, fire districts, ambulance and sheriff. 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, no factual information was provided by the fire district stating that the minimum level of service would fall below the minimum response time of 15-45 minutes, as designated in Table 5-1. The current staffing within the El Dorado County Sheriff’s Department is approximately 1 to 1.2



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officers per 1,000 County residents compared with the statewide average of 1.8 officers per 1,000 population. The shortest distance to Pony Express Trail is approximately 1.5 miles using the southerly exit via Blair Road and 1.7 miles using the northerly route. The department would serve the project site with a response time depending on the location of the nearest patrol vehicle. There would be a less than significant impact.

- (c) The state allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project should have a less than significant impact on local school districts. There would be a less than significant impact.

**Finding:** As discussed above, no significant impacts are expected to public services with the D’Amico Estates proposal. Any future development proposal would have all potential environmental impacts analyzed further during the required building/grading permit processes. For this “Public Services” category, the thresholds of significance have not been exceeded.

<b>XIV. RECREATION.</b>			
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) The subject applications include provisions to have 30 percent of the land dedicated as open space to be commonly used by the subdivision parcel owners. El Dorado County Recreation District is proposing a multi-use park on the 30-acre parcel adjoining the subject application to the southwest identified by Assessor’s Parcel Number 101-220-19. This proposed subdivision would have direct pedestrian access to the park as well as sharing a gated emergency exit road with it. The approval of the applications would add 28 single-family units which at 2.70 persons/occupied unit currently propose to potentially add approximately 76 persons to the neighborhood. This is not anticipated to have a significant impact on the use of recreational facilities in the area. There would be a less than significant impact.

**Finding:** No significant impacts to recreation and open space resources are expected with this D’Amico Estates proposal either directly or indirectly. For this “Recreation” category, the thresholds of significance have not been exceeded.



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<b>XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>			
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) Access to the site is off of Blair Road which is maintained by the El Dorado County Department of Transportation. El Dorado County Department of Transportation has recommended conditions of approval that must be satisfied by the applicant prior to final approval of the final subdivision map. Off-site improvements include widening a bridge on Blair Road. This would be a Federally funded project, of which the applicants have agreed to a fair share payment, and would be evaluated at a future time by a NEPA document. There would be a less than significant impact.

(c) The project would not result in a major change in established air traffic patterns as there are no publicly or privately operated airports or landing fields in the project vicinity. There would be a less than significant impact.

(d, e & f). All interior roads would be required to allow sufficient room for emergency vehicle turn-around and the final designs of the proposed cul-de-sacs, road widths, radii, and secondary access shall have review and approval by the El Dorado Fire Protection District prior to final approval of the subdivision map. All parking

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for future development on the newly created parcels would be required to comply with Chapter 17.18 of the County Code. There would be a less than significant impact.

- (g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. Sidewalks would be required and the existing pedestrian trail along the EID ditch would permit access by residents outside the subdivision and would be connected to an entrance to the proposed Pollock Pines Community Park. There would be no impact.

**Finding:** As discussed above, and as conditioned and mitigated, no significant traffic impacts can directly be expected for the D’Amico Estates proposal. For this “Transportation/Traffic” category, the thresholds of significance have not been exceeded.

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

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;

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- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

(a & e) The project proposes sewage disposal to be accomplished by individual on-site septic systems as no public sewer system exists in the Pollock Pines Community Region. El Dorado County Environmental Management has approved the land use capability report which examined the septic potential for each of the proposed lots. There would be a less than significant impact.

(b) A facilities improvement letter from the El Dorado Irrigation District states that there are 2285 equivalent dwelling units (EDU's) available in the Western/Eastern Water Supply Region. The project proposal would require 30 edu's of water. A water meter award letter is required at the time of final map application. There would be a less than significant impact.

(c) All new stormwater drainage facilities or expansion of existing facilities proposed by any future residential project would be reviewed by El Dorado County Department of Transportation with the applicant's grading permit. Pursuant to conclusions reached by the "Drainage Study for the D'Amico Property," Cooper, Thorne & Associates, December 2006, the existing culvert carrying the drainage of the subject parcels under Blair Road is of an inadequate size. The installation of a second 24" barrel/culvert is recommended. Planning staff recommends the following mitigation measure to reduce the impacts of the introduction of that barrel/culvert that would handle the additional water drainage from the newly introduced impervious surfaces from the new roads and potential 28 single family residences and associated uses:

*14. [MM Util/Serv 1] An additional 24 foot diameter barrel-culvert shall be installed next to the existing one that drains South Fork Long Canyon Creek from the subject parcels under Blair Road. The details of the installation of the culvert shall be included in a grading plan to be reviewed and approved by El Dorado County Department of Transportation prior to issuance of the grading permit and shall adhere to all appropriate Grading, Erosion and Sediment Control Ordinance's Best Management Practices..*

By implementing the mitigation, the project impacts in this category would be reduced below a level of significant.

(d) The availability of potable water would be further analyzed during any future development proposal and would have all potential environmental impacts analyzed further during the required Design Review process. There would be a less than significant impact.

(f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia, and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

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

**Finding:** No significant utility and service system impacts are directly expected by the proposed subdivision. For this "Utilities and Service Systems" category, the potentially significant impacts are mitigated to less than significant.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>				
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 conditioned and mitigated, and with strict adherence to County permit requirements, this tentative subdivision map, amendment of the land use designation, and the typical residential uses expected to follow, would not appear to have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Both short-term and long-term environmental effects directly associated with this amendment, in and of itself, would be less than significant. Any potentially significant impacts would be reduced through compliance with existing standards and requirements.
- (b) Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts. Based on the analysis in this Initial Study it has been determined that the project, as conditioned and mitigated, would not result in cumulative impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- (c) Based upon the discussion contained in this document, it has been determined that the proposed amendment would not have any environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly (no impacts identified, or mitigation has been included in the project design to reduce the impact). Any future development proposal would have all potential environmental impacts analyzed further during the required grading and building permit processes.

**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.)

Cultural Resources Study, dated October 2006 by Historic Resource Associates

Biological Resources Assessment, Wetsel Property + .48.38 Acre Site El Dorado County, California prepared by Foothill Associates. December 11, 2006.

Timber Harvest Plan 4-98-13e/ELD-55 prepared by Robert W. Allen, RPF. Approved February 11, 1999.

Air Quality Analysis for the Wetsel Property (APN: 101-220-02, 03 and 101-240-45) Residential Development Proposed for Pollock Pines, California prepared by Rimpo and Associates. October 14, 2006.

Drainage Study for D'Amico Property prepared by CTA Engineering and Surveying. December 2006.

Delineation of Waters of the United States, Wetsel Property + .48.38 Acre Site El Dorado County, California prepared by Foothill Associates. December 8, 2006.

Traffic Impact Analysis, Wetsel Property Pollock Pines, California prepared by Kimley-Horn and Associates, Inc. November 14, 2006.

Land Capability Report for D'Amico Estates Property prepared by CTA Engineering and Surveying. December 2006.

Cultural Resource Study of APN. 101-220-02, 03 and 101-240-45, Southeast of Blair Road, Pollock Pines, El Dorado County, California 95726 prepared by Historic Resource Associates. October 2006.

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