

Agenda of: November 1, 1995

Item No.: 5.a.

Staff: Janet Postlewait

**STAFF REPORT - PARCEL MAP**

**FILE NUMBER:** P94-26

**APPLICANT:** Robert and Mayre Aaron  
Darol B. Rasmussen

**AGENT:** Don Rippy

**REQUEST:** A tentative parcel map creating 3 parcels, ranging in size from .31 to .36 acres, on a 1.01-acre site (Exhibit B).

**LOCATION:** On the west side of Mira Loma, at the intersection with Perlett Drive in the Cameron Park area. (Exhibit A)

**APN:** 083-465-22

**ACREAGE:** 1.01 Acres

**PUBLIC REVIEW DRAFT GENERAL PLAN:** Multi-Family (Exhibit C) with recommendation to the Board of Supervisors to amend to High Density

**ZONING:** Limited Multifamily Residential-Planned Development (R2-PD) (Exhibit D) with recommendation to the Board of Supervisors to change to R1.

**ENVIRONMENTAL DOCUMENT:** Negative Declaration prepared in conjunction with Z94-18

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** The subject parcel was created with Cameron Woods Unit 1 subdivision as was subsequently resubdivided Parcel #4 of P.M. 37-2. The application was submitted concurrently with Z94-18 to change the zoning from R2-PD to R1. A recommendation of approval was forwarded to the Board of Supervisors by the Planning Commission on September 14, 1995. Because the Public Review Draft General Plan Designation was (is still as of this writing) MultiFamily, a recommendation was also forwarded to amend the Public Review Draft General Plan Designation to High Density Residential. Approval of this map is contingent upon Board approval.

**Site Description:**

The site is mostly level with a southwestern gentle slope with a slight drainage pattern through the central portion. The property has been cleared of woody plants with the exception of two mature oaks at the southeast corner. Much of the surrounding property is residential with lots of approximately the size proposed.

**General Plan and Zoning:**

Pursuant to the August 17, 1994 General Plan Extension letter issued by the Governor's Office of Planning and Research, as extended by SB 903, the application must be found to be "consistent" with the Public Review Draft General Plan and the provision that "there is little or no probability the project will be detrimental to or interfere with the future adopted General Plan."

The Public Review Draft General Plan designates the subject site as Multifamily. Upon approval by the Board of Supervisors to amend this designation to High Density and rezone the site to R1, as recommended by the Planning Commission, the proposal will conform to the Public Review Draft General Plan land use designation.

Further, staff has reviewed the applicable policies of the Public Review Draft General Plan and finds the project as conditioned will be consistent with the policies of the Plan, and there is little or no probability the project will be detrimental to or interfere with the future adopted General Plan. Please refer to staff report for Z94-18 for further discussion of conformance with applicable General Plan polices.

**Infrastructure/Site Characteristics**

**Access:** Access is proposed from Perlett Drive and/or Mira Loma which are County-maintained roads classified as Urban Local Roads with 28' and 32' paved surface. DOT has indicated that the street improvements provided with the Cameron Woods Unit 1 subdivision are adequate for the proposed zone change and tentative parcel map.

**Water, Sewer, and Fire Protection:** The proposed parcels will utilize public water and sewer systems. Water meters have already been purchased. EID has indicated there are adequate sewer facilities in place to serve the proposal. The Cameron Park Fire District did not respond to this proposal. However, the Cameron Park CSD responded with no objections and a fire hydrant is located adjacent.

**Rare and Endangered Plants:** The site is located within the Pine Hill Intrusive Complex which is generally known to potentially contain rare or endangered plants. Soils are classified as Rescue Very Stony Sandy Loam. A botanical survey was completed for the site in May of 1995. The property has been cleared of wood plants with the exception of two mature oaks at the southwest corner.

The majority of the plant cover consists of herbaceous species, many of which are exotics. No rare or endangered species were found on the site.

Cameron Park Airport The subject site is within the Cameron Park Airport Safety Area 3 and occurs between the 55db and 65db CNEL noise contours. As such, the proposal is considered a compatible use, but is subject to the requirement of structural designs to limit interior noise levels from intruding noise not to exceed 45 dB CNEL in any habitable room. In addition, buyer notification and the attachment of noise easement to title of affected property is encouraged (Policies 3c, 4c, and 4d of the Cameron Park CLUP).

### ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Checklist and Environmental Evaluation, Exhibits F & G) concurrently with Z94-18 to determine if the project may have a significant effect on the environment. Based on the Initial Study, staff has determined that conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project; and, there is no substantial evidence that the proposed project as conditioned may have a significant effect on the environment, and a Negative Declaration has been prepared.

### RECOMMENDATION

Approval of the tentative map as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report, and the modification of the project to include conditions itemized in Attachment 1.

## SUPPORT INFORMATION

### Attachments To Staff Report:

- |              |   |                                      |
|--------------|---|--------------------------------------|
| Attachment 1 | - | Conditions of Approval               |
| Attachment 2 | - | Findings                             |
| Exhibit A    | - | Vicinity Map                         |
| Exhibit B    | - | Tentative Parcel Map                 |
| Exhibit C    | - | Public Review Draft General Plan Map |
| Exhibit D    | - | Zoning Map and Parcelization         |
| Exhibit E    | - | Extent of Rezone for Z94-18          |
| Exhibit F    | - | Soils Map                            |
| Exhibit G    | - | Environmental Checklist              |
| Exhibit H    | - | Environmental Evaluation             |

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

FILE NUMBER P94-26

### STANDARD CONDITIONS OF APPROVAL

#### Department of Transportation

1. Subject to the payment of fees established under the Area of Benefit for the Cameron Park area. The fees are calculated based upon the total number of parcels created (\$ x 3 parcels = \$). Fees may change subject to recalculation under existing resolution prior to recording the map.
2. An encroachment permit shall be obtained from the Department of Transportation for the additional service connections required for the subject parcels.

