

**EL DORADO COUNTY DEVELOPMENT SERVICES  
STAFF REPORT**



**Agenda of:** March 26, 2009  
**Item No.:** 11  
**Staff:** Michael C. Baron

**REZONE/TENTATIVE SUBDIVISION MAP/PLANNED  
DEVELOPMENT**

**FILE NUMBER:** Z06-0005/TM06-1408/PD06-0006

**OWNER:** Alto, LLC

**APPLICANT:** Gary Sparks

**ENGINEER:** CTA Engineering and Surveying, Inc.

**REQUEST:**

1. Rezone from Exclusive Agriculture (AE) to Estate Residential 5-Acre, with a Planned Development Overlay (RE-5-PD);
2. Tentative Subdivision Map (Exhibit E) to create 23 single-family lots ranging in size from 78,147 square feet to 120,291 square feet (1.79 to 2.76 acres) and three open space lots totaling 25.40 acres. The site encompasses 81.61 acres.

**LOCATION:** Approximately 3,000 feet northeast of the intersection of Malcolm Dixon Road and Salmon Falls Road, in the El Dorado Hills area, Supervisorial District IV (Exhibit A).

**APN:** 126-100-19 (Exhibit B)

**ACREAGE:** 81.61 acres

**GENERAL PLAN:** Low Density Residential (LDR) (Exhibit C)

**EXISTING ZONING:** Exclusive Agriculture (AE) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration (MND)

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** An application for a Zone Change with a request to add the Planned Development Overlay and Tentative Subdivision Map was submitted on March 9, 2006. The application was deemed incomplete for processing on March 29, 2006. Early on in processing of the project, the issue of legal access was brought to the property owners' attention and subsequently resulted in a settlement agreement in court with an adjacent property owner. Obtaining the required access added significant processing time and delays. Further information was submitted by the applicant, which completed the application on March 21, 2007. A Technical Advisory Committee (TAC) meeting was held on June 18, 2007. As a result of agency comments and General Plan issues discussed at the TAC meeting, additional map clarifications regarding Planned Development and density bonus calculations were required and received by staff at various points through June 2007. In October 2007, the project was re-assigned and it was identified that the project's biological assessment, prepared by Northfork & Associates, recommended a rare plant survey to be performed during the appropriate blooming periods of some species of rare or endangered plants. The February 27, 2006 survey results state "The site contains habitats that may support special status plants." The survey would ensure whether there would be an impact to rare or endangered plants as a result of the project approval. The applicant supplied the appropriate rare plant survey on May 6, 2008. The study concluded that the project would not impact rare or endangered plants. The project was continued by the Planning Commission on September 25, 2008 to October 23, 2008 and subsequently continued off calendar so that this project along with the La Canada project could be considered together.

**STAFF ANALYSIS**

**Project Description:** The project includes a request for a Zone Change from Exclusive Agriculture (AE) to Estate Residential 5-acre, with a Planned Development Overlay (RE-5-PD) and a Tentative Map to create 23 single-family lots ranging in size from 78,147 square feet to 120,291 square feet (1.79 to 2.76 acres) and three open space lots totaling 25.40 acres. Access to the proposed subdivision would be from two proposed gated roadway connections, one to the south at Malcolm Dixon Road extending off-site to the south providing an additional connection to Green Valley Road (TM05-1401 & TM06-1421) and another also through the property to the southwest (TM06-1421) at Malcolm Dixon Road. The project proposes to use public water and individual septic systems. In order for the project to be eligible for public water and fire services the property would be require annexation by LAFCO into the local water and fire districts. The project proposes to use the Density Bonus provision for seven additional residential lots. No Design Waivers have been requested.

**Site Description:** The project site lies at an approximate elevation of between 708 and 1,012 feet above mean sea level. Topography of the property is moderately sloped and generally slopes to the west. The land is heavily vegetated with oak trees and annual grasses. Surrounding development includes single-family residential development to the east, a newly constructed home and large graded area to the south, and single-family residences with dense oak woodland to the north and west. A preliminary jurisdictional wetland delineation report indicates that the total acreage of potential jurisdictional wetlands and other waters of the United States within the project study area

are 0.35 acres. The site has dense mixed oak woodland habitat with scattered areas of grassland is present on the site.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
<b>Site</b>	AE	LDR	Vacant Residential
<b>North</b>	RE-10/RE-5	LDR	Residential and Vacant Residential
<b>South</b>	AE	LDR	Residential and Vacant Residential
<b>East</b>	RE-5	LDR	Residential
<b>West</b>	RE-5	LDR	Residential and Vacant Residential

**General Plan:** The following discussion describes, in detail, the General Plan Policies that apply to this project:

Density Bonus: The project includes a request to utilize the Density Bonus provision. Use of the Density Bonus provision would allow the project to provide an additional seven lots beyond that allowed within the proposed LDR land use designation. **General Plan Policy 2.2.4.1** establishes specific criteria associated with use of the Density Bonus provision. In addition to the number of base units permitted by the land use designation, one and one-half additional units may be allowed for each unit of developable land dedicated to public benefit. For this project the public benefit would be the additional open space to conserve the public view shed as well as conserve wildlife habitat. **General Plan Policy 2.2.3.2** specifically exempts bodies of water such as perennial lakes, streams and rivers from calculable developable land for the purposes of the Density Bonus provision.

The Low Density Residential land use designation permits a density range of one dwelling unit per 5-10 acres (du/a). The 81.61 acre site would yield a maximum density of 16 residential units. A total of 25.4 acres of land would be dedicated as an open space lot. This would yield a total of 25.4 acres of land eligible for the Density Bonus provision. The 25.4 acres of land would yield 5 base residential units consistent with the allowable density within the LDR land use designation and the proposed RE-5 Zone District. The Density Bonus would allow for one and one-half additional units or 7.62 additional residential units. The project request for 23 lots includes the 16.32 base residential units and the additional 7.62 Density Bonus units to the proposed 23 residential units. Therefore, the proposed 23 lot subdivision would be consistent within the LDR land use designation utilizing the Density Bonus provision. Table 1 summarizes the number of dwelling units allowed for each Zone District as well as the request for additional units using the Density Bonus provision.

