

EXHIBIT J

NEGATIVE DECLARATION

FILE: A07-0015/Z07-0049/P06-0006

PROJECT NAME: Noland Parcel Map

NAME OF APPLICANT: Chad Noland

ASSESSOR'S PARCEL NO.: 042-680-32

SECTION: 7 T: 10N R: 13E

LOCATION: The property is on the east and west side of Arundel Road approximately 1,200 feet south of the intersection with Starkes Grade Road in the Pollock Pines Community Region.

- GENERAL PLAN AMENDMENT:** **FROM:** MDR **TO:** LDR
- REZONING:** **FROM:** R3A **TO:** RE-5
- TENTATIVE PARCEL MAP** **SUBDIVISION TO SPLIT 18.84 ACRES INTO 3 LOTS**
SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

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

This Negative Declaration/Mitigated Negative Declaration was adopted by the Planning Commission on

Executive Secretary



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

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: A07-0015/Z07-0049/P06-0006/Noland Parcel Map

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

Contact Person: Aaron Mount

Phone Number: (530) 621-5355

Applicant's Name and Address: Richard Noland, PO Box 3119, Pismo Beach, CA 93448

Project Agent's Name and Address: John Wilbanks, rrmdesigngroup, 3765 South Higuera St., Suite 102, San Luis Obispo, CA 93401

Project Engineer's Name and Address: Lebeck Young Engineering, 3430 Robin Ln, Cameron Park, CA 95682

Project Location: The property is on the east and west side of Arundel Road approximately 1,200 feet south of the intersection with Starkes Grade Road in the Pollock Pines Community Region

Assessor's Parcel Number: 042-680-32 **Acres:** 18.84 acres

Sections: 7 **T:** 10N **R:** 13E

General Plan Designation: Medium Density Residential (MDR)

Zoning: Single-Family Three-Acre Residential (R3A)

Description of Project:

1. General Plan amendment from Medium Density Residential to Low Density Residential.
2. Rezone from Single-Family Three-Acre Residential to Estate Residential Five-Acre.
3. Tentative Parcel Map creating three parcels ranging in size from five to 8.5 acres.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	R3A	MDR	Residential/Undeveloped
North	R3A	MDR	Rural Residential /Single Family Residences
South	R3A/RE-10	MDR/LDR	Rural Residential / Single Family Residences & Undeveloped
East	R3A	MDR	Rural Residential/ Single Family Residences & Undeveloped
West	R3A	MDR	Rural Residential/Undeveloped

Briefly describe the environmental setting: The elevation of the project parcel ranges from approximately 3,700 to 3,900-feet above sea level. The undeveloped site is dominated by conifer forest. Access to the site is by Arundel Road, a privately maintained road.

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

1. El Dorado County Fire Protection District: Review of Conditions of Approval.
2. Transportation Division: Road Improvements
3. El Dorado County Surveyor: Filing of Parcel Map.
4. El Dorado County Environmental Management: Well and septic review
5. County of El Dorado Air Quality Management District- Review of Conditions of Approval

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

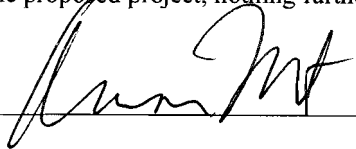
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture and Forestry Resources	Air Quality
Biological Resources	Cultural Resources	Geology / Soils
Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology / Water Quality
Land Use / Planning	Mineral Resources	Noise
Population / Housing	Public Services	Recreation
Transportation/Traffic	Utilities / Service Systems	

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: 11-4-2014

Printed Name: Aaron Mount For: El Dorado County

Signature:  Date: 11-5-14

Printed Name: Lillian MacLeod For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the Parcel Map. The project would allow the subdividing of a 40-acre residential site into four parcels.

Project Description

Tentative Parcel Map creating three residential parcels ranging in size from five to 8.5 acres. The parcels would be developed consistent with the RE-5 zone district development standards.

General Plan amendment from Medium Density Residential to Low Density Residential.

The General Plan amendment is being requested as higher density infrastructure is not yet available for the project site. The request is to reduce the density in order to be consistent with General Plan Policy 5.2.1.3, a mandatory and specific policy requiring connection to public water which is infeasible for the site.

Rezone from Single-Family Three-Acre Residential to Estate Residential Five-Acre.

The Rezone request is necessary to maintain consistency with the requested General Plan amendment, Table 2-4 of the General Plan, and the proposed parcels sizes of the tentative Parcel Map.

Project Location and Surrounding Land Uses

The 18.84-acre site is located on the east and west side of Arundel Road approximately 1,200 feet south of the intersection with Starkes Grade Road in the Camino/Pollock Pines Community Region. The surrounding land uses include residential uses and undeveloped residential land.

Project Characteristics

1. Transportation/Circulation/Parking

The project would be accessed from Arundel Road and Starkes Grade Road. All parcels will have direct driveway access from an existing driveway that will be developed to road standards.

2. Utilities and Infrastructure

The project site would be served by septic systems and well water. A percolation test and preliminary septic system design was prepared for the site. The El Dorado County Environmental Management Department was present at the site during the soil mantle testing. It was demonstrated that the soil was suitable for the design of septic systems. The project would be required to provide a safe and reliable water source prior to filing the Parcel Map.

Power utilities and telephone service would be extended to the site.

3. Construction Considerations

The project applicant would be required to obtain encroachment permits through the Transportation Division for all new encroachments. All future construction activities would be completed in conformance with County grading and erosion control regulations and Air Quality Management District rules and regulations.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including 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. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Mitigated Negative Declaration tiers off of:

The El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at <http://www.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein.

The following impact areas are tiering off the General Plan EIR:

Noise

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-b. **Scenic Vista or Resource:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, (Table 5.3-1, pages 5.3-3 through 5.3-5). The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.
- c. **Visual Character:** The proposed project and the future development would not affect the visual character of the surrounding area. Impacts would be less than significant.
- d. **Light and Glare:** The project would not create new light and glare, as new development is not proposed with the creation of the new parcels. All future development would be required to comply with County lighting ordinance requirements, including the shielding of lights to avoid potential glare. Impacts would be less than significant.

