

PLANNING SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co-el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8:00 AM to 4:00 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

MEMORANDUM

DATE: February 13, 2007 **Agenda of:** April 12, 2007
TO: Planning Commission **Item #:** 10.
FROM: Jason R. Hade, AICP, Senior Planner

SUBJECT: TM05-1398A/Thousand Oaks, Unit 3, Revised Map

BACKGROUND: Tentative Map TM05-1398, Thousand Oaks, Unit 3, was approved by the Planning Commission on August 10, 2006, and subsequently appealed to the Board of Supervisors by adjacent property owners. Issues raised by the appellant are identified and addressed in the agenda item transmittal to the Board on September 12, 2006. After expressing concern regarding the irregular lot shapes and septic issues, the Board referred the matter back to the Commission. The applicant was directed to revise the tentative subdivision map accordingly and submit the revisions to staff for further review. A revised map was submitted to Planning Services on October 3, 2006. At the hearing of December 14, 2006, the Planning Commission continued the project to the hearing of February 22, 2007, and directed staff to revise the previously approved mitigated negative declaration to address the new environmental issues raised at the hearing and identified within the environmental review section below. Additional time was also required to circulate the revised environmental document to the State Clearinghouse.

ISSUES: The following issues were raised at the Board hearing on September 12, 2006, and are addressed in the revised map, as discussed below:

Accessory Building: The existing accessory building on proposed Lot 2 is permitted by right pursuant to Section 17.28.060.A.2 of the One-acre Residential (R1A) Zone District provided a main residence exists on the subject site. However, it is not permitted as a stand alone use. In order to avoid the removal of the accessory structure, the previously proposed map was created as an irregularly shaped lot to encompass the accessory building. The revised map includes a modified proposed Lot 2 which is fairly regular yet retains the accessory building on the same lot as the existing primary residence. As such, the map revision is consistent with the Zoning Ordinance, as both structures will meet the minimum setbacks. All proposed lots would continue to meet the minimum parcel size.

Access Issues: As proposed, Lot 1 would be served by an existing driveway from St. Ives Court while access to Lots 2 and 3 would be provided by an improved existing driveway connecting to Mineshaft Lane.

Driveway/Roadway Width:

A 10-foot wide fire safe driveway with a standard fire safe turnout is shown on the revised map as required by Condition 10. The applicant previously requested and received approval from the Planning Commission for a design waiver request to reduce the required width of the on-site access road from Mineshaft Lane to the proposed driveway to Lot 3 from the 24-foot wide requirement established by Standard Plan 101B to the improvement detailed in Condition 10. As approved at the Planning Commission hearing of August 10, 2006, the improvements described above were acceptable to the Planning Commission, applicant, and Fire District as well as the Department of Transportation and Planning Services staff. No further issues regarding the reduced driveway/roadway width were raised at the Board of Supervisors hearing in September 2006.

Common Driveway Maintenance: Department of Transportation staff recommends that to ensure that the proposed common driveway is adequately maintained, a common driveway maintenance agreement between Lots 2 and 3 be recorded prior to filing the final map. A condition has been added to address this issue in Attachment 1.

Irregular Shaped Lots and Frontage: While proposed Lot 1 is nearly identical in shape to that of Lot 1 on the previous map, Lots 2 and 3 have been revised to be more regularly shaped. A design waiver request was submitted and previously approved by the Planning Commission to allow the irregular shaped lots and frontage for Lots 2 and 3 to be less than 100 feet as shown on the tentative map. Proposed frontage for Lots 2 and 3 is nearly 100 feet at the setback line. Although the previously approved design waiver request outlined above is still requested by the applicant, the revised map reflects lots which are more consistent with the development standards than previous efforts.

On-Site Sewage Disposal: Environmental Management staff has reviewed and approved the proposed on-site sewage disposal areas on the revised map as indicated in Attachment 6. Previous leach field locations were modified so that each lot has its own leach field, and the proposed leach fields do not cross property lines.

ENVIRONMENTAL REVIEW

Staff previously prepared an initial study and several revisions to determine if the project would have a significant effect on the environment. Based on new biological resources issues raised at the hearing of December 14, 2006, it was determined that the previously considered mitigated negative declaration needed to be revised. Staff revised the environmental document to address several biological resources issues including rare plant, potential streambed alteration and septic system impacts. Based on the revised initial study, staff found that the project could have a significant effect on air quality, biological resources, cultural resources, and hazards and hazardous materials. However, the project has been modified to incorporate the mitigation

measures identified in the initial study which will reduce the impacts to a less than significant level. Therefore, a revised final 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 (CDFG). 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 processing fee, is forwarded to the CDFG and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. Under the revised statute effective January 1, 2007, a project proponent asserting a project will have no effect on fish and wildlife should contact the CDFG and the CDFG will review the project, make the appropriate determination, and in "no effect" cases, the CDFG will provide the project proponent with documentation of exemption from the filing fee requirement.

RECOMMENDATION: Conditional approval

ATTACHMENTS

Attachment 1:	Conditions of Approval
Attachment 2:	Findings
Exhibit A:	Revised Mitigated Negative Declaration
Exhibit B:	Revised Map

EXHIBIT A



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

REVISED ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

Project Title: Tentative Subdivision Map Application TM05-1398 / Thousand Oaks Unit No. 3

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

Contact Person: Jason R. Hade, AICP, Senior Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Helen L. Thomas, 3359 St. Ives Court, Shingle Springs, CA 95682

Project Applicant's Name and Address: Helen L. Thomas, 3359 St. Ives Court, Shingle Springs, CA 95682

Project Location: The subject property is located on the south side of St. Ives Court, approximately 500 feet south of the intersection with Meder Road in the Shingle Springs area.

Assessor's Parcel No(s): 070-300-15 **Parcel Size:** 8.4 acres

Zoning: One-Acre Residential (R1A)

Section: 36 **T:** 10N **R:** 9E

General Plan Designation: Medium Density Residential (MDR)

Description of Project: Tentative subdivision map application to create three lots ranging in size from 4.83 to 4.056 acres. A design waiver request has been submitted to allow the following: (1) Irregular shaped lots and frontage for lots two and three to be less than 100 feet as shown on the tentative map; and (2) Permit the existing driveway serving proposed lots two and three to be improved to 10 feet wide with a fire safe turnout rather than 24 feet wide as required by Standard Plan 101B.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	R1A	MDR	Single-Family Residences
East:	R1A	MDR	Single-Family Residences
South:	R1A	MDR	Single-Family Residences
West:	RE-10	MDR	Undeveloped

Briefly Describe the environmental setting: The project site lies at an elevation of approximately 1,480 feet above mean sea level. Topography of the property is level to gently sloped land that is vegetated with trees, shrubs and patches of nonnative grassland. Two manmade ponds are located within the project study area. Residential development borders the subject site on all sides except the southern segment of the western boundary. A 3,976 square foot residence is located on the proposed lot two. Access to lot one is to be provided by a driveway from St. Ives Court while lots two and three are to be served by an improved existing driveway connecting to Mineshaft Lane.