<b>Acreage</b> 81.61 acres	<b>Allowable Density in AE Zone District</b>	<b>Allowable Density in RE-5 Zone District</b>	<b>Allowable Units Using Density Bonus</b>
	Minimum 20-acre Parcels	Minimum 5-acre Parcels	1.5 Density Bonus Units
<b># of Lots</b>	4	16	23.94

Furthermore, **Policy 2.2.3.1** requires that the Planned Development (-PD) Combining Zone District provide for a minimum of 30 percent open space. As shown on the Tentative Map (Exhibit E), the project has provided for 31.12 percent open space.

<b>Parcel Size</b>	81.61 acres
<b>Required Open Space</b>	24.48 acres
<b>Proposed Open Space</b>	25.4 acres
<b>Percent Open Space Proposed</b>	31.12%

As indicated in Table 2-4, General Plan Land Use Designation and Zoning District Consistency Matrix, the proposed RE-5 Zone District would be consistent with the LDR land use designation, as required by **Policy 2.2.1.5**.

General Plan **Policy 2.2.5.3** requires that the County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include; but are not limited to, the following:

1. *Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;*

Discussion: An El Dorado Irrigation District (EID) Facility Improvement Letter, dated May 19, 2008, states, "The District has received approval for an additional 17,000 acre-feet of water to be diverted from Folsom Lake. The State Water Resources Control Board (SWRCB) approved Permit 21 112 in 2002. The District has applied for and anticipates execution of a long term Warren Act Contract with the United States Bureau of Reclamation for the Permit 21 112 water right. Some capacity to utilize this new supply exists in the District facilities currently in place and operating. Facilities to utilize the full amount of this additional water supply are included in the District's 5-year Capital Improvement Plan and are in various phases of planning, design and construction. Additional EDU's are expected to be available in several years." The FIL also states that water facilities adjacent to the

project site would need to be upgraded by the applicant. The upgrades include a new booster pump that would provide minimum fire flow in order for EID to serve the project. The project has been conditioned to require annexation by LAFCO into the El Dorado Irrigation District Service Area.

2. *Availability and capacity of public treated water system;*

Discussion: As discussed above, the El Dorado Irrigation District (EID) would require the applicant to construct water facility improvements to adequately serve the project.

3. *Availability and capacity of public waste water treatment system;*

Discussion: The applicant proposes individual septic systems for each lot.

4. *Distance to and capacity of the serving elementary and high school;*

Discussion: The project site is located within the Rescue Union School District and the El Dorado Union High School District. The distance to the closest elementary school, Lake Forest Elementary, is 1.36 miles, in El Dorado Hills. The distance to the closest high school, Oak Ridge High School, is 2.47 miles, in El Dorado Hills. The affected school districts were contacted as part of the initial consultation process, and no specific comments or mitigation measures were received.

5. *Response time from the nearest fire station handling structure fires;*

Discussion: The El Dorado Hills Fire Department would be responsible for providing fire protection to the subject site upon annexation into the District. The closest fire station would be Station 84, located 2.1 miles from the project site. The project site is located within the Departments Response Zone 84b. The District was contacted as part of the initial consultation process. As such, the Department has reviewed the project and indicated that adherence to the applicable building and fire codes, as well as conditions of approval regarding the installation of fire hydrants, provision of established fire flow, submittal of a fire safe plan, and construction of road improvements shown on the Tentative Subdivision Map, would satisfactorily address all fire related safety issues.

6. *Distance to nearest Community Region or Rural Center;*

Discussion: The project site is located 0.5 miles north of the El Dorado Hills Community Region. As proposed, the project is a residential project adjacent to compatible existing residential land uses.

7. *Erosion hazard;*

Discussion: The site is moderately sloping with site development proposed to occur on grades of up to 30%. Development envelopes, access roads have been analyzed and are shown on the Tentative Subdivision Map. The applicant supplied a drainage study for review by the Department of Transportation. Drainage issues would be resolved through Conditions of Approval and Improvement Plans reviewed and approved by the Department of Transportation during the final map phase.

8. *Septic and leach field capability;*

Discussion: The proposed lots would be served by individual septic systems for each lot. A Land Capability Study dated January 26, 2007 conducted by Youngdahl Consulting Group Inc concluded that onsite wastewater disposal would be feasible. The study included requirements for proper location of the septic systems, such as boundary constraints, buffers, and disposal area requirements.

9. *Groundwater capability to support wells;*

Discussion: The project will be served by El Dorado Irrigation District (EID) public water facilities once the property is annexed through LAFCO. No wells are proposed.

10. *Critical flora and fauna habitat areas:*

Discussion: The County's General Plan designates areas within the County that have the potential to affect rare plants. The County's General Plan defines Rare Plant Mitigation Areas within the County, which designate lands potentially affecting rare plants that are subject to mitigation. The project site is not within a Rare Plant Mitigation Area. Based on a Special Status Species Survey conducted May 1, 2008 by Northfork and Associates, there are no special status flora species that occur within the project site and no further review would be necessary. Mitigation Measures have been implemented into the project requiring a pre-construction survey to avoid taking any raptor nests.

11. *Important timber production areas:*

Discussion: The project is not located in or near an important timber production area.

12. *Important agricultural areas;*

Discussion: The General Plan Land Use Designation for the project area is Low Density Residential and the site is presently zoned Exclusive Agricultural (AE). However, there are no active agricultural pursuits within the immediate vicinity and the site itself is not used for agricultural pursuits. A motion was adopted by the El Dorado County Agriculture Commission at the July 11, 2007 hearing that if the proposed project were conditioned to

require that the parcel is rezoned to RE-5 and that each developed parcel is no less than 5-acres in size, the project would be consistent with General Plan Policies relating to agricultural resources. Thus, the site would not be considered an important agricultural area.

13. *Important mineral resource areas;*

Discussion: The project is not located within and would not impact any important mineral resource area.

14. *Capacity of the transportation system serving the area;*

Discussion: The El Dorado County Department of Transportation reviewed the submitted traffic study and concluded that the recommended conditions of approval, including improvements to existing roadways, would sufficiently address traffic issues and ensure that the transportation system is adequate to serve the area. El Dorado Transit has reviewed the project and had no specific conditions of approval regarding the project.

15. *Existing land use patterns;*

Discussion: The project area is surrounded by existing residential land uses. The project is surrounded by the Estate Residential 5-Acre (RE-5) Zone District along the eastern, western and northern boundaries. A Rezone application to Estate Residential 5-Acre (RE-5) has also been submitted for the parcel immediately to the south of the project area. Staff has determined that the proposed project is consistent with existing land use patterns within the immediate area.