FINDING: No impacts to aesthetics are expected with the project either directly or indirectly. For this “Aesthetics” category, impacts would be less than significant.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Farmland Mapping and Monitoring Program:** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. The site does contain Unique and /or soils of local importance however; the down zoning would allow agricultural operations that the previous zoning did not allow. Impacts would be less than significant.
- b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract, nor is it adjacent to lands under a contract. There would be no impact.
- c-d. **Conflicts with Zoning for Forest/timber Lands:** There would be no impact. No conversion of forest/timber land would occur as a result of the project. There would be no loss of forest land or conversion of forest land with the project. The project site not within or adjacent to land zoned for timber harvesting and production (TPZ).
- e. **Conversion of Prime Farmland or Forest Land:** The project is not within an agricultural district and would not convert prime farmland or forest-land to non-agriculture use. There would be no impact to prime farmland or forest-land with the project.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?			X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

Discussion: A substantial adverse effect on Air Quality would occur if:

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

a. **Air Quality Plan:** 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). Any activities associated with grading and construction would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Mitigation Plan (FDMP) during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions to a less than significant level.

b. **Air Quality Standards:** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements for roadway expansion, utilities, driveway, building pad construction, and associated on-site activities. Construction related activities would generate PM₁₀ dust emissions that would exceed either the state or federal ambient air quality standards for PM₁₀. This would be a temporary but potentially significant effect.

Operational air quality impacts would be minor and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. This would be a less-than-significant impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Cumulative Impacts:** The Air Quality Management District reviewed the project and determined that with the implementation of standard Conditions of Approval for air quality, the project would have an insignificant impact on the air quality; therefore, impacts would be less than significant.
- d. **Sensitive Receptors:** “Sensitive Receptors” are defined as facilities where sensitive population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include schools, playgrounds, child care centers, retirement homes, convalescent homes, hospitals, and medical clinics. There are no sensitive receptors in the immediate vicinity of the proposed project. The proposed project would not expose sensitive receptors to substantial pollutant concentrations; therefore, impacts would be less than significant.
- e. **Objectionable Odors:** By itself, the requested Parcel Map, General Plan amendment, and rezone would not generate or produce objectionable odors. Therefore, impacts would be less than significant.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less than significant level. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

- a. **Special Status Species.** This Parcel Map request would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The parcel does fall within designated critical habitat area for the Red-legged frog species, however there are no water features on or adjacent to the site that would provide habitat. (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7). Impacts would be less than significant.
- b, c. **Riparian Habitat and Federally Protected Wetlands.** The project does not contain any known riparian or wetland features. Therefore, there will be no anticipated impact to riparian habitat, federally protected wetland as defined by Section 404 of the Clean Water Act or sensitive natural community as identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Impacts would be less than significant.
- d. **Migration Corridors.** Review of the California Department of Fish and Game *Deer Ranges Map* (1990) indicates that the parcel is within winter deer habitat, however the proposed parcel sizes and adjacent large parcels would allow migration to occur. The project is not located within the Important Biological Corridor (-IBC) General Plan Land Use Overlay. Accordingly, the project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Impacts would be less than significant.
- e, f. **Local Policies.** The project would not conflict with any local policies or ordinances protecting biological resources, nor the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community, Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project is consistent with all applicable General Plan policies related to biological resources. These include elements of the Important Biological Corridor (IBC) overlay, oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County.

On May 6, 2008 the Board of Supervisors adopted the Oak Woodland Management Plan (OWMP) and its implementing ordinance, to be codified as Chapter 17.73 of the County Code (Ord. 4771, May 6, 2008.). A lawsuit was filed in El Dorado Superior Court on June 6, 2008 against the Oak Woodland Management Plan (OWMP). The OWMP was rescinded on September 4, 2012 (Resolution 123-2012) and its implementing ordinance was rescinded on September 11, 2012 (Ord. No. 4892). The current document implementing General Plan Policy 7.4.4.4 is the Interim Interpretive Guidelines for Oak Woodlands adopted November 9, 2006 and amended October 12, 2007

Consistent with the Interim Interpretive Guidelines for Oak Woodlands, the project is exempt from Policy 7.4.4.4 as the site does not contain oak woodlands. The interim Interpretive Guidelines defines oak woodlands as “A given unit of land, with one or more groupings of live trees, where the dominant species (i.e. a plurality) of the live trees within the groupings are native oaks (genus quercus)”. The Interim Interpretive Guidelines goes on to state, “Policy 7.4.4.4 is intended to apply exclusively to retention and replacement of oak canopy within oak woodlands”. The dominate

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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species at the site are conifers, as confirmed by General Plan EIR Exhibit 5.12-1, California Wildlife Habitat Relationship System GIS Data, and site visits, and therefore the site does not meet the definition of oak woodlands and is exempt from Policy 7.4.4.4. The site is a mix of Sierran Mixed Conifer and Montane Hardwood-Conifer, both of which are dominated by conifer species at the site.

Impacts would be less than significant.

FINDING: For the “Biological Resources” category, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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

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

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

a-b. **Historic or Archeological Resources.** The Cultural Resources Study prepared for the site by Historic Resource Associates dated November 2007 determined that no archeological or cultural resources are located on the project site. Standard Conditions of Approval would be required to be implemented during future project construction to ensure protection of the accidental discovery of historic or archeological resources. Impacts would be less than significant.

c. **Paleontological Resources.** Cultural resource analysis includes the potential for discovery/disturbance of paleontological resources. However, due to characteristics of the geologic formation of the County, the potential for such resources are localized in the Mehrten Formation comprising thick accumulations of sedimentary rocks. Under the 2004 General Plan EIR, this formation was mapped and found to be in areas east of Placerville. As such, the project site does lie within this formation but the site is not within or adjacent to an area known as a fossil locality. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Human Remains.** There is a small likelihood of human remain discovery during future construction. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

FINDING: Standard Conditions of Approval would be required for accidental discoveries during future project construction. This project would have a less than significant impact 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:				
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
- 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,

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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. **Seismic Hazards:**

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. For this Parcel Map request, there would be no impact.