#### Fire District

3. A fuel modification plan, acceptable to the fire district and the California Department of Forestry, shall be implemented. A letter of compliance with this condition shall be submitted by the fire district to the Surveyor's Office at the time of filing the parcel map.

#### Planning Department

4. The subdivision is subject to parkland dedication in-lieu fees, based on values supplied by the County Assessor's Office, after payment of appraisal fee, and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid to the Cameron Park Community Services District at the time of filing the parcel map.
5. A buyer notification shall be included on the deed of each newly created lot to inform potential buyers of the exterior noise levels generated at the Cameron Park Airport.
6. The subdivider shall provide an irrevocable offer of dedication, by separate instrument, of an avigation and noise easement to be accepted by the Board of Supervisors prior to or concurrently with the filing of the final map.

#### County Surveyor

7. Prior to the recording of the parcel map, the developer shall provide evidence of agreement with the El Dorado Union High School District for payment of such fees as may be established by said school district in accordance with Government Code

Section 65995-65997. The developer shall produce evidence of an agreement with said school district(s) to pay, for each building permit issued thereafter, the amount of \$7,198 per residential unit, pursuant to Resolution 220-91, or such other fee amount established by the Board of Supervisors pursuant thereto or pursuant to any successor thereto.

8. Prior to the filing of a parcel map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall do one of the following: (a) Pay the assessment or bond in full; (b) File security with the Clerk of the Board of Supervisors; or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating that provisions have been made for the segregation of bond assessment responsibility, pursuant to Government Code Section 66493(d).
9. A final map cannot be submitted prior to approval and subsequent effective date of Z94-18.