16. *Proximity to perennial water course;*

Discussion: According to the preliminary jurisdictional delineation report submitted, the total acreage of potential jurisdictional wetlands and other waters of the U.S. at the subject site are 0.35 acres. These water features include 0.11 acres of intermittent streams, 0.16 acres of ephemeral streams, and 0.08 acres of fringe wetlands. General Plan Policy 7.3.3.4 requires a minimum setback of 50 feet from the wetlands. All wetlands and intermittent streams on the site are protected through incorporation of the required 50 foot setback, as shown on the Tentative Map.

17. *Important historical/archeological sites;*

Discussion: A Cultural Resources assessment was conducted on the project site by Michael Brandon & Associates, dated January 26, 2006. The assessment of the project site revealed three cultural resource sites that were previously recorded within ¼ mile of the project site. However, no cultural resources were found on the project site and none have been recorded within the project site. The County Grading Ordinance has protocols in place to ensure that if cultural resources are found as a result of the development, appropriate measures would be

taken to mitigate any cultural resources as well as ensure consistency with General Plan **Policy 2.2.5.3**.

18. *Seismic hazards and present active faults; and*

Discussion: As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure, or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.

19. *Consistency with existing Conditions, Covenants, and Restrictions.*

Discussion: No Conditions, Covenants, and Restrictions are effective within the project area. Master CC & R's would be reviewed and recorded prior to Final Map approval.

Land Use: As previously discussed and shown in the Adjacent Land Use Table, the proposed residential project would be consistent with General Plan **Policy 2.2.5.21**. The project area is surrounded by existing residential uses that would be compatible with the proposed development.

Water Supply and Fire Flow: General Plan **Policy 5.2.1.2** requires that the applicant provide an adequate quantity and quality of water for all uses, including fire protection, and shall be provided for this development. Upon annexation, the El Dorado Irrigation District (EID) would provide water to the subject site. EID has reviewed the proposed project and determined that the project requires construction of a new booster pump near the southwest portion of the property that would provide minimum fire flows. EID anticipates that a new water source may be available for the project after the execution of a long term Warren Act Contract with the Bureau of Reclamation (USBR). Upon annexation, completion of the required improvements, and acquisition of additional water supplies, EID would provide water to the subject site.

Fire protection services would be provided for the proposed development as required under General Plan **Policy 5.7.1.1**. The El Dorado Hills Fire Department would provide fire service to the site upon annexation. The water flows and transportation infrastructure would be provided concurrent with development sufficient to meet District requirements for fire suppression. A Fire Safe Plan, minimum roadway widths, and fire hydrant placement have been required by the Fire Department to ensure adequate fire protection infrastructure.

Wetlands/Intermittent Streams: Pursuant to the General Plan **Policy 7.3.3.4** a 50-foot setback is required from wetlands and intermittent streams. A Wetland Delineation was supplied by North Fork and Associates dated March 15, 2006 and concluded that there are total of 0.19 acres of wetlands (.08-acres) and intermittent streams (0.11-acres) located on the project site. All wetlands and intermittent streams shall be shown on the Final Map prior to approval. These water features are

also shown on the Tentative Subdivision Map as Exhibit E. The project proposes to avoid all wetlands and provide required setbacks for intermittent streams.

**Oak Tree Canopy:** In order to ensure consistency with General Plan **Policy 7.4.4.4** the applicant submitted a tree canopy analysis, which determined that existing oak tree canopy at the site is 84 percent, requiring 60 percent retention of existing oak canopy cover under "Option A" of General Plan Policy 7.4.4.4. The site contains a total of 68.4 acres of oak canopy. The proposed project estimates tree removal for lot development and onsite roadways to be 26.76 acres, 0.6 acres of oak woodland canopy is proposed to be removed during off-site road construction, 26.73 acres. The estimated tree canopy retention after road improvements and lot development is 60 percent, in compliance with the General Plan Policy requiring 60 percent retention. Thus, the total oak canopy loss of 27.36 ~~26.73~~ acres of oak woodland that would be required to be either replaced on-site at a 1:1 canopy surface area ratio; or payment of the mitigation fee under "Option A" of the OWMP; or acquire an off-site conservation easement of oak woodlands at a 1:1 ratio, or a combination of the three requirements for the removal of 40 percent of the oak canopy for roads, infrastructure, and lot development. ~~or the applicant would be required to pay into the conservation fund under "Option B" of Policy 7.4.4.4 (Table 3).~~ Post Development Oak Tree Canopy shown on H1, H2, H3, & H4, prepared by CTA Engineering in conjunction with Sierra Nevada Arborists dated November 2008, confirms that the project would be consistent with General Plan tree canopy retention and replacement policies.

**Table 3: Oak Tree Canopy Summary**

Project Site (acreage)	Oak Canopy Coverage (acreage)	Percentage Oak Coverage Required	Percentage of Required Retention	Proposed Oak Removal (Acreage)	Percentage Retention Proposed
81.61	68.4	60%	60%	<u>27.36</u> <del>26.73</del>	60%

As shown on Oak Tree Exhibits H1, H2, H3, & H4, the project would require the removal of 27.36 ~~26.73~~ acres of the onsite canopy. Development envelopes with potential driveway locations were ~~required~~ initially analyzed in order to determine the extent of oak impacts as a result of infrastructure improvements and due to future residential development of the project. The project would be required to participate in on-site replacement or a combination of offsite replacement or payment of the mitigation fee established by ~~Option B.~~ Board of Supervisors and OWMP.

Removal of oak canopy exceeding 40 percent would not comply with Policy 7.4.4.4 percentage canopy retention requirements under Option A. The individual lot developer would be required to participate in an on-site replacement monitoring plan at a 2:1 canopy surface area ratio, or payment of the mitigation fee under Option B of the OWMP, or acquire an off-site conservation easement of oak woodlands at a 2:1 ratio, or a combination of the three requirements for any removal beyond 1.5% canopy on individual lots (except for lots 1 and 12).

Chapter 17.72 of the Zoning Ordinance establishes requirements for the implementation of General Plan Policy 7.4.4.4. Section 17.72.100 of the Ordinance allows payment of the mitigation in-lieu fee prior to issuance of a grading permit for road and infrastructure improvements and prior to issuance of any building permits for future development of the project site. A breakdown of the oak canopy impacts have been included in Table 4.

Total Oak Canopy to Be Removed (acres)	Canopy Removed for Road Improvements (acres)	Canopy Removed for Residential Development (acres)
27.36 <del>26.73</del>	5.87 <del>5.27</del>	21.46

Conditions of approval have been included in Attachment 1 of the requiring payment of the mitigation in-lieu fee for the road improvement impacts prior to issuance of a grading permit and an in-lieu fee for the residential impacts prior to issuance of any building permits.