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All future structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. For this Parcel Map request, there would be no impact.

iii) El Dorado County is considered an area with low potential for seismic activity. For this Parcel Map request, there would be no impact.

iv) All future grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. For this Parcel Map, there would be no impact.

b. **Soil Erosion:** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). For future development proposals, all grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. For this Parcel Map request, impacts would be less than significant, as only minor road improvements are required for filing of the map.

c-d. **Geologic Hazards, Expansive Soils:** The site would not be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have expansive soils. According to the Soil Survey for the El Dorado Area, the soil types onsite are classified as CmD (Cohasset loam), AfC (Aiken loam), and ImE (Iron Mountain very rocky sandy loam), which have slow runoff potential with moderate to high erosion potential and low to moderate shrink-swell potential. The project would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for any future project would be required to implement the Uniform Building Code Seismic construction standards. For this Parcel Map request, impacts would be less than significant.

e. **Septic Capability:** The project would be served by individual sewage disposal areas. Percolation tests and preliminary septic system designs were completed for each proposed parcel in 2006 by George Wheeldon, Certified Engineering Geologist and Civil Engineer. The report was reviewed and approved by the Environmental Management Division. The applicant would submit the results of the soil mantels and percolations tests with the septic system design to the Environmental Management Division for approval at time of building permit application.

FINDING: All grading activities would be required to comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category there would be no impact.

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VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

a-b. **Generate Greenhouse Gas Emissions and Policy:** Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO₂), methane (CH₄) and nitrous oxides (N₂O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO₂ equivalents; therefore CO₂ is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH₄ than CO₂. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e/yr). The three other main GHG are Hydroflouorocarbons, Perflouorocarbons, and Sulfur Hexaflouride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources: The primary man-made source of CO₂ is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH₄ are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N₂O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

Regulation: In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, § 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of CO₂ equivalent (MMTCO₂e) while 1990 levels were estimated at 427 MMTCO₂e. Setting 427 MMTCO₂e as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan¹ in December 2008 establishing various actions the state would implement to achieve this reduction. The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

In June 2008, the California Governor's Office of Planning and Research's (OPR) issued a Technical Advisory² providing interim guidance regarding a proposed project's GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for

¹ AB 32 Scoping Plan: http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf

² OPR Technical Advisory: CEQA and Climate Change: <http://opr.ca.gov/docs/june08-ceqa.pdf>

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analyzing GHG emissions: Identify and quantify the project’s GHG emissions, assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.³

Analysis Methodology: El Dorado County Air Quality Management District (EDCAQMD) prefers the use of the California Emissions Estimator Model (CalEEMod) for quantification of project-related GHG and criteria pollutant emissions. CalEEMod is a statewide model providing a uniform GHG analysis platform for government agencies, land use planners, and environmental professionals. It quantifies direct emissions from construction and operation (including vehicle use), and indirect emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The software incorporates the most recent vehicle emission factors from the Emission Factors (EMFAC) model provided by CARB, and average trip generation factors published by the Institute of Transportation Engineers (ITE). The model uses and quantifies mitigation measures reduction benefits found in the California Air Pollution Control Officers Association’s (CAPCOA) document *Quantifying Greenhouse Gas Mitigation Measures*⁴, and is accepted by CARB. However, CalEEMod Version 2011.1.1 only accounts for energy efficiency requirements in Title 24 Building Code, year 2008. Therefore, estimated GHG emissions may be overstated. To account for the 2010 Building Code, a model update is expected in fall 2012.

Impact Significance Criteria: CEQA does not provide clear direction on addressing climate change. It requires lead agencies identify project GHG emissions impacts and their “significance,” but is not clear what constitutes a “significant” impact. As stated above, GHG impacts are inherently cumulative, and since no single project could cause global climate change, the CEQA test is if impacts are “cumulatively considerable.” Not all projects emitting GHG contribute significantly to climate change. CEQA authorizes reliance on previously approved plans (i.e., a Climate Action Plan (CAP), etc.) and mitigation programs adequately analyzing and mitigating GHG emissions to a less than significant level. “Tiering” from such a programmatic-level document is the preferred method to address GHG emissions. El Dorado County does not have an adopted CAP or similar program-level document; therefore, the project’s GHG emissions must be addressed at the project-level.

Unlike thresholds of significance established for criteria air pollutants in EDCAQMD’s *Guide to Air Quality Assessment* (February 2002) (“CEQA Guide”),⁵ the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it’s appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the San Luis Obispo Air Pollution Control District (SLOAPCD) to determine the significance of GHG emissions.

SLOAPCD’s thresholds are almost identical to the Bay Area Air Quality Management District (BAAQMD) thresholds. However, BAAQMD’s GHG thresholds are under legal challenge because BAAQMD failed to comply with CEQA when adopting the thresholds. Additionally, SLOAPCD developed a screening table using CalEEMod

³ California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004*. (Staff Final Report). <http://www.energy.ca.gov/2006publications/CEC-600-2006-013/CEC-600-2006-013-SF.PDF>

⁴ CAPCOA Guide (August 2010): <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

⁵ EDCAQMD CEQA Guide: http://edcgov.us/Government/AirQualityManagement/Guide_to_Air_Quality_Assessment.aspx

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which allows quick assessment of projects to “screen out” those below the thresholds as their impacts would be less than significant.

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These thresholds are summarized below:

Significance Determination Thresholds	
GHG Emission Source Category	Operational Emissions
Non-stationary Sources	1,150 MTCO ₂ e/yr OR 4.9 MT CO ₂ e/SP/yr
Stationary Sources	10,000 MTCO ₂ e/yr

SP = service population, which is resident population plus employee population of the project

Projects below screening levels identified in Table 1-1 of SLOAPCD's *CEQA Air Quality Handbook*⁶ are estimated to emit less than the applicable threshold. No further GHG analysis would be required.

According to the SLOAPCD Screening Table, the applicable screening level is a residential Parcel Map to create three single family home sites. The proposed project is a subdivision of three single-family dwelling lots. Based on this equivalency, the GHG emissions from this project are estimated at less than 1,150 metric tons/year, thus, no further analysis for GHG emissions impact is required. Cumulative GHG emissions impacts are considered to be less than significant.

FINDING: For this "Greenhouse Gas Emissions" category, impacts would be less than significant.