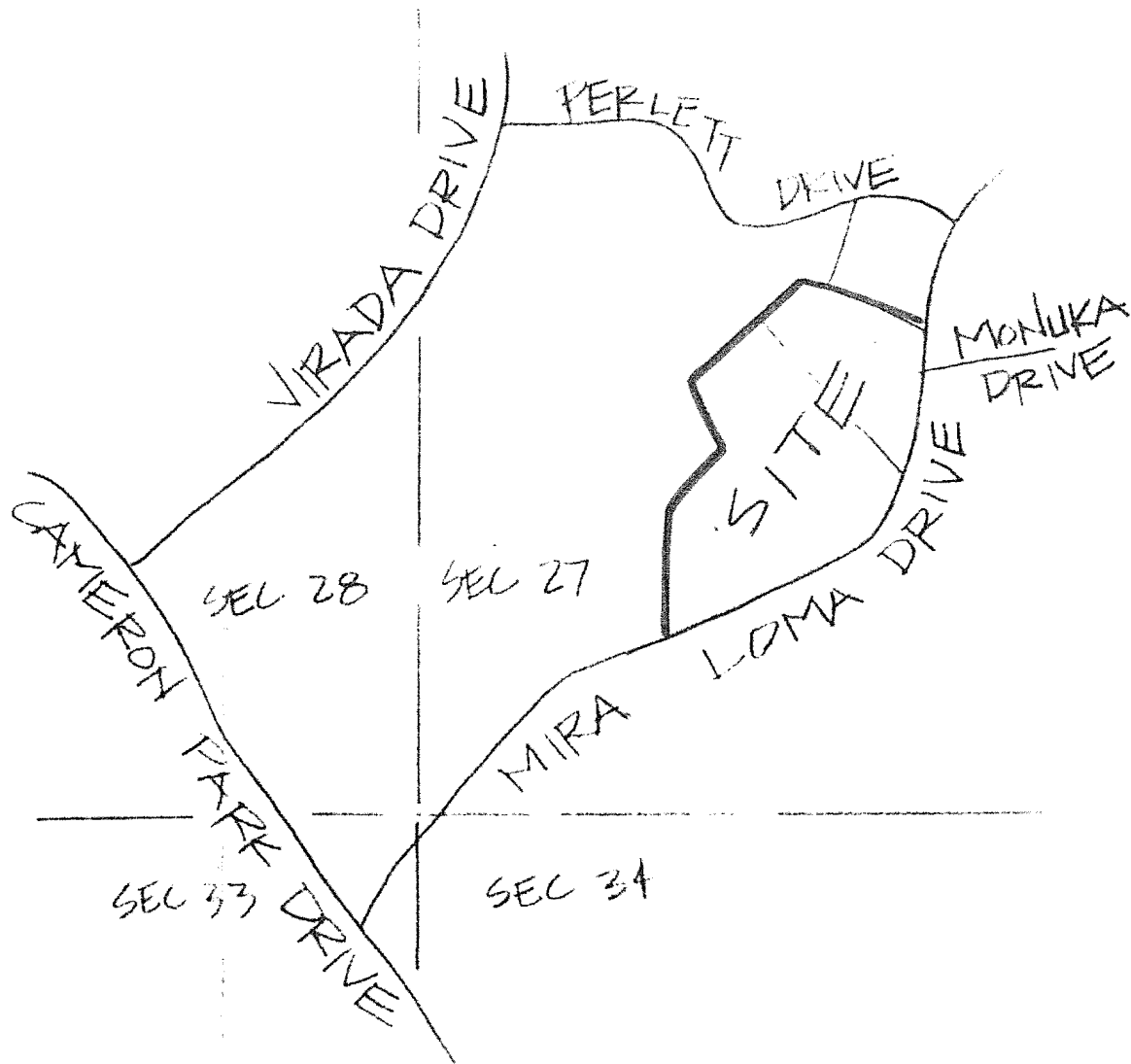
## ATTACHMENT 2 FINDINGS

### FILE NUMBER P94-26

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### Tentative Map

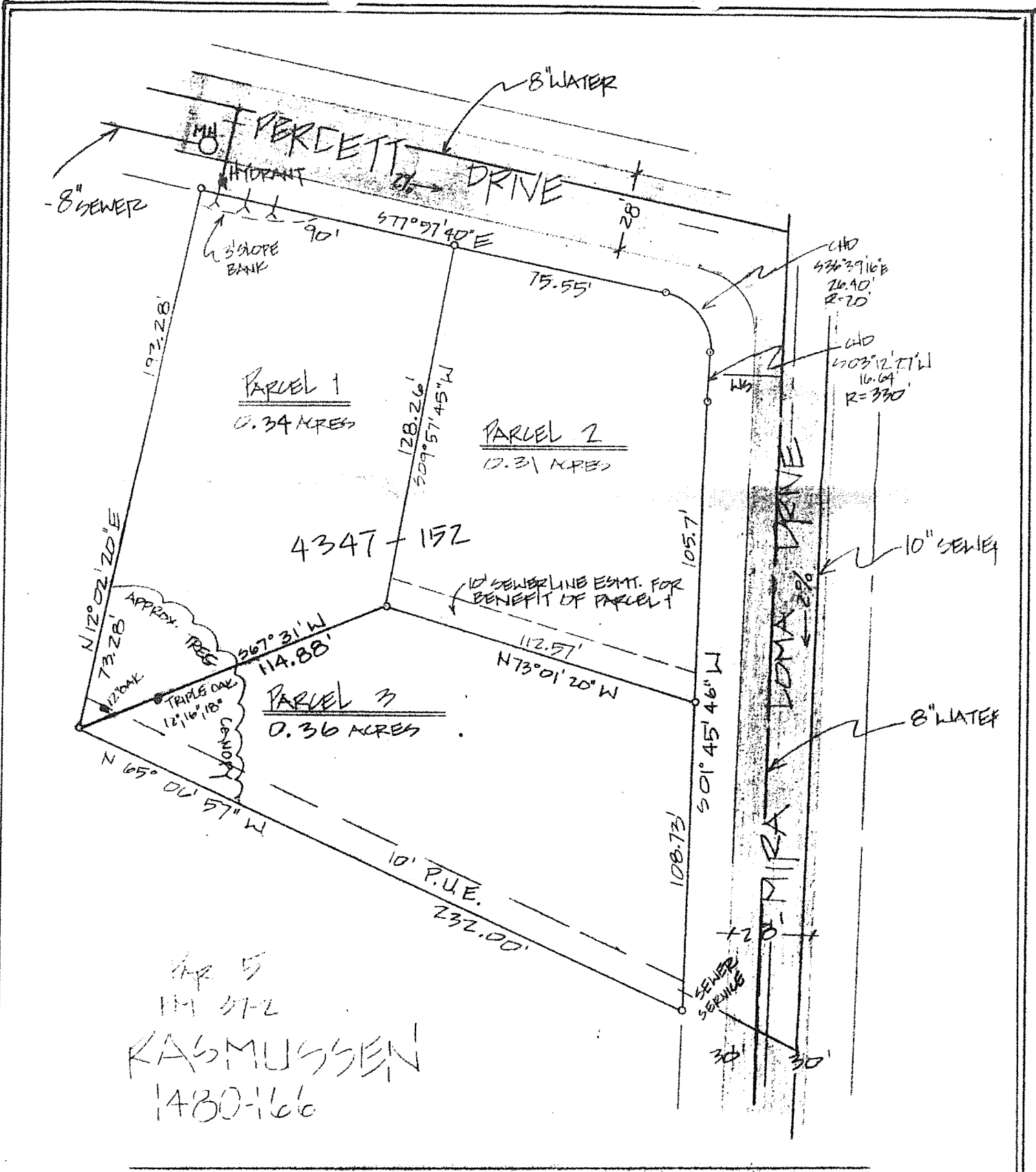
1. The proposed tentative map, including design and improvements, is consistent with the Public Review Draft General Plan policies and land use map.
2. There is little or no probability the project will be detrimental to or interfere with the future adopted General Plan.
3. The proposed tentative map does conform with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.
4. The site is physically suitable for the proposed type and density of development.
5. The proposed subdivision is not likely to cause substantial environmental damage.