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

El Dorado County Department of Transportation: Encroachment Permit

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. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: _____

Printed Name: Jason R. Hade, AICP For: El Dorado County

Signature:  Date: 2/23/07

Printed Name: Lawrence W. Appel 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

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

Discussion:

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

- a) No identified public scenic vistas or designated scenic highway will be affected by this project.
- b) The proposed project will have a less than significant impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources as the project is not located within a corridor defined as a State scenic highway.
- c) The proposed project will not substantially degrade the visual character or quality of the site and its surroundings. As proposed, the project will not result in tree removal or disturbance of the two manmade ponds or seasonal wetlands.
- d) As only three lots are proposed, the project will not have a significant effect or adversely affect day or nighttime views adjacent to the project site. All outdoor lighting shall conform to Section 17.14.170 of County Code.

FINDING: It has been determined that there will be no impacts to aesthetic or visual resources. Identified thresholds of significance for the "Aesthetics" category have not been exceeded and no significant adverse environmental effects will result from the project.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Involve other changes in the existing environment which, due to their location				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. *Would the project:*

or nature, could result in conversion of Farmland, to non-agricultural use?

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) Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance will be affected by the project. In addition, El Dorado County has established the Agricultural (-A) General Plan land use map for the project 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 (-A) General Plan land use overlay district area adjacent to the project site. The project will not result in the conversion of farmland to non-agricultural uses.
- b) The proposed project will not conflict with existing agricultural zoning in the project vicinity, and will not adversely impact any properties currently under a Williamson Act Contract.
- c) No existing agricultural land will be converted to non-agricultural use as a result of the proposed project.

FINDING: It has been determined that the project will not result in any impacts to agricultural lands, or properties subject to a Williamson Act Contract. The surrounding area is developed with residential development. For this "Agriculture" category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects will result from the project.

III. AIR QUALITY. *Would the project:*

a. Conflict with or obstruct implementation of the applicable air quality plan?

X

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

X

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

X

d. Expose sensitive receptors to substantial pollutant concentrations?

X

e. Create objectionable odors affecting a substantial number of people?

X

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

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO_x will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM₁₀, CO, SO₂ and NO_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). The applicant provided "Air Quality Analysis for Proposed Residential Subdivision of APN 070-300-15, El Dorado County, CA," prepared by Sycamore Environmental Consultants. According to the analysis, "the project conforms to the State Implementation Plan for achieving and maintaining federal ambient air control standards." (*Air Quality Analysis for Proposed Residential Subdivision of APN 070-300-15, El Dorado County, CA, Sycamore Environmental Consultants, September 8, 2005*).

b & c)

The El Dorado County Air Quality Management District reviewed the submitted air quality analysis and determined that with the implementation of the four mitigation measures included in the analysis, the project would have an insignificant impact on the air quality. However, the District also noted that a fugitive dust mitigation plan application must be prepared and submitted to the District prior to the issuance of a grading permit regardless of whether naturally occurring asbestos is found on the property or not. Avoidance measures one through four are attached as part of this initial study, and are incorporated as mitigation measures to reduce potential impacts to a less than significant level.

d) Although Ponderosa High School is a sensitive receptor located approximately 1,000 feet east of the project site, the air quality analysis concluded that "with implementation of Avoidance Measures 1 and 2, the impacts resulting from ROG and NO_x emissions are less than significant. With implementation of Avoidance Measures 3 and 4, impacts resulting from the exposure of people to health risks related to NO_x are reduced to a level of less than significant." (*Air Quality Analysis for Proposed Residential Subdivision of APN 070-300-15, El Dorado County, CA, Sycamore Environmental Consultants, September 8, 2005*). Therefore, the proposed project will not expose sensitive receptors to substantial pollutant concentrations.

e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County Air Quality Management District CEQA Guide. The proposed residential subdivision will not result in significant impacts resulting from odors.

FINDING: Although the project has the potential to create significant impacts to air quality, mitigation measures have been incorporated into the project design to reduce the potentially significant impacts to a less than significant level. It was determined that a less than significant impact will result from the project in that no sensitive receptors will be adversely

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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impacted, no objectionable odors will be created, and the project will not obstruct the implementation of the El Dorado County California Clean Air Act Plan. Based on the inclusion of mitigation measures proposed, no significant adverse environmental effects will result from the project.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X	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	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;
- 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 & b)

The applicant submitted a "Biological Resources Evaluation and Preliminary Jurisdictional Delineation Report for APN 070-300-15 El Dorado County, CA," prepared by Sycamore Environmental Consultants. The report concluded the following:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project study area (PSA) provides potential habitat for several special-status species. Birds-of-prey could potentially nest in or adjacent to the PSA. A protocol survey for special-status plants was conducted during the blooming period. One federal-endangered plant species (El Dorado bedstraw) occurs in the PSA. Take of federal-endangered plants requires consultation with the U.S. Fish and Wildlife Service if a federal nexus exists (project is on federal land, is federally funded, or is federally permitted). El Dorado bedstraw is also designated as "rare" under the California Native Plant Protection Act. Construction of the new driveway in the PSA will not affect the El Dorado bedstraw. (Biological Resources Evaluation and Preliminary Jurisdictional Delineation Report for APN 070-300-15 El Dorado County, CA, Sycamore Environmental Consultants, September 8, 2005)

As stated above, the project will not result in substantial adverse effects to special status species or riparian habitat

The initial biological study identified above was prepared by Sycamore Environmental Consultants based on the project design available at the time of report preparation on September 8, 2005. However, a revised tentative map was prepared by the project engineer on September 13, 2006. The revised map indicates that approximately 80 El Dorado bedstraw plants are located within the proposed building envelope for lot number one. Based on 17.71.200.C.1 of the Zoning Ordinance, payment of mitigation area 1 fees reduces the impact to less than significant. However, the following mitigation measures would further reduce potential project impacts to the El Dorado bedstraw:

- (a/h.1) To further reduce impacts to the El Dorado bedstraw, the applicant shall collect seed from the El Dorado bedstraw plants on lot number one at an appropriate time of year, as determined by a qualified botanist, and sow the seed in suitable habitat near the existing El Dorado bedstraw plants on proposed lot number two prior to final map recordation. The qualified botanist shall submit a letter to Planning Services once the seeds have been properly sowed on proposed lot two.
- (a/h.2) To further reduce impacts to the El Dorado bedstraw, the applicant shall transplant the El Dorado bedstraw plants found on lot number one to suitable habitat near the existing El Dorado bedstraw plants on proposed lot number two under the supervision of a qualified botanist prior to final map recordation. The qualified botanist shall submit a letter to Planning Services once the seeds have been properly transplanted on proposed lot two.
- (a/h.3) To protect existing and propagated El Dorado bedstraw plants, the applicant shall record a deed restriction on lot number two for the area between the pond and the existing house, as shown on Attachment 2, "Deed Restriction Area," to include the existing and propagated El Dorado bedstraw plants prior to final map recordation. The deed restriction shall restrict tree removal, landscaping and other activities incompatible with the continued growth of the El Dorado bedstraw. Within one year of seed sowing and transplantation, the qualified botanist shall submit a monitoring report to Planning Services verifying that the plants are growing.