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

⁶ SLOAPCD CEQA Guide: http://www.slocleanair.org/images/cms/upload/files/CEQA_Handbook_2012_v1.pdf

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VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
response plan or emergency evacuation plan?			
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-b. **Hazardous Materials:** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would only occur during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Health- Hazardous Waste Division of El Dorado County. The impact would be a less than significant level.
- c. **Hazardous Materials near Schools:** The project would not be located near a school. There would be no impact.
- d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List which lists known hazardous sites in California. There would be no impact.
- e-f. **Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety (AA) District overlay. 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 would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There would be no impacts.
- g. **Emergency Plan:** The project was reviewed by the El Dorado County Fire Protection District and Transportation Division for circulation. The proposed project would not impair implementation of any emergency response plans or emergency evacuation plans. Impacts would be less than significant.
- h. **Wildfire Hazards:** The El Dorado County Fire Protection District and Department of Forestry and Fire Protection have reviewed the project and determined that implementation of a Fuel Modification and Wildland Fire Safety Plan would reduce impacts to a less than significant level.

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FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The El Dorado County Fire Protection District and Department of Forestry and Fire Protection would require Conditions of Approval to reduce potential hazards relating to wild fires. For this ‘Hazards and Hazardous Materials’ category, impacts would be less than significant.

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

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- 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. **Water Quality Standards:** The Parcel Map would not create any additional runoff or additional wastewater that would violate water quality standards or waste discharge requirements. Future development activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. There would be no impact.
- b. **Groundwater Supplies:** The project would be served by individual domestic water wells. Ground water recharge at the site occurs from rainfall and aquifer conditions underlying the site are characterized as a fractured igneous/metamorphic bedrock system. Groundwater flow is considered to be governed by topography, subsurface geologic conditions (rock units/aquifers), and geologic contracts. Water wells would be constructed to intersect fracture zones that provide sufficient quantities of water for domestic/residential supply design needs. There would be no known problem areas for water availability at the project site.

Construction activities may have a short-term impact as a result of groundwater discharge; however, adherence to the Grading Ordinance would ensure that impacts would be less than significant.

- c-f. **Drainage Patterns:** The proposed Parcel Map would not alter the surrounding land, therefore it would not substantially alter the existing drainage pattern of the site or area, including substantial erosion or siltation on- or off-site through the alteration of the course of a stream or river. Future development activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require review and approval of all pre and post construction drainage. For the Parcel Map, on-site drainage would not be altered; therefore, there would be no impact.
- g-h. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas, and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. There would be no impact.
- i. **Dam or Levee Failure:** The subject property 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. There would be no impact.
- j. **Inundation by Seiche, Tsunami, or Mudflow:** The proposed project is not located near a coastal area or adjacent to a large body of water such as a lake, bay, or estuary, volcanoes, or other volcanic features, and the site is located on relatively stable soils nor surrounded by steep terrain. Due to the project location, there is no potential for impacts from seiche or tsunami, or from mudflow at this site.

FINDING: All future development would require a grading permit through Building Services that would address erosion and sediment control. No significant hydrological impacts are expected with the Parcel Map either directly or indirectly. For this "Hydrology" category, there would be no impact.

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

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

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

- a. **Established Community:** The project is located within the Pollock Pines Community Region. The project is surrounded by single family residential development and undeveloped land. The project would not conflict with the existing land use pattern in the area. Impacts would be less than significant.
- b. **Land Use Consistency:** The parcel has a land use designation of Medium Density Residential (MDR) and a zoning designation of Single-Family Three-Acre Residential (R3A). The General Plan amendment to Low Density Residential is being requested, as higher density-serving infrastructure is not yet available for the project site. The request is to reduce the density in order to reduce the level of planning and to find consistency with General Plan Policy 5.2.1.3, a mandatory and specific policy that requires connection to public water. The allowed density is one dwelling unit for five to ten acres. The parcels would be a minimum of five acres in size and would be developed in the future with a single family dwelling. The proposed project would be consistent with the policies and objectives of the General Plan. There would be no impact.
- c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservation Plan (HCCP), or a Natural Community Conservation Plan (NCCP), or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. There would be no impact.

FINDING: For the 'Land Use Planning' category, the project would have no impact.

XI. 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			X

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XI. MINERAL RESOURCES. <i>Would the project:</i>			
plan?			

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

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

a-b. **Mineral Resources.** There are no known mineral resources on the site according to General Plan DEIR Exhibit 5.9-6. There are no known mineral resources of local importance on or near the project site. There would be no impact.

FINDING: No known mineral resources are located on or within the vicinity of the project. There would be no impact to this 'Mineral Resources' category.

XII.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.

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- a, c. **Noise Exposure.** The project would not result in a substantial increase in existing ambient noise levels in the project vicinity. The project would not generate noise levels that exceed the performance standards contained in Table 6-1 and Table 6-2 within the General Plan, as it involves the creation of two additional parcels and related residential noise. Therefore, no significant noise would be expected from the development of the project, and as such, impacts would be less than significant.
- b, d. **Ground Borne Shaking and Long-Term Noise.** Persons adjacent to the project vicinity would not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of minor grading and improvement activities during development or upon completion of the project. Impacts would be less than significant.
- e, f. **Aircraft Noise.** The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards established by an adopted Airport Land Use Compatibility Plan (ALUCP). As such, the project would not be subjected to excessive noise from a private airport. The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project would not be subjected to excessive noise from a private airport. No impacts would occur.

FINDING: For the 'Noise' category, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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

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

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County's current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a. **Population Growth:** To avoid impacts associated with an increase in population growth that would potentially displace housing or residents, General Plan Policy 2.9.1.2 requires that every five years, as part of the General Plan review and update, the County shall review the population and housing growth patterns and make appropriate adjustments to the General Plan's development potential through the General Plan amendment process. The proposed project would include up to three residential lots. Assuming 2.8 persons per household⁷ in the primary units, population could increase by approximately 8.4 persons. Assuming all residential lots include a primary and secondary unit, the population could increase to approximately 17 persons. Assuming growth beyond the primary units, the additional population would not be considered a significant population growth. Therefore, potential

⁷ El Dorado County General Plan, July 2004, Chapter 2 land Use, Table 2-2, Page 19.