**VICINITY MAP**

**EXHIBIT A**

**P94-26 Z94-18**



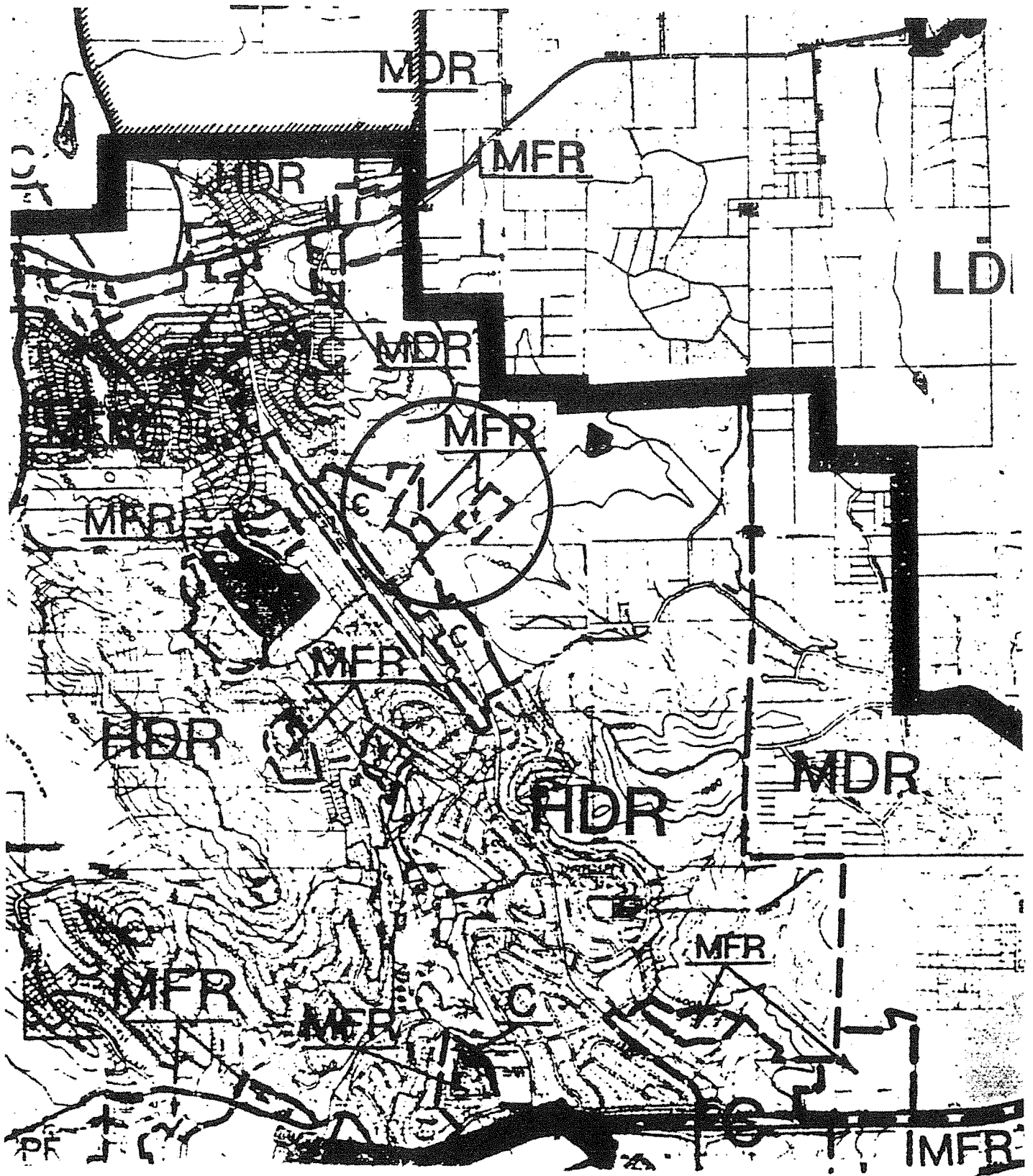
MR S  
 PH 572  
 RASMUSSEN  
 1480-166

EXHIBIT B

TENTATIVE PARCEL MAP

P94-26





## EXHIBIT C

# PUBLIC REVIEW DRAFT GENERAL