Monitoring: The applicant shall submit one monitoring report prepared by a qualified botanist to Planning Services within one year of plant seed sowing and transplantation. Monitoring shall include an assessment of the population of El Dorado bedstraw and activities within the deed restriction area.

- c) According to the preliminary jurisdictional delineation report submitted, the total acreage of potential jurisdictional wetlands and other waters of the U.S. at the subject site is 1.783 acres. General Plan Policy 7.3.3.4 requires a minimum setback of 100 feet from the two ponds at the site and a minimum setback of 50 feet from the wetlands delineated on Figure 3 within the report. According to the submitted delineation study, "the applicant has stated the intent to avoid

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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impacts to wetlands and other waters of the U.S." (*Biological Resources Evaluation and Preliminary Jurisdictional Delineation Report for APN 070-300-15 El Dorado County, CA, Sycamore Environmental Consultants, September 8, 2005*). Discharge of fill into jurisdictional wetlands or below the OHWM of a channel requires a section 404 permit from the U.S. Army Corps of Engineers, a section 401 Water Quality Certification from the Regional Water Quality Control Board and a 1602 Streambed Alteration Agreement from the California Department of Fish and Game. No federal or state permits are necessary if work does not occur in the ponds or wetlands. (*Building setbacks to ponds and wetlands on APN 070-300-15, Sycamore Environmental Consultants, December 21, 2005*) According to a *Response to Comments Received for Thousand Oaks Unit 3, TM05-1398-A*, prepared by Sycamore Environmental Consultants on December 14, 2005, "there are no riparian areas surrounding ponds 1 and 2 outside of the wetlands indicated on our preliminary jurisdictional delineation map. The tentative map does not indicate any improvements to the existing driveway and culvert on the access driveway to Lot #1. The proposed septic area for Lot #1 does not overlap jurisdictional waters or wetlands, and has been placed 100 ft away from such features at the nearest point. The project does not propose fill of any waters, wetlands, or riparian areas, therefore a streambed alteration agreement is not required. DFG recommends the same setbacks as the County's interim standards, but the recommendations are not binding." As such, impacts to ponds and wetlands located at the subject site are anticipated to be less than significant.

- d) Review of the Planning Services GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors on the project site. The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.
- e) According to the submitted "Tree Canopy Analysis for APN 070-300-15," the existing tree canopy coverage at the subject site is 46 percent. (*Tree Canopy Analysis for APN 070-300-15, Sycamore Environmental Consultants, August 30, 2004*) The applicant has indicated that no trees will be removed due to the project as the driveway connecting Mineshaft Lane and the new lots will be designed to avoid removal of any trees.
- f) As discussed in the submitted biological report, ponds one and two provide potential foraging and breeding habitat for amphibians, but are outside the current range of the California red-legged frog. The adjacent ponds and wetlands also provide potential foraging habitat for the northwestern pond turtle (NWPT). Although no NWPT were observed at the subject site, NWPT could occupy the ponds for some or all of the year. The uplands surrounding the ponds are not suitable nesting habitat for NWPT. (*Building setbacks to ponds and wetlands on APN 070-300-15, Sycamore Environmental Consultants, December 21, 2005*)

FINDING: Avoidance of disturbances to the ponds and wetlands area Implementation of the mitigation measures identified above will result in less than significant project impacts to biological resources. Therefore, the established thresholds for significance in the "Biological Resources" category will not be exceeded.

V. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X		
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?		X		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. *Would the project:*

d. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion:

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

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

a & b)

The applicant submitted a "Cultural Resources Study of Thousand Oak Unit No. 3 APN 070:300:15 Shingle Springs, El Dorado County, California" prepared by Historic Resource Associates in February 2006. According to the study, "Following a field investigation of the project area, no significant prehistoric or historic archaeological sites, features, or artifacts were found, nor were any significant historic buildings, structures, or objects discovered." (*Cultural Resources Study of Thousand Oak Unit No. 3 APN 070:300:15 Shingle Springs, El Dorado County, California, Historic Resource Associates, February 2006*) However, the following mitigation measure is required in the event sub-surface historical, cultural or archeological sites or materials are disturbed during earth disturbances and grading activities on the site:

(a/b.1) In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.

- c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or known fossil locales.
- d) Due to the size and scope of the project, there is a potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the mitigation measure below shall be implemented immediately.

(d.1) 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: Although the project has the potential to create significant impacts to sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the incorporation of the required mitigation measures will reduce the impacts to a less than significant level. Established thresholds of significance will not be exceeded within the "Cultural Resources" category.

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

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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) According to the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating structures in the project area will be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.
 - b) No project grading is proposed. Any future grading activities shall comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potential impacts to a less than significant level.
 - c) The soil on the project site is classified as Rescue sandy loam, 2 -9 percent slopes, Argonaut clay loam, 3 - 9 percent slopes and Placer diggings (*Soil Survey of El Dorado Area, California, 1974*). Soil permeability on site is moderately slow, runoff is slow to medium and the erosion hazard is slight to moderate. All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potentially significant impact to a less than significant level.
 - d) According to the *Soil Survey of El Dorado Area, California, 1974*, the erosion hazard of soils at the subject site is slight to moderate. Based upon this information, the impact from expansive soils is less than significant.
 - e) Prior to final map recordation, the applicant shall submit septic percolation testing data to the El Dorado County Environmental Management Department – Environmental Health Division for review and approval.

FINDING: No significant impacts will result from geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that will result in significant impacts. For the "Geology and Soils" category, established thresholds will not be exceeded by development of the project and no significant adverse environmental effects will result from the project.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	

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

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) No significant amount of hazardous materials will be transported, used or disposed of for the project.
 - b) No significant amount of hazardous materials will be utilized for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
 - c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
 - d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there will be a less than significant impact from hazardous material sites.
 - e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project is not subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There are less than significant impacts to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project.

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- f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site.
- g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based upon the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is located within the County Office of Emergency Services in the El Dorado County Government Center complex in Placerville.
- h) The El Dorado County Fire Protection District reviewed the project proposal and concluded that the project will not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. The existing fire flow does not meet the requirements of the local Fire Official; therefore, upon his recommendation, a Notice of Restriction will be required for the proposed lots one and three mandating that the homes have sprinklers installed for fire suppression. Therefore the following mitigation measure is required to reduce fire safety issues to a less than significant level:

- (j.1) Prior to final map approval, a Notice of Restriction shall be recorded for lots one and three requiring the installation of sprinklers for fire suppression in all homes constructed at the subject sites to the satisfaction of the El Dorado County Fire Protection District.