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impacts as a result of increased population and displacement of housing or residents would be considered less than significant.

- b. **Housing Displacement:** The project would result in the creation of three residential lots. No existing housing stock would be displaced by the proposed project. There would be no impact.
- c. **Replacement Housing:** No persons would be displaced by the proposed project. There would be no impact.

FINDING: It has been determined that there would be less than significant impact to population growth and no significant impact to population or housing displacement. For this "Population and Housing" category, impacts would be less than significant.

XIV. 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.

- a. **Fire Protection:** The El Dorado County Fire Protection District provides fire protection to the site. The District would require fire protection measures that would be included as Conditions of Approval of the project. These measures include the preparation of a Fuel Modification and Wildland Fire Safety Plan and compliance with other standard requirements of the Fire Safe Regulations. Impacts would be less than significant.
- b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c-e. **Schools:** School services would be provided by the El Dorado County Union School District. The proposed residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.
- d. **Parks.** As discussed in the 'Recreation' category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.
- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

FINDING: The project would not result in a significant increase of public services to the project. Increased demands to services would be addressed through the payment of established impact fees. For this 'Public Services' category, impacts would be less than significant.

XV. 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. **Parks.** The project would result in an increase usage of parks and recreational facilities. Payment of in-lieu fees would be sufficient to ensure the impacts from the new development would be mitigated. Impacts would be less than significant.
 - b. **Recreational Services.** The project would not include additional recreation services or sites as part of the project. The increased demand for services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

FINDING: No significant impacts to open space or park facilities would result as part of the project. For this 'Recreation' category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			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. **Traffic Increases, Levels of Service Standards:** The project would create three residential parcels which would not exceed the thresholds for traffic established by the General Plan. A Traffic Impact Analysis was not prepared for the project. Payment of TIM fees and road improvements consistent with County Design Standards would reduce potential impacts related to traffic. Upon payment of applicable TIM fees and construction of the required road improvements, impacts would be less than significant.

c. **Air Traffic:** The project would not substantially increase hazards due to a design feature or incompatible uses. There would be sufficient line-of-sight distance from the proposed encroachments. Impacts would be less than significant.

d. **Design Hazards.** The project would not create any significant traffic hazards. The on-site road and encroachments would be designed and constructed to County standards. The site is located on a dead end road that meets County requirements for maximum length and number of parcels. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Emergency Access.** The proposed parcels would be accessed via roads that would provide adequate emergency access via existing roadways. A Fuel Modification and Wildland Fire Safety Plan would be implemented with the project. With implementation of the plan, impacts to emergency access would be less than significant.
- f. **Alternative Transportation.** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

FINDING: The project would not exceed the thresholds for traffic identified within the General Plan. For the Transportation/ Traffic category, impacts would be less than significant.

XVII. 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;
- 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a. **Wastewater Requirements:** The project does not require wastewater treatment as each lot would have individual on-site septic facilities. There would be no impact.
- b. **Construction of New Facilities:** No expansion to an existing system would be necessary to serve the project. Impacts would be less than significant
- c. **New Stormwater Facilities:** The project would be required to comply with the County’s California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, as well as any applicable requirements of the California Water Quality Control Board during the grading permit process for future construction. Impacts would be less than significant.
- d. **Sufficient Water Supply:** The project would be served by individual wells. The Conditions of Approval would require that each individual parcel have a safe and reliable water source prior to recording of the Parcel Map. Impacts would be less than significant.
- e. **Adequate Wastewater Capacity:** The project does not require wastewater treatment as each lot would have individual on-site septic facilities. Impacts would be less than significant.
- f. **Solid Waste Disposal:** 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.

 After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.
- g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. Impacts would be less significant.

FINDING: Adequate water, sewer systems and solid waste disposal would be available to serve the project. For this ‘Utilities and Service Systems’ category, impacts would be less than significant.

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

Discussion:

- a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned, and with adherence to County permit requirements, this project would 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 would be less than significant due to the design of the project and required standards that would be implemented with the grading and building permit processes and/or any required project specific improvements on the property.
- b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees, as required to extend the necessary infrastructure. The project would not contribute substantially to increased traffic in the area and would not require an increase in the wastewater treatment capacity of the County.

As discussed throughout this environmental document, the project would not contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions.

As outlined and discussed in this document, and with strict compliance with County Codes, this project, would have a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. All impacts identified in this Mitigated Negative Declaration would be less than significant. Therefore, the proposed project would not result in environmental effects that would cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

INITIAL STUDY ATTACHMENTS

- Attachment 1..... Location Map
- Attachment 2..... U.S.G.S. 7.5 Minute Quadrangle Map
- Attachment 2..... Tentative Parcel Map
- Attachment 3..... Slope Map

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

County of El Dorado - Grading, Erosion, and Sediment Control Ordinance Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949).