PLAN

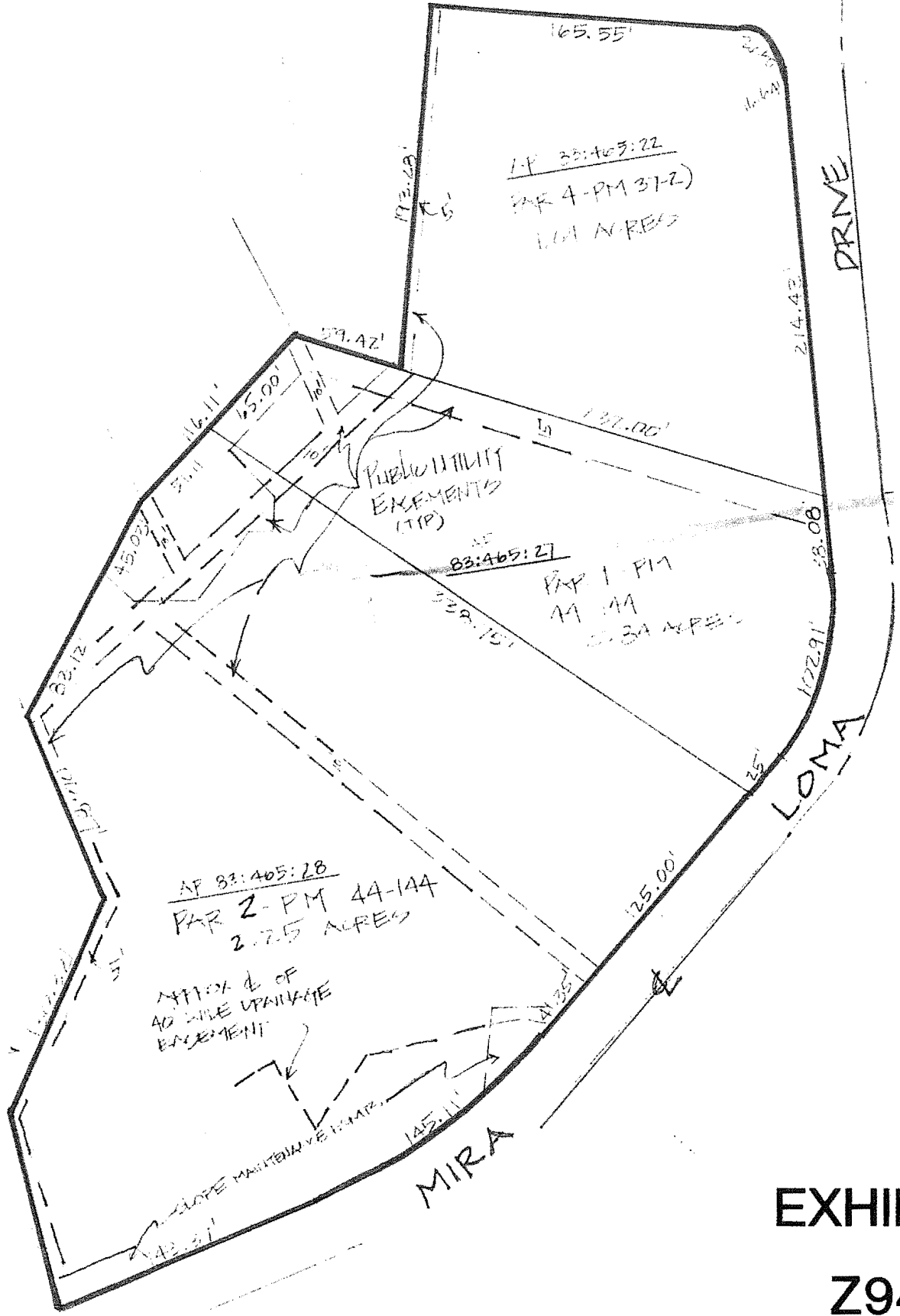


PERLETT DRIVE

DRIVE

LOMA

MIRA



AP 83:465:22  
 PAR 4-PM 37-2  
 1.14 ACRES

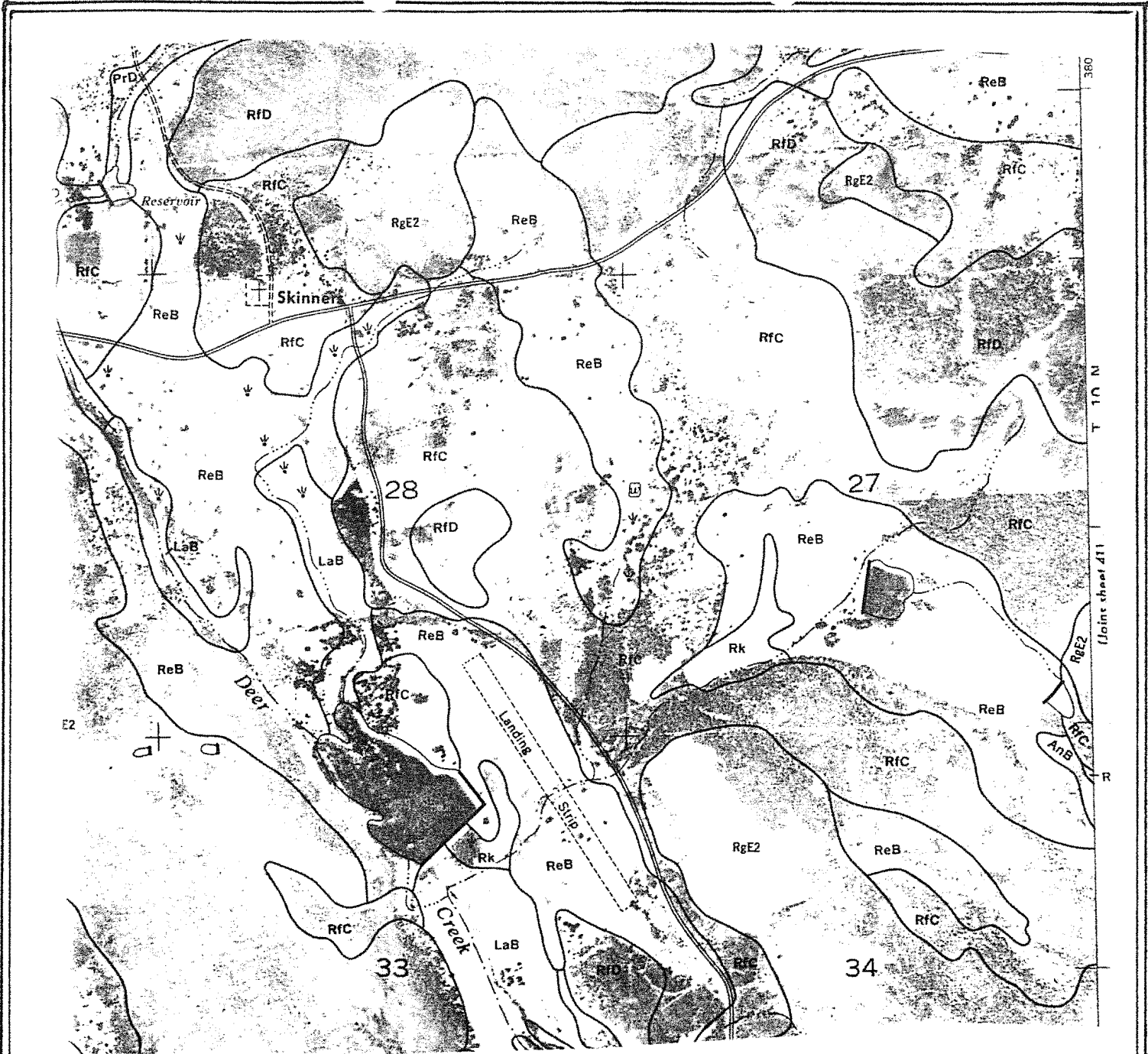
AP 83:465:27  
 PAR 1-PM  
 11:14  
 0.34 ACRES