**Zoning/Planned Development/Tentative Map:** The site would be rezoned from Exclusive Agriculture (AE) to Estate Residential 5-acre, with a Planned Development Overlay (RE-5/PD). The Zone Change would be consistent with the Low Density Residential General Plan Land Use Designation, and the proposed lot sizes would be consistent with the proposed re-zone request.

Development Standards: Section 17.28.210 A-H of the Zoning Ordinance establishes the requirements for development within the RE-5 Zone District:

**A. Minimum lot area, five acres**

The project would create 23 residential lots ranging in size from two to three acres. All 23 of the proposed lots would be less than the minimum lot area established for the RE-5 Zone District. The reduced lot sizes would be required to allow for the clustered development using the Density Bonus Provision under General Plan Policy 2.2.4.1. As discussed above, the project would dedicate approximately 31.12 percent of the site as open space. The open space areas would avoid development impacts to oak habitat, riparian areas, and intermittent streams.

**B. No maximum building coverage.**

Future development of the residential lots would include single family residences and accessory structures. The project would not conflict with this requirement.

**C. Minimum Lot Width, one hundred feet.**

The project request is for a clustered development which would result in varying lot widths and dimensions. The proposed lots would be consistent with the minimum lot width requirements of the RE-5 Zone District.

- D. Minimum yard setbacks: front and rear, thirty feet; sides, thirty feet except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); (Ord. 4236, 1992)**

The proposed setbacks would comply with the required 30 foot setback. Development envelopes have been provided as part of the Tentative Subdivision Map showing adequate development envelopes consistent with the 30 foot setback requirement.

- E. Minimum agriculture structural setbacks of fifty feet on all yards;**

As shown on the Tentative Map, the proposed setbacks would be 30 feet for the front and rear with 30 foot side setbacks. Reductions in side setbacks to 15 feet might be possible and would require approval by the El Dorado Hills Fire District during the building permit phase for development of all lots.

- F. Maximum building height, forty- five feet (45') (Ord 4236, 1992)**

Future development on each lot would require compliance with the maximum height requirements of the RE-5 Zone District.

- G. Minimum dwelling unit area, six hundred square feet of living area and two rooms:**

Future development of each lot would require compliance with the minimum dwelling unit size of the RE-5 Zone District.

- H. Location of the Parcel in Relation to Surrounding Land Use. The success and stability of agricultural enterprises can be profoundly influenced by the zoning and use of immediately adjacent lands. A buffer area of fifty feet will be required on the inside of a boundary where land zoned estate residential five acres abuts planned agricultural zone lands which are currently not in horticultural and timber production. Variances to the above will be considered upon recommendation of the agricultural commission. The development of a dwelling or noncompatible use shall be one hundred feet from any existing horticultural or timber enterprises. Noncompatible uses are defined as, but not limited to:**

1. Residential structures,
2. Nursing homes,
3. Public and private schools,
4. Playgrounds,
5. Swimming pools,
6. Fish ponds. (Ord. 3606 §15, 1986: Ord. 3366 §§10, 11, 1983; prior code §9412.2(e))

The project is not adjacent to any Agricultural zoned lands.

**Conclusion:** The proposed lots would not be consistent with the Development Standards of the RE-5 Zone District. However, the Planned Development application would allow for flexibility in the application of those development standards. The project would cluster the units in order to avoid impacts to the oak woodland habitat, riparian features, and intermittent streams on the project site. The clustering would result in 31.12 percent of the site remaining as three dedicated open space lots. The project meets the requirements of a Development Plan, therefore Planning Services finds the project is consistent with the Zoning Ordinance. Planned Development Findings of Approval have been included in Attachment 2.

**Tentative Map:** The Tentative Subdivision Map would create 23 individual parcels for each residential unit and three open-space lots. Parcel sizes would range from 78,147 square feet to 120,291 square feet. Three open space lots would total 25.40 acres, which includes 0.35 acres of existing wetlands and water features.

Lot Number	Gross Area (Sq. Ft.)	Net Area (Sq. Ft.)
1	107,632	79,007
2	120,291	91,731
3	96,158	70,016
4	95,314	69,535
5	89,621	65,865
6	87,268	61,697
7	99,322	73,782
8	85,746	62,317
9	86,976	63,325
10	89,905	64,359
11	95,304	65,536
12	91,828	64,723
13	89,535	64,844
14	88,992	59,454
15	100,300	64,956
16	104,900	77,364
17	87,264	63,816
18	78,147	55,746
19	110,923	84,174
20	117,142	88,978
21	92,247	60,109
22	115,253	39,108
23	90,704	59,017
Lot A	1,002,876	1,002,876

Lot B	94,720	94,720
Lot C	8,800	8,800

**Design Waivers Discussion:** As proposed, Design Waivers have not been requested for the Tentative Subdivision Map.

**Other Issues:**

Access/Circulation: The project proposes to provide gated access from Malcolm Dixon Road across property to the south also including a new connection to Green Valley Road. An emergency access easement would be provided to tie into the adjacent existing subdivision to the east. Another future connection would be provided via an access road to the southwest corner of the project. This access road would also be gated and tie into Malcolm Dixon Road. The Department of Transportation has required a Standard Plan 101B Road, not including curb, gutter, and sidewalks for Courts A, B, & C and a Standard Plan 101C for emergency access roads. The property owner has secured appropriate access across the adjacent parcel to the south through a court enforceable settlement and recorded easements.

Air Quality: The El Dorado County Air Quality Management District reviewed the submitted air quality analysis and have included standard conditions to reduce the impacts on the air quality. The standard conditions have been included in Attachment 1, as a part of the Conditions of Approval.

Construction Storm Water: The California Regional Water Quality Control Board, Central Valley Region, submitted project comments pertaining to storm water discharges associated with construction activities, post construction storm water management, and wetlands. The site is moderately sloped with extensive grading proposed. The County Grading Ordinance addresses the potential for excessive soil runoff, in addition to construction related runoff.

Cultural Resources: A Cultural Resources Study was conducted by Michael Brandman Associates, dated January 26, 2006. The survey concluded that no resources were found within the project site and that the project would not result in impacts to cultural Resources.