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

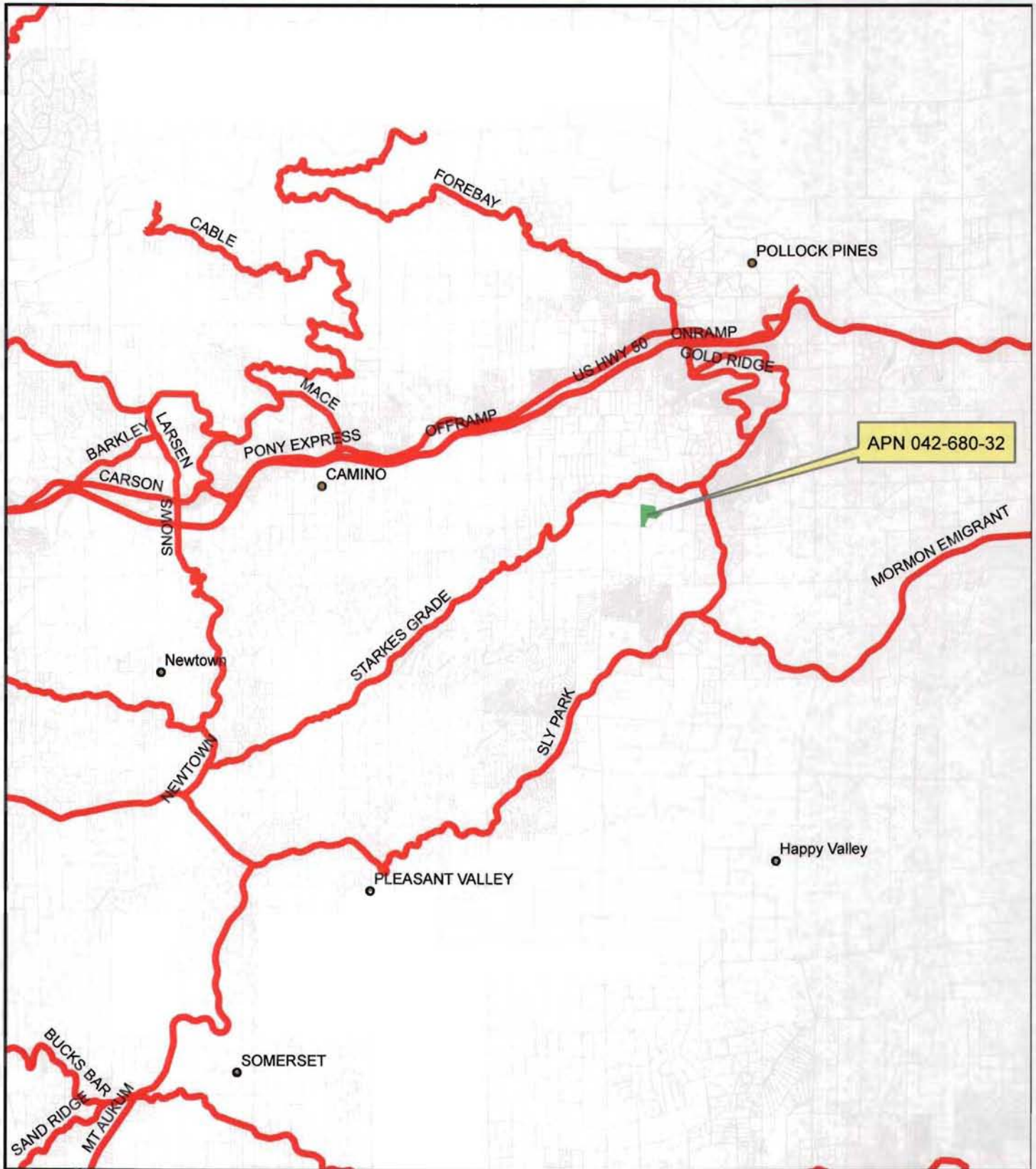
California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

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

Cultural Resources Study of APN 042-680-32. Historic Resources Associates. November, 2007.

Attachment 1: Location Map



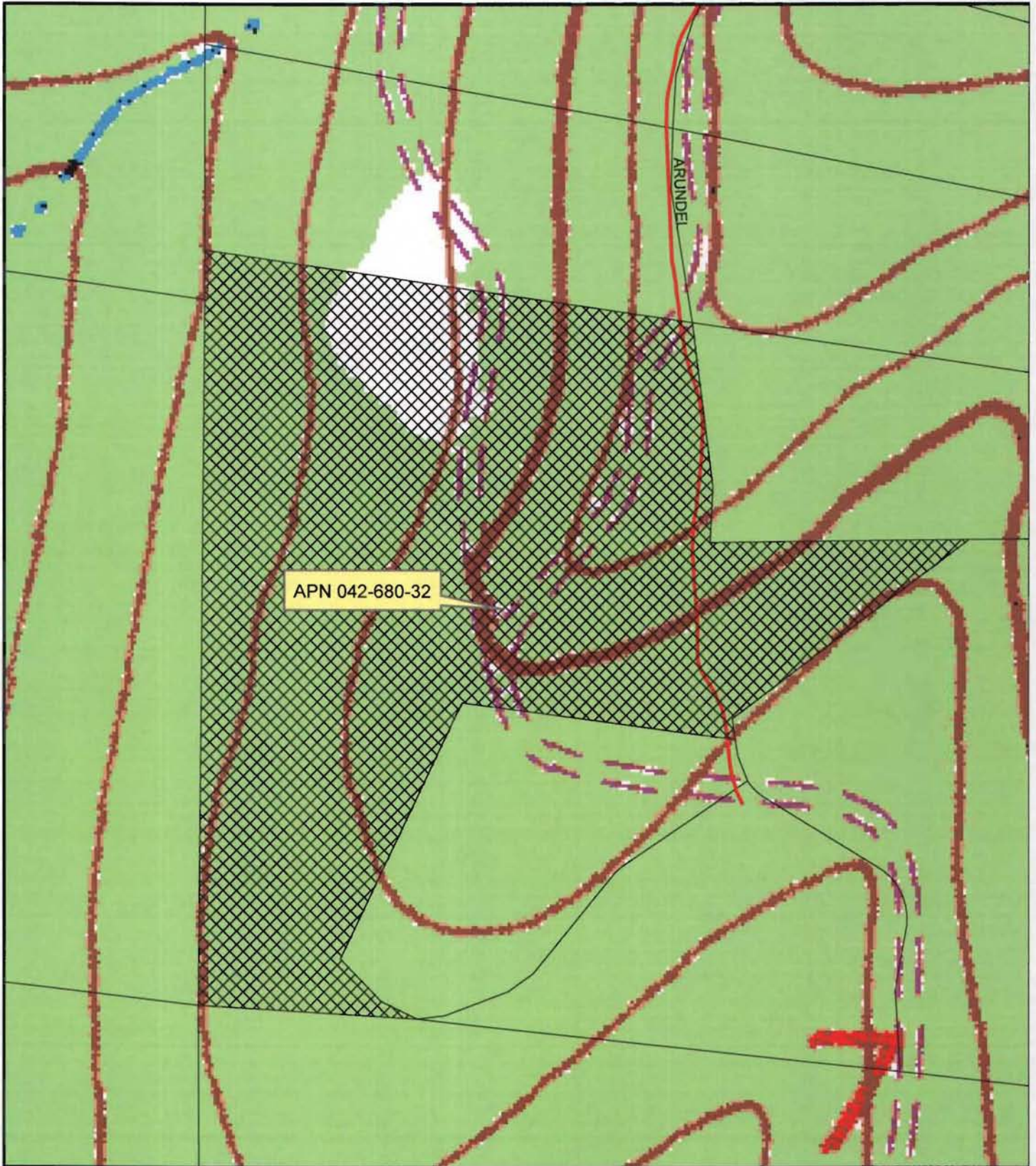
- placenames
- prcbase selection
- major_roads
- prcbase