AP 83:465:28  
 PAR 2-PM 44-144  
 2.75 ACRES

OFFICE &  
 40' WIDE UPGRADE  
 EXEMPTION

EXHIBIT E

Z94-18



# SOILS

# EXHIBIT F

# EL DORADO COUNTY ENVIRONMENTAL CHECKLIST FORM

<b>I. BACKGROUND</b>	
Name of Proponent	DON RIPPY / R. Aaron
Address and Phone Number of Proponent	3520 MIRA LOMA CAMERON PARK CA 95682
Date of Checklist	7-1-95
Agency Requiring Checklist	EL DORADO COUNTY
Name of Proposal	294-18 P 94-26

<b>II. ENVIRONMENTAL IMPACTS</b>			
(Explanations of all "yes" and "maybe" answers are required on attached sheets. A "no" answer means no significant adverse impact.)			
	YES	MAYBE	NO
<b>1. Earth. Will the proposal result in:</b>			
a. Unstable earth conditions or in changes in geological substructures?			✓
b. Disruptions, displacements, compaction or overcovering of the soil?	✓		
c. Change in topography or ground surface relief features?	✓		
d. The destruction, covering or modification of any unique geologic or physical features?			✓
e. Any increase in wind or water erosion of soils, either on or off the site?			✓
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards?			✓

	YES	MAYBE	NO
<b>2. Air. Will the proposal result in:</b>			
a. Substantial air emissions or deterioration of ambient air quality?		✓	
b. The creation of objectionable odors?			✓
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			✓
<b>3. Water. Will the proposal result in:</b>			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			✓
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	✓		
c. Alterations to the course or flow of flood waters?			✓
d. Change in the amount of surface water in any water body?			✓
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			✓
f. Alteration of the direction or rate of flow of ground waters?			✓
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			✓
h. Substantial reduction in the amount of water otherwise available for public water supplies?			✓
i. Exposure of people or property to water related hazards such as flooding or tidal waves?			✓
<b>4. Plant Life. Will the proposal result in:</b>			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and the aquatic plants)?			✓
b. Reduction of the numbers of any unique, rare or endangered species of plants?			✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?			✓
d. Reduction in acreage of any agricultural crop?			✓

79418 EXH G

	YES	MAYBE	NO
<b>5. Animal Life. Will the proposal result in:</b>			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?			✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?			✓
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			✓
d. Deterioration to existing fish or wildlife habitat?			✓
<b>6. Noise. Will the proposal result in:</b>			
a. Increases in existing noise levels?			✓
b. Exposure of people to severe noise levels?			✓
<b>7. Light and Glare. Will the proposal produce new light or glare?</b>			
		✓	
<b>8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?</b>			
	✓		
<b>9. Natural Resources: Will the proposal result in:</b>			
a. Increase in the rate of use of any natural resources?			✓
<b>10. Risk of Upset. Will the proposal involve:</b>			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			✓
b. Possible interference with an emergency response plan or any emergency evacuation plan?			✓
<b>11. Population. Will the proposal alter the location, distribution, density or growth rate of the human population of an area?</b>			
		✓	
<b>12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?</b>			
		✓	
<b>13. Transportation/Circulation. Will the proposal result in:</b>			
a. Generation of substantial additional vehicular movement?			✓
b. Effects on existing parking facilities, or demand for new parking?			✓

	YES	MAYBE	NO
<b>c. Substantial impact upon existing transportation systems?</b>			
			✓
<b>d. Alterations to present patterns of circulation or movement of people and/or goods?</b>			
			✓
<b>e. Alterations to waterborne, rail or air traffic?</b>			
			✓
<b>f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?</b>			
			✓
<b>14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:</b>			
a. Fire protection?			✓
b. Police protection?			✓
c. Schools?			✓
d. Parks or other recreational facilities?			✓
e. Maintenance of public facilities, including roads?			✓
f. Other governmental services?			✓
<b>15. Energy. Will the proposal result in:</b>			
a. Use of substantial amounts of fuel or energy?			✓
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?			✓
<b>16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:</b>			
a. Power or natural gas?			✓
b. Communications systems?			✓
c. Water?			✓
d. Sewer or septic tanks?			✓
e. Storm water drainage?			✓
f. Solid waste and disposal?			✓
<b>17. Human Health. Will the proposal result in:</b>			
a. Creation of any health hazard or potential health hazard (excluding mental health)?			✓
b. Exposure of people to potential health hazards?			✓

	YES	MAYBE	NO
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?			✓
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?			✓
<b>20. Cultural Resources.</b>			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?			✓
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?			✓
c. Does the proposal have the potential to cause a physical change which would effect unique ethnic cultural values?			✓
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?			✓
<b>21. Mandatory Findings of Significance.</b>			
a. Does the project 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?			✓
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)			✓
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant).			✓
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

**III. DISCUSSION OF ENVIRONMENTAL EVALUATION**  
See attached.

<b>IV. DETERMINATION</b>	
On the basis of this initial evaluation:	PLEASE CHECK APPROPRIATE BOX
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 the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.	✓
I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENT IMPACT REPORT is required.	

Date: 7-1-95

Signature: *John R. Patterson*

# NEGATIVE DECLARATION

AREA: Cameron Park

FILE NO.: P94-26 & Z94-18

NAME OF APPLICANT: Robert & Mayre Aaron/Don Rippey/El Dorado Land Survey

ASSESSOR'S PARCEL NO.: 083-465-22

SECTION: 27 TOWNSHIP: 10N RANGE: 9E

NEAREST COUNTY ROAD INTERSECTION: Mira Loma Drive & Perlett Drive

- GENERAL PLAN AMENDMENT: FROM: TO:
- REZONING: FROM: R2PD TO: R1
- TENTATIVE PARCEL MAP  SUBDIVISION TO SPLIT 1.01 ACRES INTO 3 LOTS  
SUBDIVISION (NAME)
- SPECIAL USE PERMIT TO ALLOW:
- OTHER:

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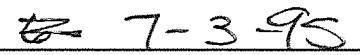
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## REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS TO A LEVEL OF INSIGNIFICANCE.
- OTHER: \_\_\_\_\_
- 

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by EL DORADO COUNTY. A copy of the project specifications is on file in the El Dorado County Planning Department, 2850 Fairlane Court, Placerville, Ca. 95667.