FINDING: The proposed project will not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and expose people and property to risks associated with wildland fires with the implementation of the mitigation measure discussed above. For this "Hazards and Hazardous Materials" category, the thresholds of significance will not be exceeded by the proposed project.

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

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

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) No grading is proposed for the project. The only planned site improvement is to upgrade the existing driveway for lot two into a common driveway to serve both lots two and three.
- b) There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The proposed project will be required to connect to public water.
- c) As there is no proposed grading there is no evidence that the grading and ground disturbances associated with the project will substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project.
- d & e) No grading is involved with the proposal. Therefore, substantial drainage pattern alteration or runoff will not occur.
- f) The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any

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permanent storm drainage facilities and erosion control measures on the project site. The proposed septic system design for the revised tentative map was reviewed and approved by the El Dorado County Environmental Management Department, Environmental Health Division on October 10, 2006. There is no evidence that the cumulative effect of two new septic systems in conjunction with other existing septic systems in the project area will degrade the area's water quality.

g & h)

The Flood Insurance Rate Map (Panel 060040 0725C, December 4, 1986) for the project area establishes that the project site is not located within a mapped 100-year floodplain.

- i) The subject property within the Shingle Springs area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. According to the applicant, two berms were constructed that impound water in the drainage forming ponds one and two. Culvert one is the overflow for pond one. When water in pond one rises to the level of the culvert, water flows into pond two. Pond two does not have an overflow culvert, instead an open channel was constructed to carry overflow water around the berm. Water in pond two does not rise above the level of channel one. The potential for flooding impacts relating to these two berms is less than significant because of the overflow system described above.
- j) The potential for a seiche or tsunami is considered to be less than significant. Potential for a mudflow is also considered to be less than significant.

FINDING: No significant hydrological impacts will result from development of the project. For the "Hydrology and Water Quality" section, it has been determined the project will not exceed the identified thresholds of significance and no significant adverse environmental effects will result from the project.

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

Discussion:

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

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

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- Conflict with adopted environmental plans, policies, and goals of the community.

- a) The project will not result in the physical division of an established community.
- b) As proposed, the project is consistent with the development standards contained within the El Dorado County Zoning Ordinance with the approval of the two design waiver requests. The applicant has proposed a 25-foot setback from the ponds and wetlands at the subject site. A letter submitted by the applicant from Sycamore Environmental Consultants dated December 21, 2005 concludes that "we believe a building setback of 25 feet for the construction of a home on the northern end of the parcel is sufficient to protect the water quality and habitat value of the man-made ponds and wetlands in this ephemeral drainage." (*Building setbacks to ponds and wetlands on APN 070-300-15, Sycamore Environmental Consultants, December 21, 2005*) The Planning Commission has reviewed the submitted biological documentation and concurs with the report's findings that the proposed 25-foot non-building setback from the ponds and wetlands is sufficient to protect the water features and habitat area. Therefore, the proposed tentative subdivision map is consistent with the applicable General Plan policies, including Policy 7.3.3.4. As no conflict exists between the project and applicable land use policies, potential environmental impacts are considered to be less than significant.
- c) As discussed in Section IV Biological Resources, parts a, b and f, the submitted biological resources evaluation concluded that the proposal will not conflict with any applicable habitat conservation plan or natural community conservation plan. Mitigation measures to protect the El Dorado bedstraw found at the project site are identified within the Biological Resources section above.

FINDING: For the "Land Use Planning" section, the project will not exceed the identified thresholds of significance.

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

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan.
- 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 and 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 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

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property does not contain any mineral resources of known local or statewide economic value.

FINDING: No impacts to any known mineral resources will occur as a result of the project. Therefore, no mitigation is required. In the "Mineral Resources" section, the project will not exceed the identified thresholds of significance.

XI. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X	
f. For a project within the vicinity of a private airstrip, would the project expose 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 & c)

The project will not result in a substantial increase in existing ambient noise levels in the project vicinity. The project will not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan as it involves the creation of two additional lots and related residential noise.

b & d)

Persons adjacent to the project vicinity will not be subjected to long-term excessive ground borne noise or ground borne

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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vibration as a result of project operation. No grading is proposed. Therefore, persons adjacent to the project vicinity will not be subjected to significant short-term ground borne noise and vibration as a result of grading and excavation during construction of the project.

- e) The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards contained within a Comprehensive Land Use Plan. As such, the project will not be subjected to excessive noise from a public airport.
- f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected to excessive noise from a private airport.

FINDING: For the "Noise" category, the thresholds of significance have not been exceeded and no significant adverse environmental effects will occur from the proposed development.

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

Discussion:

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

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County's current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) The proposed project has been determined to have a minimal growth-inducing impact as the project includes the creation of two additional residential lots and does not include any school or large scale employment opportunities that lead to indirect growth.
 - b. No existing housing stock will be displaced by the proposed project.
 - c) No persons will be displaced necessitating the construction of replacement housing elsewhere.

FINDING: The project will not displace any existing or proposed housing. The project will not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the "Population and Housing" section, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

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

Discussion:

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

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

- Fire Protection:** The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The El Dorado County Fire Protection District will review the project improvement plans and final map submittal for condition conformance prior to approval.
- Police Protection:** The project site will be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of three residential lots will not significantly impact current response times to the project area.
- Schools:** The project site is located within the Buckeye Union School District. The affected school district was contacted as part of the initial consultation process and no specific comments or mitigation measures were received.

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d) Parks: The proposed project will not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. In this case, the tentative map shall be conditioned to require the payment of an in-lieu park fee consistent with the procedures outlined within Section 16.12.090.

e) No other public facilities or services will be substantially impacted by the project.

FINDING: Adequate public services are available to serve the project. Therefore, there is no potential for a significant impact due to the creation of two additional residential lots at the subject site, either directly or indirectly. No significant public service impacts are expected. For this "Public Services" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a) Because the project only includes the creation of three residential lots, it will not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

b) The project proposal does not include the provision of on-site recreation facilities, nor does it require the construction of new facilities or expansion of existing recreation facilities.

FINDING: No significant impacts to recreation or open space will result from the project. For this "Recreation" section, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a & b)

The El Dorado County Department of Transportation has determined that the project will generate approximately 30 average daily trips and three peak hour trips. Therefore, a traffic study is not required and potential traffic impacts from the project are anticipated to be less than significant.

- c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.
- d) St. Ives Court and Mineshaft Lane are both County maintained and provide access to the subject site through driveways. 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e) As shown on the tentative map, 10-foot wide driveways will provide adequate emergency access to the lots as determined by the El Dorado County Fire Protection District.
- f) The submitted tentative map was reviewed to verify compliance with on-site parking requirements within the Zoning Ordinance. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. Parking requirements for conventional single-family detached homes are two spaces not in tandem. Utilizing the parking standards discussed above, the project requires a minimum of six parking spaces. As proposed, the project meets the minimum parking requirements for the conventional single-family detached residential use subject to verification prior to building permit issuance for each proposed home.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. No bus turnouts are required for this tentative map.