A07-0015/Z07-0049/P06-0006/Noland Parcel Map
Prepared By Aaron Mount

0 0.45 0.9 1.8 Miles

Attachment 2: U.S.G.S. Quad Map



Legend

-  prclbase selection
-  gpsroads
-  prclbase

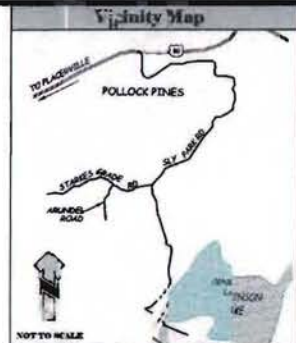
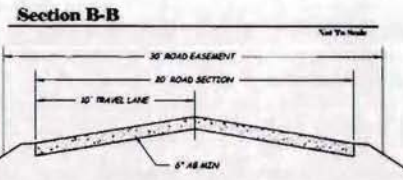
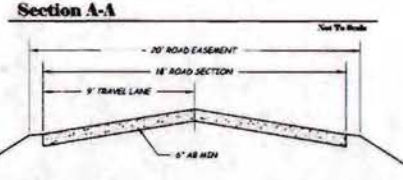
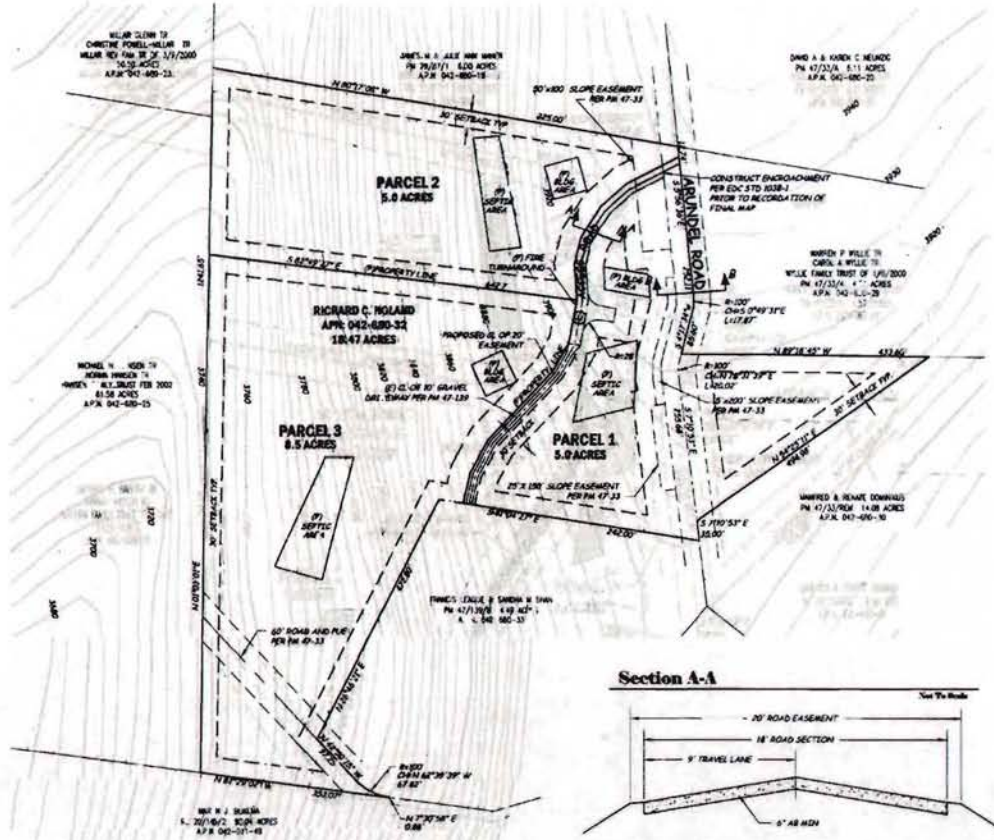


A07-0015/Z07-0049/P06-0006/Noland Parcel Map
Prepared By Aaron Mount

0 0.0125 0.025 0.05 Miles

TENTATIVE MAP FOR
NOLAND PARCEL MAP
 DM 47/139/A
 EL DORADO COUNTY, CA
 JANUARY 2010

- Legend**
- SEPTIC DISPOSAL AREA PER WHELOCK REPORT DATED 2-17-04
 - PROPOSED ACCESS ROAD
 - PROPOSED BUILDING SITE



LEBECK • YOUNG ENGINEERING, INC.
 3400 BORN LANE, SUITE 47
 CAMDEN PARK, CA 95002
 PH: (530) 877-4800 FAX: (530) 877-4800

Abbreviations

BM	BACK OF WALL AT	HP	HIGH POINT
CH	CHORD BEARING	LF	LEFT
CL	CHORD LENGTH	PAO	FINISHED PAD
CR	CURB RETURN	PP	POWER POLE
D	DEGREE OF CURVE	PU	PUBLIC UTILITIES EASEMENT
DWY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
ED	EXISTING	RT	RIGHT
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SEWER SERVICE
FC	FACE OF CURB	TBC	TOP BACK OF CURB
FF	FINISHED FLOOR	TC	TOP OF CURB ELEV
FS	FINISHED GRADE	TM	TOP OF WALL
FM	FINISH HIGHWAY	US	UTILITY SERVICE
FL	FLOWLINE	W	WALL HEIGHT
FND	FOUND	WL	WATER LINE
GR	GRADE BREAK	WS	WATER SERVICE