  
PREPARED BY

  
DATE OF SIGNATURE



**Exhibit H**  
**ENVIRONMENTAL EVALUATION**

**P94-26 and Z94-18**

**PROJECT:** A request to change the zoning on three adjacent parcels from R2-PD to R1 along with a tentative parcel map creating three parcels on one of the three parcels, ranging in size from .31 to .36 acre, on a 1.01-acre site. Approval of the tentative map is contingent upon approval of the zone change request.

**LOCATION:** On the west side of Mira Loma Drive, at the intersection with Perlett Drive in the Cameron Park area (Exhibit A).

**APN:** 083-465-22 (P94-26)  
083-465-22; -27 and -28 (Z94-18)

**ACREAGE:** 1.01 acres (P94-26)  
1.01 acres; .84 acre; 2.25 acres (4.1 total) (Z94-18)

**DISCUSSION OF ENVIRONMENTAL IMPACTS**

**Note:** The headings and numbers indicated below refer to the attached Environmental Checklist.

- (1) **Earth:** Normal construction practices will result in the disruption of the existing topography, soils, and vegetation to accommodate the construction of driveways, building sites, and related residential uses. As noted in the Soil Survey of El Dorado County, the soil types in this area belong to the series Rescue sandy loam, 2 to 9 percent slopes (ReB) and have erosion hazards which are considered to range from slight to moderate. Grading and erosion control plans as required in Chapter 15.14 of the El Dorado County Code will be necessary prior to the development of the site. These plans shall be approved and monitored by the El Dorado County Department of Transportation and the El Dorado County Resource Conservation District.
- (2) **Air:** Site clearing, burning, grading, and movement of construction equipment will create temporary air quality impacts during construction. Further, traffic in the area will increase by approximately 24 vehicle trips per day (number of new parcels x 8), which is significantly less than the impact that would be with a multifamily use. Neither of these activities is expected to have a significant effect on the environment since dust is controlled by measures within the County Grading Ordinance (Chapter 15.14), and the additional quantity of vehicle trips added in the area is not expected to add significantly to local air pollutant levels.
- (3) **Water:** The natural absorption rate of the soil and the drainage patterns may be affected by the construction of driveways and residential structures. The grading permit review process required by Chapter 15.14 should resolve any unusual circumstances created by

construction on the property. The proposed parcels will be using public water and sewer. A meter award letter has been issued to the applicant indicating 3 EDUs of water and sewer service purchased.

- (4) **Plant Life:** The site is located within the Pine Hill Intrusive Complex which is generally known to potentially contain rare or endangered plants. Soils are classified as Rescue Very Stony Sandy Loam. A botanical survey was completed for the site in May of 1995. The property has been cleared of wood plants with the exception of two mature oaks at the southwest corner. The majority of the plant cover consists of herbaceous species, many of which are exotic. The site was probably Live-/Oak/Blue Oak/Digger Pine Woodland prior to clearing. No rare or endangered species were found on the site. While construction will result in the removal of vegetation, no significant effect is expected.
- (5) **Animal Life:** The subject property is not located within the areas identified by the California Department of Fish and Game as a deer migration or wintering area. Further, the limited removal of existing vegetation from the site is not expected to have a significant effect on animal life.
- (6) **Noise:** There will be temporary increases in noise during daylight hours resulting from construction associated with improvements of roads and residential structures. Noise levels resulting from the additional dwellings should be normal for the residential neighborhood and should not be significant. In addition, the project site lies within the Cameron Park Airport Safety Area 3 and occurs between the 55 db and 65 db CNEL noise contours. The request to rezone the site from Limited Multifamily Residential to One-family Residential creating a total of three lots would be compatible with the area described. The following policies of the Cameron Park Airport Comprehensive Land Use Plan apply:
  - c. Within the 60 dB CNEL contour at Cameron Airpark, all new residential structures shall be designed to limit intruding noise such that interior noise levels shall not exceed 45 dB CNEL in any habitable room.

This process is accomplished at the building permit stage and does not need to be added as a mitigation measure.

- (7) **Light and Glare:** Some limited light and glare may result from the addition of residential structures on the proposed parcels. These increases are expected to be normal, however, for residential neighborhoods and are not expected to have a significant effect.
- (8) **Land Use:** The site is zoned Limited Multifamily Residential with a Planned Development overlay (R2-PD) and the Public Review Draft General Plan designates the subject site as Multi-Family Residential. As such, the proposed zone change request for

One-family Residential (R1) is inconsistent with this designation. Review of the pertinent policies regarding Multifamily housing shows the project to be in conformance with the development standards and policies of the Public Review Draft General Plan and the County Zoning Ordinance. Water, sewer, and roads are already in place. The reduction of 4+ acres of Multifamily zoning would not significantly decrease the overall amount of Multifamily housing within the County. As of this writing, the Project Description Land Use Maps have designated 2,564 acres of Multi-Family lands. This is far above the 518 acres identified in 1990 as per Policy 4.2.1.1 of the Public Review Draft General Plan. The site is bounded on the north, south, east, and west by existing single-family residential zoning and homes. The parcel map is contingent upon approval of the zone change request.