FINDING: No significant traffic impacts are expected for the project and mitigation is not required. For the "Transportation/Traffic" category, the identified thresholds of significance have not been exceeded.

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

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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;
- 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 & b)

The El Dorado Irrigation District will provide water to the subject site and individual on-site sewage disposal systems will serve each of the proposed lots subject to El Dorado County Environmental Management Department review and approval. No new water or wastewater treatment plants are proposed or are required as a result of the project.

c) No change in project drainage is proposed as a result of the tentative map.

d) The El Dorado Irrigation District (EID) will provide potable water to the project. In the Facility Improvement Letter (FIL) provided by the applicant, EID states that "a six-inch water line exists in St. Ives Court." (*El Dorado Irrigation District FIL 0705-163, Brian L. Cooper, P.E., July 28, 2005*) Because of the sprinkler installation requirement and related mitigation measure discussed above under Hazards and Hazardous Materials, the water line extension discussed in the EID FIL is no longer required.

e) As stated above, the lots will be served by individual on-site sewage disposal systems subject to Environmental Management Department review and approval.

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.) may be dumped at the Union Mine Waste Disposal Site. All other 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. This facility has more than sufficient capacity to serve the County for the next 30 years.

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. On-site solid waste collection for the proposed lots will be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection.

FINDING: No significant impacts will result to utility and service systems from development of the project. For the "Utilities and Service Systems" section, the thresholds of significance have not been exceeded and no significant environmental effects will result from the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE. <i>Does the project:</i>				
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:

- There is no substantial evidence contained in the whole record that the project will have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any impacts from the project will be less than significant due to existing standards, mitigation measures and requirements imposed in the conditioning of the project.
- Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, 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 will not result in cumulative impacts.
- Based upon the discussion contained in this document, it has been determined that the project will not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. Project mitigation has been incorporated into the project to reduce all potential impacts to a less than significant level. Mitigation measures have been designed to address air quality, biological resources, cultural resource and hazards and hazardous materials.

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Development Services Department, Planning Services in Placerville:

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

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.)

PROJECT SPECIFIC REPORTS AND SUPPORTING INFORMATION

Air Quality Analysis for Proposed Residential Subdivision of APN 070-300-15, El Dorado County, CA, Sycamore Environmental Consultants, September 8, 2005.

Biological Resources Evaluation and Preliminary Jurisdictional Delineation Report for APN 070-300-15 El Dorado County, CA, Sycamore Environmental Consultants, September 8, 2005.

Building setbacks to ponds and wetlands on APN 070-300-15, Sycamore Environmental Consultants, December 21, 2005.

Cultural Resources Study of Thousand Oak Unit No. 3 APN 070:300:15 Shingle Springs, El Dorado County, California, Historic Resource Associates, February 2006.

El Dorado Irrigation District FIL0705-163, Brian L. Cooper, P.E., July 28, 2005

Response to Comments Received for Thousand Oaks Unit 3, TM05-1398-A, Sycamore Environmental Consultants, December 14, 2006.

Tree Canopy Analysis for APN 070-300-15, Sycamore Environmental Consultants, August 30, 2004.

ATTACHMENTS:

- Attachment 1: Air Quality Analysis Mitigation Measures
Attachment 2: Deed Restriction Area

MITIGATION MEASURES AND MONITORING			
Impact	Mitigation Measure	Responsible Agency	Time Frame
<u>Air Quality</u>	<i>Avoidance Measures 1 through 4 as outlined in the attached Air Quality Analysis for Proposed Residential Subdivision of APN 070-300-15, El Dorado County, CA, Sycamore Environmental Consultants, September 8, 2005. (Attachment 1)</i>	<u>Air Quality Management District</u>	<u>Prior to Grading Permit Approval and During Project Construction</u>
<u>Biological Resources</u>	<u>To further reduce impacts to the El Dorado bedstraw, the applicant shall collect seed from the El Dorado bedstraw plants on lot number one at an appropriate time of year, as determined by a qualified botanist, and sow the seed in suitable habitat near the existing El Dorado bedstraw plants on proposed lot number two prior to final map recordation. The qualified botanist shall submit a letter to Planning Services once the seeds have been properly sowed on proposed lot two.</u>	<u>Planning Services</u>	<u>Prior to final map recordation</u>
<u>Biological Resources</u>	<u>To further reduce impacts to the El Dorado bedstraw, the applicant shall transplant the El Dorado bedstraw plants found on lot number one to suitable habitat near the existing El Dorado bedstraw plants on proposed lot number two under the supervision of a qualified botanist prior to final map recordation. The qualified botanist shall submit a letter to Planning Services once the seeds have been properly transplanted on proposed lot two.</u>	<u>Planning Services</u>	<u>Prior to final map recordation</u>
<u>Biological Resources</u>	<u>To protect existing and propagated El Dorado bedstraw plants, the applicant shall record a deed restriction on lot number two for the area between the pond and the existing house, as shown on Attachment 2, "Deed Restriction Area," to include the existing and propagated El Dorado bedstraw plants prior to final map recordation. The deed restriction shall restrict tree removal, landscaping and other activities incompatible with the continued growth of the El Dorado bedstraw. Within one year of seed sowing and transplantation, the qualified botanist shall submit a monitoring report to Planning Services verifying that the plants are growing.</u>	<u>Planning Services</u>	<u>Prior to final map recordation</u>
<u>Cultural Resources</u>	<u>In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the</u>	<u>Department of Transportation</u>	<u>During Project Grading/Construction</u>

MITIGATION MEASURES AND MONITORING			
	appropriate measures are taken or the site is determined not to be of significance.		
Cultural Resources	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.	Department of Transportation	During Project Grading/Construction
Hazards and Hazardous Materials	Prior to final map approval, a Notice of Restriction shall be recorded for lots one and three requiring the installation of sprinklers for fire suppression in all homes constructed at the subject sites to the satisfaction of the El Dorado County Fire Protection District.	El Dorado County Fire Protection District	Prior to Final Map Approval

Mitigation Measure Agreement for TM05-1398 Thousand Oaks Unit No. 3

As the applicant, owner, or their legal agent, I hereby agree to amend the above named project by incorporating all required mitigation measures, as identified in the related Environmental Checklist, which are necessary in order to avoid or reduce any potentially significant environmental effects to a point where clearly no significant adverse impacts would occur as a result of project implementation.

I understand that by agreeing to amend the proposed project through incorporation of the identified mitigation measures, or substantially similar measures, all potentially adverse environmental impacts will be reduced to an acceptable level and a "Proposed Negative Declaration" will be prepared and circulated in accordance with County procedures for implementing the California Environmental Quality Act (CEQA). I also understand that additional mitigation measures may be required following the review of the "Proposed Negative Declaration" by the public, affected agencies, and by the applicable advisory and final decision making bodies.