El Dorado Irrigation District (EID) Annexation: The Local Agency Formation Commission (LAFCO) reviewed the proposed subdivision and identified the need for the subject site to annex into the EID service area to receive both water and fire protection services. LAFCO requests that annexation into EID be added to the conditions of approval for the project. LAFCO has identified potential issues to be addressed within the Initial Study.

Noise: The project, during construction and earthwork, may generate temporary and intermittent noise. There are residential units on parcels adjacent to the project site and under the County's noise ordinance, construction activities and earthwork would be limited to certain hours of the day to minimize affects on nearby residences.

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

Surveyor's Office: The Surveyor's Office reviewed the proposed project and noted that survey monuments must be set and roads named through the Surveyor's Office prior to Final Map filing.

Utilities: Pacific Gas and Electric Company reviewed the proposal and had no comments.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion, attached as Exhibit I, to determine if the project has a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project, as conditioned, would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,993.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, includes a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,993.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

## **RECOMMENDATION**

Staff recommends the Planning Commission make the following recommendations to the Board of Supervisors:

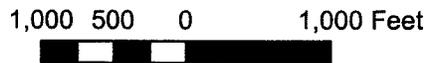
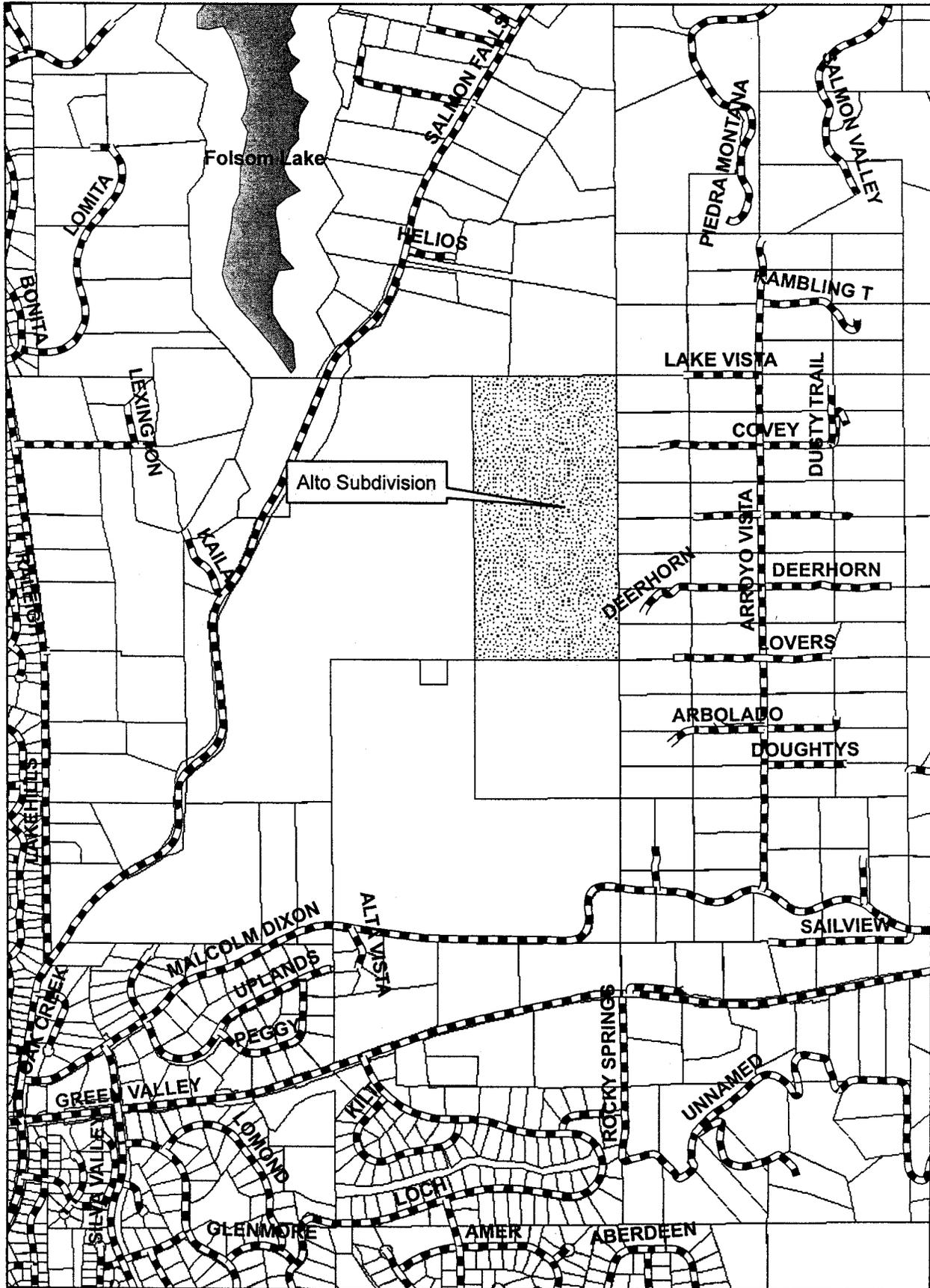
1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d) incorporated as conditions of approval in Attachment 1;
3. Approve Z06-0005 based on the findings in Attachment 2;
4. Approve Planned Development application PD06-0006 adopting the Development Plan as the official Development Plan based on the findings in Attachment 2, subject to the conditions in Attachment 1; and
5. Approve Tentative Subdivision TM06-1408 based on the findings in Attachment 2, subject to the conditions in Attachment 1.