- (9) **Natural Resources:** There are no known impacts to the use or consumption of natural resources resulting from this project.
- (10) **Risk of Upset:** Being a residential project, there should be no hazardous materials or substances used during construction, or remaining on the premises after construction. If explosives are used for road construction, such activity would only occur in conformance with applicable laws. No significant effect is expected.
- (11) **Population:** The project will not significantly impact the location, distribution, density or growth rate of the human population in the area. The proposal is a reduction of the originally proposed density of the area with the zone change request to change from multifamily to single-family residential.
- (12) **Housing:** This proposal will not affect existing housing or create a demand for additional housing. On the contrary, this proposal provides new residential sites which may serve to meet the already existing demand for housing in the area.
- (13) **Transportation:** Approximately 30 additional vehicle trips per day will be generated by this project (number of new parcels x 10). Development of this property with approved R1 zoning would result in a decrease in potential trip production. Upon completion of roads as required by the Design and Improvement Standards Manual, there should be no significant impact of the project on the local road system. To offset the cumulative impacts that new development has on the County arterial road system, the Traffic Impact Mitigation fee established by Resolution No. 258-91 will be collected at the time of building permit issuance.
- (14) **Public Services:** The creation of new parcels and the resulting residential dwellings can be expected to impact some public services. The cumulative impacts typically associated with minor projects of this nature typically affect fire protection, school facilities, park and arterial road needs, and solid waste disposal. A system of impact fees has been established which reduces these impacts to less than significant. Park fees are paid at the time the parcel map is recorded in conformance with the provisions of Chapter 16.12 of

the County Code. Fire, school, road, and landfill fees are payable upon issuance of a residential building permit.

- (15) **Energy**: The additional parcels proposed should have little effect on energy resources or supplies.
- (16) **Utilities**: The proposed parcels will utilize public water and sewer systems. Water meters have already been purchased by the applicant. The project will have only a minor impact on water supply and is not considered to be significant. The El Dorado Irrigation District has indicated there are adequate facilities in place to serve the added residential units to be created by this project.
- (17) **Human Health**: Compliance with established health and safety requirements should eliminate any possible conflict with human health.
- (18) **Aesthetics**: Construction of dwellings on acres will conform to the development patterns in the area and will not create offensive views to the public.
- (19) **Recreation**: Any impacts the project may have on recreation will be offset by the established in-lieu park fee requirements of Chapter 16.12 of the County Code.
- (20) **Cultural Resources**: No known archaeological features or cultural resources are known to exist on the project site.
- (21) **Mandatory Findings of Significance**: It has been determined that project compliance with the laws and policies currently in effect, and compliance with the conditions as proposed, reduce any potential significant impact on the environment to a level of insignificance.

County of El Dorado  
Planning Department  
2850 Fairlane Court  
Placerville, CA 95667

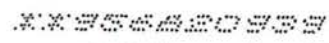


UNDELIVERABLE AS ADDRESSED  
FORWARDING ORDER EXPIRED



083-466-10-10 00 488  
CAMERON PARK COM SERV DIST  
P O BOX 939  
SHINGLE SPRINGS CA 95682

*294-261  
Aaron/Rasm*



310-40-075-1

## PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published Monday, Wednesday, Thursday & Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

9 / 20

All in the year 1995

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 20th day of SEPTEMBER, 1995.

  
Signature

Proof of Publication of

### NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING**  
The El Dorado County Zoning Administrator will hold a public hearing in the Hearing Room located in Building C, 2850 Fairlane Court, Placerville, California, on November 1, 1995, at 9:00 a.m. to consider the following item(s):

**P94-26 - ROBERT AND MAYRE AARON/DAROL RASMUSSEN:** Tentative parcel map creating 3 parcels, ranging in size from .31 to .36 acres, on a 1.01-acre site. The property, identified by Assessor's Parcel Number 083-465-22, is zoned R2-PD (Limited Multi-Family Residential-Planned Development), and is located on the west side of Mira Loma Drive, at the intersection with Perlett Drive in the Cameron Park area.

(Negative Declaration prepared)\*

**P94-27 - CAMERON WOODS ASSOCIATES, INC.:** Tentative parcel map creating 3 parcels, ranging in size from .31 to .379 acres, on a 1.002-acre site. The property, identified by Assessor's Parcel Number 083-463-06, is zoned R2-PD (Limited Multi-Family Residential-Planned Development), and is located on the east side of Cinsant Drive, approximately 200 feet north of the intersection with Perlett Drive in the Cameron Park area. (Negative Declaration prepared)\*

All persons interested are invited to attend and be heard or to write their comments to the Zoning Administrator. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to the Zoning Administrator, Planning Department, 2850 Fairlane Court, Placerville, CA 95667.

\*A Draft Negative Declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department during normal business hours. The public review period for the Draft Negative Declaration set forth in the California Environmental Quality Act (CEQA) is 30 days, beginning September 20, 1995, and ending October 20, 1995. Any written comments on the document must be received by that date and should be directed to the Zoning Administrator, Planning Department, 2850 Fairlane Court, Placerville, CA 95667. A "Negative Declaration" is a document prepared to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

1248.5 Mt Demo 1t 0920



**PLACERVILLE OFFICE:**

2850 FAIRLANE COURT  
PLACERVILLE, CA 95667  
(916) 621-5355  
FAX 622-1708

**SOUTH LAKE TAHOE OFFICE:**

3368 LAKE TAHOE BLVD., SUITE 301  
SOUTH LAKE TAHOE, CA 96150  
(916) 573-3449

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EL DORADO COUNTY PLANNING DEPARTMENT  
Zoning Administrator

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MOUNTAIN DEMOCRAT

ONE (1) TIME

DATE: September 20, 1995