I understand the required mitigation measures incorporated into the project will be subject to the El Dorado County Mitigation Monitoring program adopted in conjunction with the Negative Declaration, and that I will be subject to fees for the planning staff time to monitor compliance with the mitigation measures.

This agreement shall be binding on the applicant/property owner and on any successors or assigns in interest.

IN WITNESS WHEREOF, the Planning Director or his assign, representing the County of El Dorado, and the applicant/owner or his legal agent have executed this agreement on this 16 day of Feb., 2007.

El Dorado County Planning Services
Jason R. Hade AICP, Senior Planner

By Jason R. Hade
Jason R. Hade, Senior Planner
Print Name and title above

Signature of Applicant / Owner / Agent:

Douglas Thomas

Print Name and address below

Douglas W. Thomas
3354 St. Ives Ct.
Shingle Springs, Ca.

ATTACHMENT 1

The El Dorado County AQMD evaluates the significance of ROG and NO_x emissions during construction based on the maximum amount of fuel, diesel and regular gasoline that would be used on the peak equipment use day. Table 4.1 in the CEQA Guide lists the range of maximum daily fuel usage for the sum of all equipment, off-road vehicles and auxiliary handheld equipment, that can be used and ensure less than significant impacts resulting from ROG and NO_x emissions.

If all of the equipment used (vehicles and hand held) is 1995 model year or earlier the maximum daily fuel usage for a less than significant impact is 337 gallons per day (diesel and gasoline). The maximum daily fuel usage for all equipment 1996 model year or later (vehicles and handheld) for a less than significant impact is 402 gallons per day (diesel and gasoline). A linear interpolation is used between 337 and 402 gallons per day in proportion to distribution of equipment into the two age categories to determine that maximum daily fuel use for the specific fleet mix; for example, a 50/50 age distribution yields allowable fuel use of $(337 + ((402-337)/2))$ or 370 gallons per day.

Therefore, to ensure that a future project on any of the new lots would not result in potentially significant air quality impacts during construction, the bid specifications and construction contract should stipulate the following:

Avoidance Measure 1.

On any given day during construction, the contractor shall ensure that all equipment used during that day (off-road vehicles and auxiliary handheld equipment) does not exceed the fuel usage limit (diesel and regular gasoline) established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of fuel that can be used is based on the year that the equipment was built. The maximum amount of fuel that can be used in one day if all equipment used is 1995 model year or older is 337 gallons. The maximum amount of fuel that can be used in one day if all equipment used is 1996 model year or newer is 402 gallons. If a combination of 1995 and older and 1996 and newer equipment is used, then divide the number of 1996 and newer equipment by the total number of equipment used. Multiply that number by 65. Add that number to 337. The sum is the maximum number of gallons of fuel permitted for use on that day.

The equation to determine the maximum daily fuel usage is expressed:

Daily maximum fuel usage (diesel and regular gasoline) = $X(65) + 337$, where X equals the number of 1996 and later equipment divided by the total number of equipment used (off-road vehicles and auxiliary handheld equipment). For example, if 10 pieces of equipment are used and 3 are 1995 and older and 7 are 1996 and newer, then the ratio of newer equipment to all equipment used is 0.7 ($7/10 = 0.7$). The project is allowed to use a maximum total of 383 gallons of fuel on that day ($0.7(65) + 337 = 383$). If all the equipment is 1996 or newer, then 402 gallons is the maximum number of gallons allowed.

With implementation of these two stipulations, ROG and NO_x emissions during construction on the new lots would be less than significant. The El Dorado County AQMD determined that if ROG and NO_x emissions are less than significant then exhaust emissions of CO and PM10 are also deemed less than significant.

Diesel PM has been identified as a potential health risk. Limiting the amount of diesel fuel used during the course of a project reduces the potential health risks to a less than significant level. Table 4.2 in the CEQA Guide provides the maximum amount of fuel that is permitted to ensure less than significant health risks. As with the daily fuel limit described above, the maximum amount of diesel fuel allowed over the course of the project construction is determined based on the year that the equipment was built. For equipment that is 1996 model year or newer, the maximum amount of diesel fuel allowed is 37,000 gallons. For equipment that is 1995 model year or older the maximum amount of diesel fuel allowed is 3,700. To ensure that the potential health risk posed by Diesel PM is reduced to less than significant, the bid specifications and construction contract should stipulate the following:

Avoidance Measure 2.

For the duration of construction, the contractor shall ensure that all diesel-powered equipment used does not exceed the diesel fuel usage limit established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of diesel fuel that can be used is based on the year that the equipment was built. The maximum amount of diesel fuel that can be used during the project if all equipment used is 1995 model year or older is 3,700 gallons. The maximum amount of diesel fuel that can be used during the project if all equipment used is 1996 model year or newer is 37,000 gallons. If a combination of 1995 and older and 1996 and newer equipment is used, then divide the number of 1996 and newer equipment in the fleet by the total number of equipment in the fleet. Multiply that number by 33,300. Add that number to 3,700. The sum is the maximum number of gallons of diesel fuel use permitted.

The equation to determine the maximum project diesel fuel usage is expressed:

Maximum project diesel fuel usage = $X (33,300) + 3,700$, where X equals the number of 1996 and later equipment divided by the total number of equipment in the fleet. For example, if 10 pieces of equipment are used and 3 are 1995 and older and 7 are 1996 and newer, then the ratio of newer equipment to all equipment used is 0.7 ($7/10 = 0.7$). The project is allowed to use a maximum total of 27,010 gallons of fuel for the life of construction ($0.7(33,300) + 3,700 = 27,010$ gallons). If all the equipment is 1996 or newer, then 37,000 gallons is the maximum number of gallons of diesel fuel use allowed for the project.

The El Dorado County AQMD determined that mass emissions of PM10 do not need to be quantified and may be deemed less than significant (CEQA Guide page 4-3). Any construction on the new lots is subject to AQMD Rules 223, 223-1, and 223-2 to control fugitive dust and potentially dust containing NOA. Adherence to these rules would ensure that PM10 impacts would be less than significant.

ROG and NO_x Emissions and Mitigation for Project Operation

The significance threshold for ROG and NO_x is 82 pounds per day for each ROG and NO_x. Table 5.2 lists the type and size of projects that are likely to result in significant ROG and NO_x emissions. The El Dorado County AQMD recommends that projects within 10% of the values shown on Table 5.2 conduct a more in-depth analysis including computer modeling with URBEMIS7G. The threshold for single-family residential development without fireplaces is 230 dwelling units and the threshold for houses with fireplaces is 48 dwelling units. The maximum development potential of the proposed subdivision is two new residential dwelling units.

Eventual development of two new housing units is well below the number requiring additional analysis. Therefore, eventual development of the subdivision would have less than significant impacts resulting from ROG and NO_x emissions.