**SUPPORT INFORMATION**

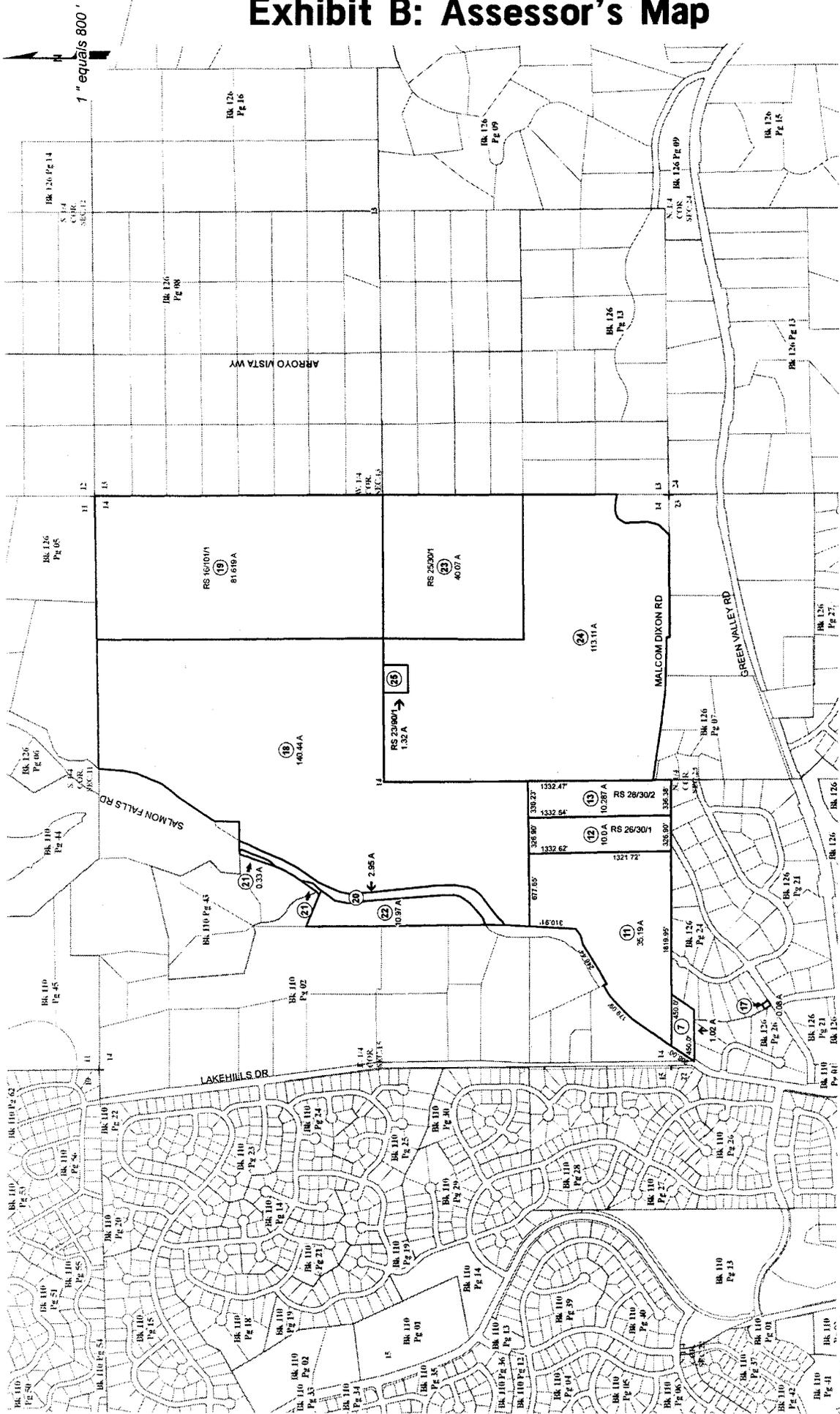
**Attachments to Staff Report:**

Attachment 1 .....Conditions of Approval  
Attachment 2 .....Findings  
Exhibit A .....Vicinity Map  
Exhibit B .....Assessor's Parcel Map  
Exhibit C .....General Plan Land Use Map  
Exhibit D .....Zoning Map  
Exhibit E .....Tentative Subdivision Map  
Exhibit F .....Preliminary Grading and Drainage Plan  
Exhibit G .....Slope Map  
Exhibit H1, H2, H3, H4 .....Oak Canopy Exhibit  
Exhibit I .....Environmental Checklist and Discussion of Impacts  
Exhibit J .....Current Applications  
Exhibit K .....Salmon Falls/Green Valley Circulation Plan