Benchmark

ELEVATION	7569.37
DESCRIPTION	PT IN 12" FLIGHT CROSS

Project Data

OWNER	CHAD NOLAND 6445 MONTE ROAD SAN LUIS OBISPO, CA 93401 805-555-2400
APPLICANT	LEBECK • YOUNG ENGINEERING, INC.
PREPARED BY	NICOLE YOUNG
SCALE	1" = 100'
CONTOUR INTERVAL	40'
SOURCE OF TOPOGRAPHY	USGS
SECTION, TOWNSHIP AND RANGE	SECTION 7, T. 14N. R. 13E. M. 04
ASSESSOR'S PARCEL NUMBER	042-680-32
ZONING & LUD	RA & MDR
TOTAL AREA	18.84 ACRES
TOTAL # OF PARCELS	3
ALUMINUM PARCEL AREA	5.00 ACRES
WATER SUPPLY	WELLS
SEWER DISPOSAL	INDIVIDUAL SEPTIC SYSTEM
PROPOSED FIRE PROTECTION	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION	JANUARY 2010
PROJECT #	05-141

Approval

PLANNING COMMISSION	APPROVAL/GENERAL DATE
BOARD OF SUPERVISORS	APPROVAL/GENERAL DATE

TENTATIVE PARCEL MAP
THIBIT
 APN: 042-680-32 PM 47/139/A
 Pollock Pines, El Dorado County, CA

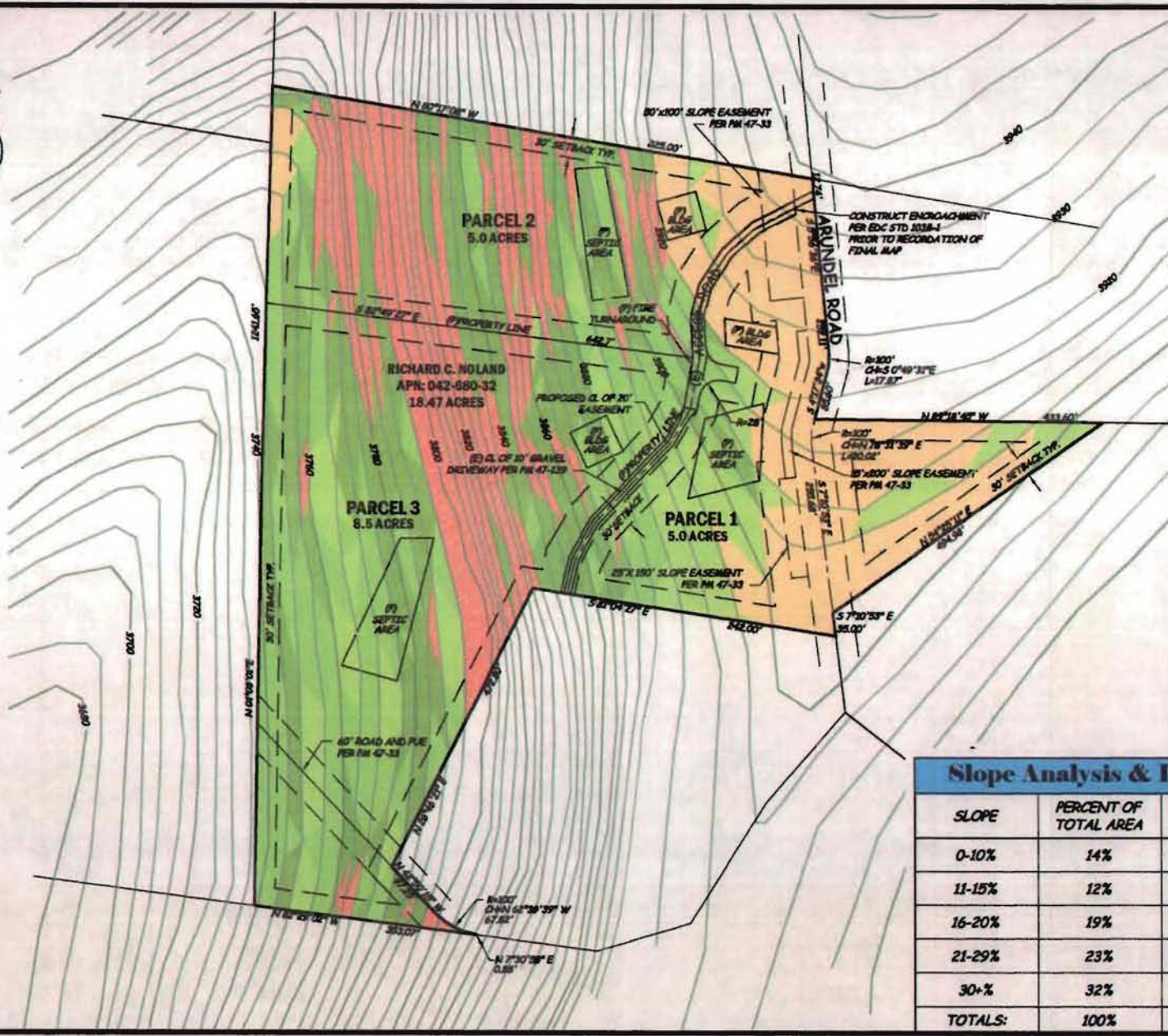
RICHARD C. NOLAND
 4445 MONTE ROAD
 SAN LUIS OBISPO, CA 93401
 (805) 555-2406, (805) 550-6292 cell

Project #: 05-141
 Date: January 2010
 Scale: 1" = 100'
 Designed by: N. Young
 DWG# 10

ATTACHMENT 4



10 APR 22 PM 12:50
RECEIVED
PLANNING DEPARTMENT



PREPARED BY:
LEBECK + YOUNG
ENGINEERING, INC.
3403 BERRY LANE, SUITE 20
CULVER CITY, CA 90230
PH: (310) 477-4888 FAX: (310) 477-4888

**NOLAND™
SLOPE EXHIBIT**
APN: 042-680-32 PM 47/139/A
Pellock Pines, El Dorado County, CA

PREPARED FOR:
CHAD NOLAN
6442 Monte Rd
San Luis Obispo, CA 93401
www: 805-595-2406
cell: 805-595-6292

Project #10-002
JANUARY 2010
SCALE: 1" = 150'
Designed by: N. Young
Drawn by: K. Getchall

SHEET NO.
SI