CO, PM10, and Other Pollutant Air Quality Impacts

ROG and NO_x emissions from project operations are evaluated for significance under CEQA on a daily mass emission basis. CO, PM10, and other pollutants are evaluated for significance by comparison against the applicable national and state ambient air quality standards (AAQS). The El Dorado County AQMD considers emissions of CO, PM10, and other pollutants from project operation, which are subject to the AAQS significance criteria, significant if:

1. The project's contribution by itself would cause a violation of the AAQS; or
2. The project's contribution plus the background level would result in a violation of the AAQS, and either
 - a. A sensitive receptor is located within a quarter-mile of the project, or
 - b. The project's contribution exceeds five percent of the AAQS.

The El Dorado County AQMD considers development projects of the type and size that fall below the significance cut-points in Table 5.2 for ROG and NO_x also to be insignificant for CO and NO₂ emissions (CEQA Guide 6-2). Therefore, eventual development of the subdivision would have less than significant impacts from CO and NO₂ emissions.

The El Dorado County AQMD considers PM10 and SO₂ emissions from development projects not significant if they are of the type and size below the cut-points in Table 5.2 (CEQA Guide page 6-2). Therefore, eventual development of the subdivision would have less than significant impacts resulting from PM10 and SO₂ emissions.

The El Dorado County AQMD considers lead, sulfates, and H₂S less than significant except for industrial sources such as foundries, acid plants, and paper mills (CEQA Guide page 6-2). The proposed project is a residential development. Therefore, no impact will occur resulting from lead, sulfates, and H₂S.

The El Dorado County AQMD assumes that visibility impacts from development projects in the Mountain Counties Air Basin portion of the county are not significant (CEQA Guide page 6-3). Visibility impacts are controlled through state and national regulatory programs governing vehicle emissions, and through mitigation required for ozone precursors and particulate matter for other development projects throughout the county. Therefore, eventual development of the subdivision will not result in any significant visibility impacts.

Evaluation of Toxic Air Contaminates

Toxic air contaminants (TAC) are pollutants that pose a present or potential hazard to human health. TACs are classified as either carcinogenic or noncarcinogenic. The state and federal governments regulate TACs through statutes and regulations that require maximum or best available technologies be incorporated in the source of the pollutants in order to limit emissions. For example, dry cleaning businesses are regulated in their handling and use of perchloroethylene. The California Air Resources Board (CARB) identified asbestos, including naturally occurring asbestiforms, as a carcinogenic TAC in 1986.

Soils in the project study area include Rescue and Argonaut soils. The project study area is mapped as an "Area Where the Presence of Asbestos is Possible But Unlikely" and within a half-mile of an "Area More Likely to Contain Asbestos" on the "Areas More Likely to Contain Natural Occurrences of Asbestos in Western El Dorado County, California" (Ronald Churchill 2000). Before any project located within a half-mile of an "Area More Likely to Contain Asbestos" can begin construction, El Dorado County requires property owners/operators to submit a report prepared by a California-registered geologist that documents the presence or absence of NOA. If NOA is detected on-site the property owner/operator must prepare an Asbestos Hazard Dust Mitigation Plan that describes mitigation measures that will be implemented to limit the potential health risks to a level of less than significant. Alternatively, the property owner/operator may assume occurrence of NOA on-site and prepare an Asbestos Hazard Dust Mitigation Plan. With incorporation of the following avoidance measures impacts resulting from grading and construction activities related to the eventual development of the proposed subdivision on soil that contains NOA would be considered less than significant.

Avoidance Measure 3.

Prior to the issuance of any grading permit the property owner/operator shall submit to the El Dorado County AQMD a report prepared by a California-registered geologist that documents the presence or absence of NOA. If El Dorado County AQMD agrees that NOA is not present on-site then no additional avoidance measures are required. If El Dorado County AQMD agrees that NOA is present on-site then the property owner/operator shall prepare and implement an Asbestos Hazard Dust Mitigation Plan. The Asbestos Hazard Dust Mitigation Plan will be reviewed and approved by El Dorado County Environmental Management and AQMD prior to the issuance of a grading permit. Avoidance Measure 5 lists dust control measures required in the Asbestos Hazard Mitigation Plan.

-OR-

Avoidance Measure 4.

If presence of NOA is assumed, then the property owner/operator shall prepare and submit to the El Dorado County Environmental Management and AQMD an Asbestos Hazard Dust Mitigation Plan prior to the issuance of a grading permit. The Plan shall include BMPs for implementing the following asbestos dust control measures:

During earth moving activities

- Pre-apply water; and
- Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 25 feet or beyond property line in any direction; and
- Stabilize soils once earth-moving activities are complete.

When importing/exporting bulk materials

- Stabilize or adequately wet material while loading to reduce fugitive dust emissions; and
- Maintain at least six inches of freeboard on haul vehicles traveling off-site; and
- Stabilize or adequately wet material while transporting to reduce fugitive dust emissions; and

- Stabilize material while unloading to reduce fugitive dust emissions.

During landscaping activities

- Stabilize soils, materials and slopes.

For road shoulder maintenance

- Apply water to unpaved shoulders prior to clearing; and
- Apply chemical dust suppressants and/or other appropriate material in accordance with El Dorado County Department of Transportation specifications to maintain a stabilized surface after completing road shoulder maintenance.

In staging areas

- Stabilize staging areas during use; and
- Stabilize staging area soils at project completion.

Stockpiles and bulk material handling

- Stabilize stockpiled materials.
- Stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.

Traffic areas for construction activities

- Stabilize or maintain adequate moisture on all off-road traffic and parking areas; and
- Stabilize or maintain adequate moisture on all haul routes; and
- Direct construction traffic over established haul routes.

Trenching

- Stabilize surface soils where trencher or excavator and support equipment will operate; and
- Stabilize soils at the completion of trenching activities.

Truck loading

- Material must be adequately wet prior to loading; and
- Freeboard must be 6 inches or greater

Unpaved roads/ parking lots

- Stabilize soils to meet the applicable performance standards (Surface Crusting); and
- Limit vehicular travel to established, unpaved roads (haul routes) and unpaved parking lots.

Vacant land

- In instances where vacant lots are 0.10 acre or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access.