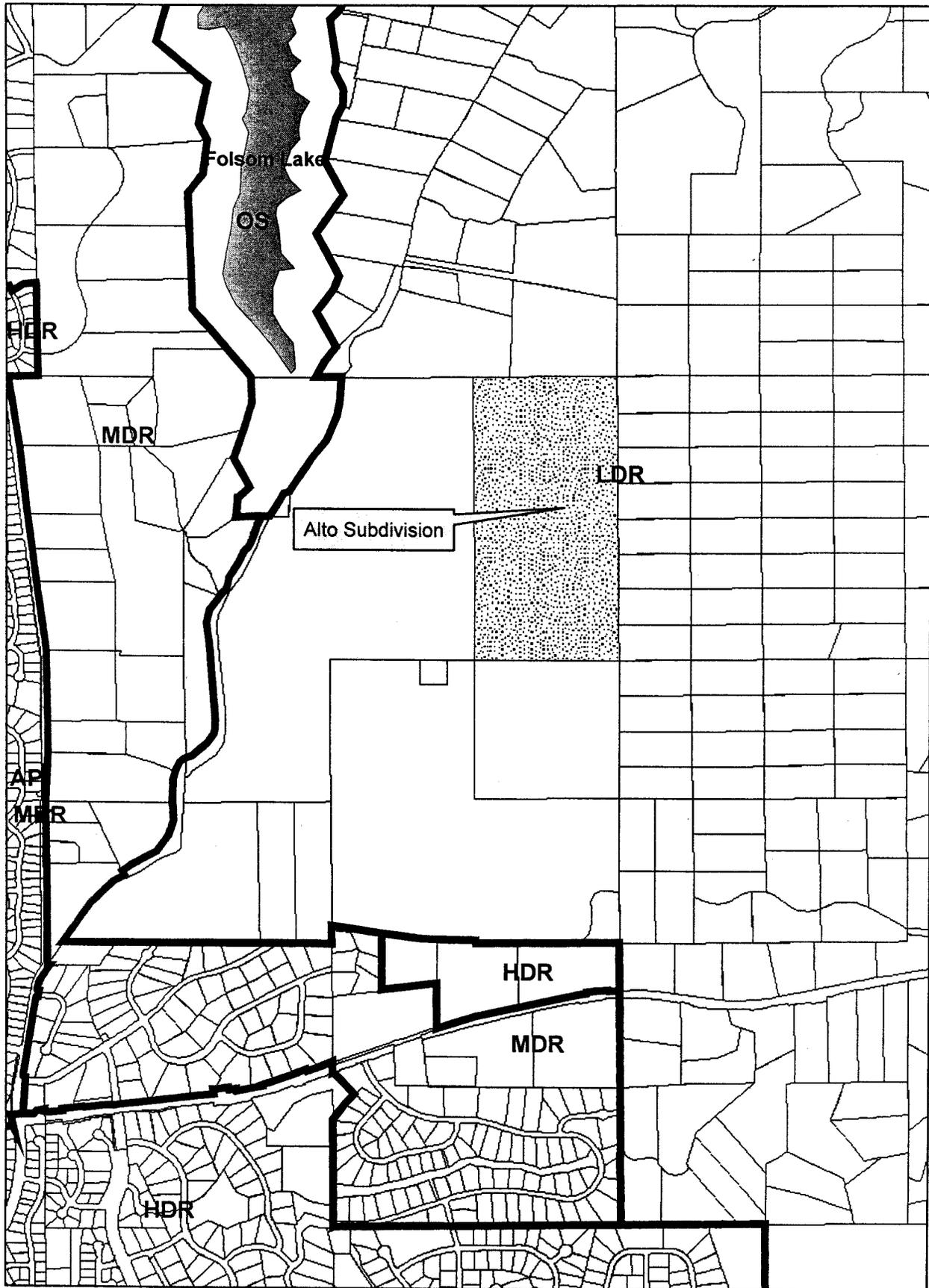
# EXHIBIT A: VICINITY MAP



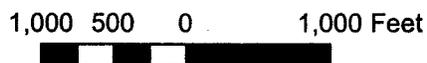
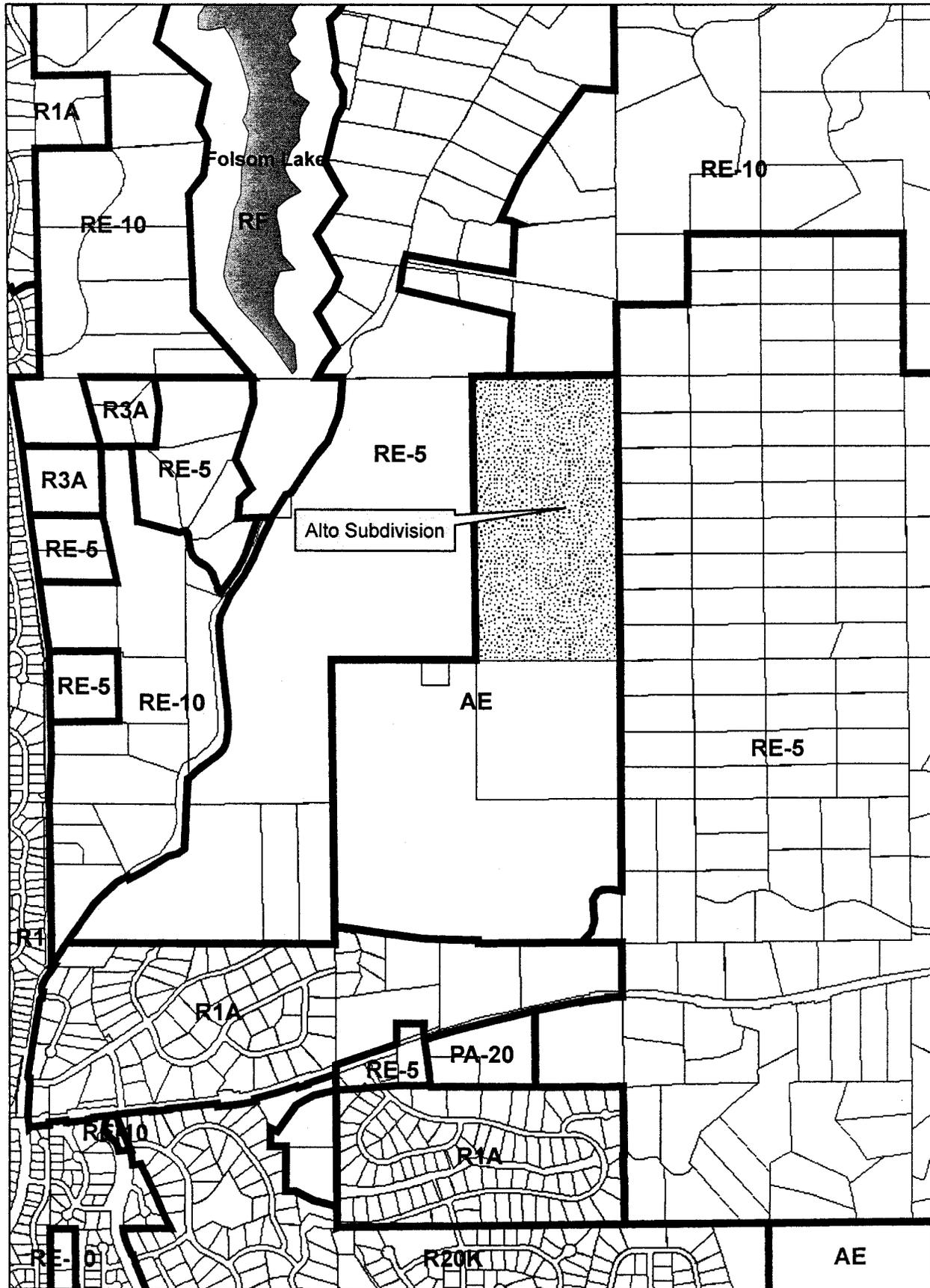
# Exhibit B: Assessor's Map



# EXHIBIT C: GENERAL PLAN LAND USE MAP



# EXHIBIT D: ZONING MAP



# Exhibit E: Tentative Subdivision Map

## TENTATIVE MAP ALTO LLC PROPERTY SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M. RS 16/101/1

COUNTY OF EL DORADO SEPTEMBER, 2008 STATE OF CALIFORNIA

### OWNER OF RECORD

ALTO A CA LLC  
855 UNIVERSITY AVENUE  
SACRAMENTO, CA 95825

### APPLICANT

ALTO A CA LLC  
855 UNIVERSITY AVENUE  
SACRAMENTO, CA 95825

### ENGINEER

CTA Engineering - Surveying  
1015 UNIVERSITY AVENUE  
SACRAMENTO, CA 95825  
TEL: 916.441.1111  
WWW.CTAENGINEERING.COM

### MAP SCALE

1" = 100'

### CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

### SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

### SECTION, TOWNSHIP and RANGE

SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M.