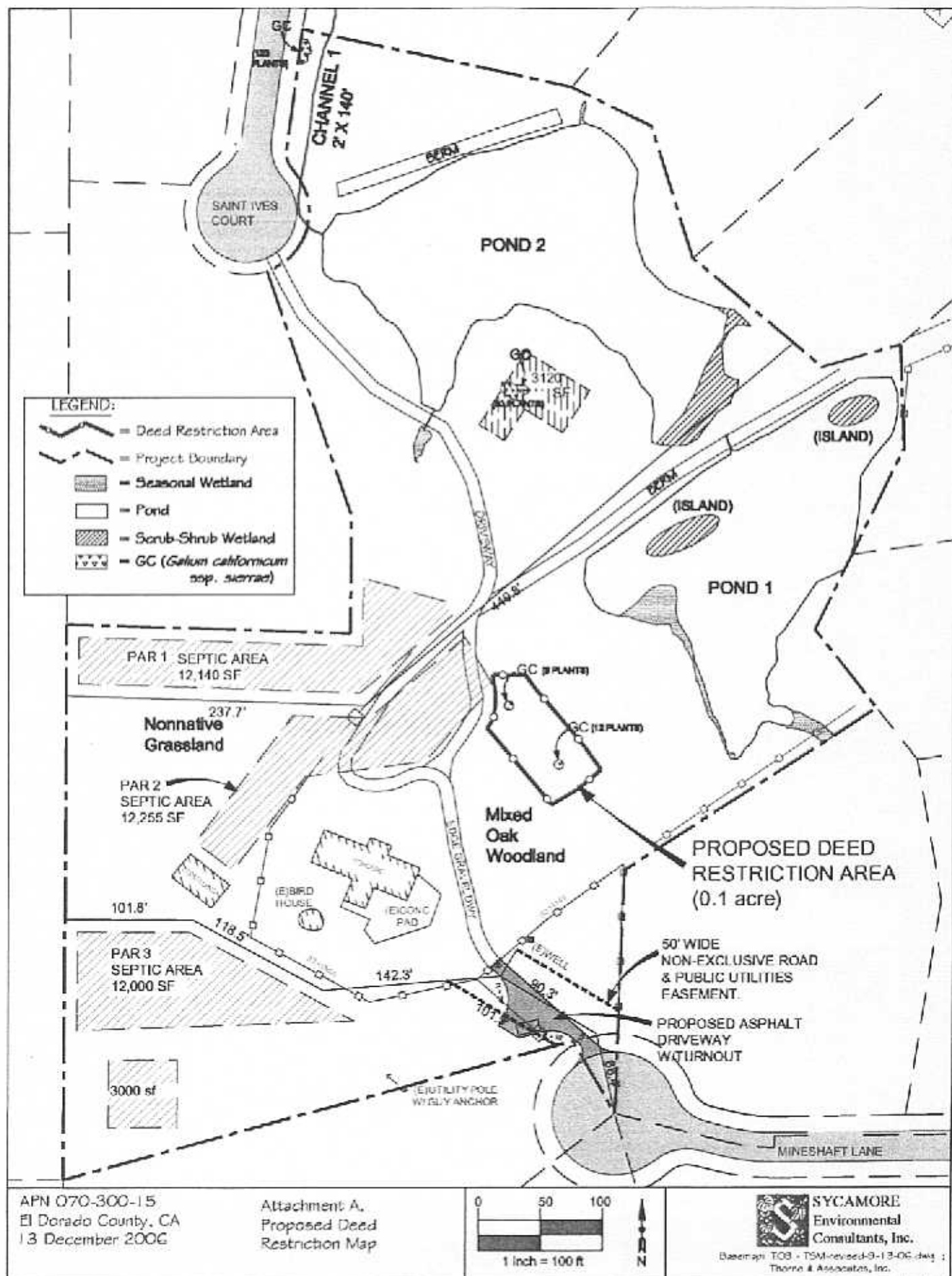
Onsite disposal of asbestiform containing soils

- If possible, place excavated soils into fills constructed elsewhere on the project

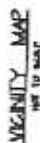
Offsite disposal of asbestiform containing soils

- Management and disposition of excavated soils transported offsite must be in accordance with federal, state and local regulations.

ATTACHMENT 2



REVISED TENTATIVE MAP
THOUSAND OAKS ESTATES, UNIT NO. 3
COUNTY OF EL DORADO, CALIFORNIA



What To Watch

WILL

NOTE

- [illegible]

JOHN WILSON, JR.

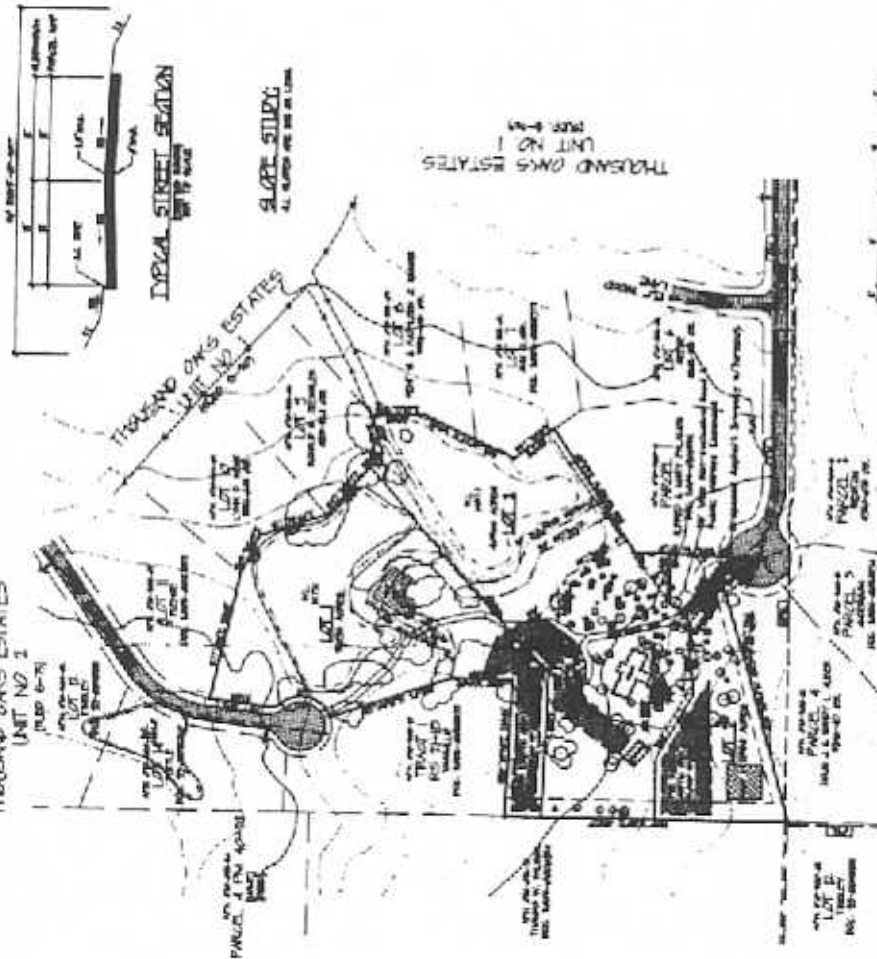
THE NEW YORK TIMES, SATURDAY, JANUARY 10, 1936, PAGE 1.

NUMBER'S STATUS

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DATE: 2. 1998. PAGE: 1000

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TET LARRY

Age Group	Percentage
18-24	10
25-34	20
35-44	30
45-54	25
55-64	15

PRINCEZAS YAMENSA
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TENTATIVE MAP
FEBRUARY 11, 1968