### ASSESSOR'S PARCEL NUMBERS

A.P.N. 126-100-19

### PROPOSED ZONING

RESIDENTIAL ESTATES & ACRES W/PLANNED DEVELOPMENT OVERLAY  
RE3-PD W/ A DENSITY BONUS

### TOTAL AREA

81.62 ACRES

### TOTAL NO. of LOTS

23 SINGLE FAMILY LOTS (INCLUDING ROADS)..... 56.21 AC  
3 LETTERED LOTS (OPEN SPACE)..... 25.40 AC  
TOTAL AREA..... 81.61 AC

### MINIMUM LOT AREA

78,147 SQUARE FEET

### WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO IRRIGATION DISTRICT (TO BE ANNEXED)  
SEWER - ON SITE DISPOSAL

### PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (TO BE ANNEXED)

### PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

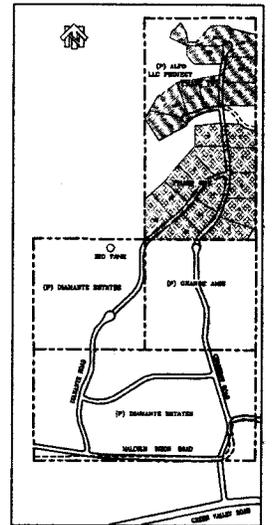
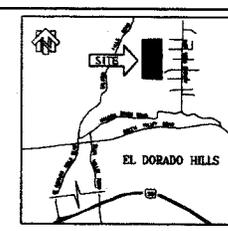
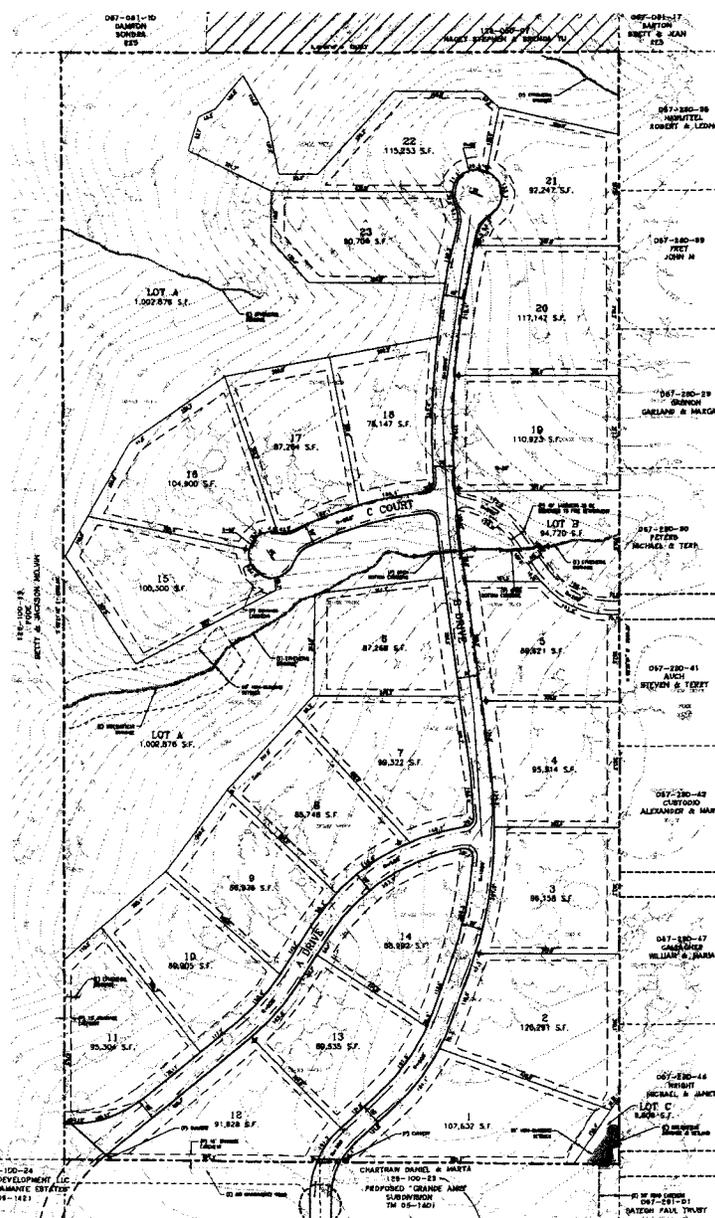
### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "ALTO A CA LLC PROPERTY" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

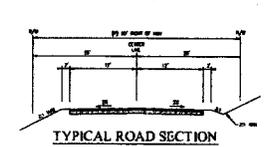
OLGA V. SCIORELLI P.E. 71204 DATE

### GROSS & NET LOT AREAS

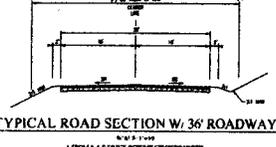
Lot No.	Gross Area (S.F.)	Net Area (S.F.)	Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	89,022	7,881	17	87,794	8,296
2	120,291	8,296	18	87,794	8,296
3	89,022	7,881	19	110,823	10,773
4	89,022	7,881	20	117,142	10,773
5	89,022	7,881	21	82,247	8,296
6	89,022	7,881	22	115,253	10,773
7	89,022	7,881	23	87,794	8,296
8	89,022	7,881			
9	89,022	7,881			
10	89,022	7,881			
11	89,022	7,881			
12	89,022	7,881			
13	89,022	7,881			
14	89,022	7,881			
15	89,022	7,881			
16	89,022	7,881			
17	89,022	7,881			
18	89,022	7,881			
19	89,022	7,881			
20	89,022	7,881			
21	89,022	7,881			
22	89,022	7,881			
23	89,022	7,881			



KEY MAP, CIRCULATION & PHASING PLAN



TYPICAL ROAD SECTION



TYPICAL ROAD SECTION W/ 36' ROADWAY \*

### LEGEND:

- NON-BUILDING SETBACK & INTERMITTENT DRAINAGE
- ECOLOGICAL PRESERVE OVERLAY
- PROPOSED BUILDING ENVELOPE W/ GRADIENT
- PROPOSED FIRE HYDRANT
- EXISTING VEGETATION
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- LOT LINE
- SUBDIVISION BOUNDARY
- PROPOSED EASEMENTS

PLANNING COMMISSION
APPROVAL/DATE, ONE
DATE OF SURVEYING
APPROVAL/DATE, ONE

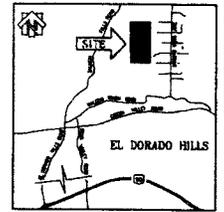
# Exhibit F: Preliminary Grading and Drainage Plan

## PRELIMINARY GRADING & DRAINAGE PLAN ALTO LLC PROPERTY SECTIONS 14, 22 & 23., T.10N., R.8E., M.D.M. RS 16/101/1

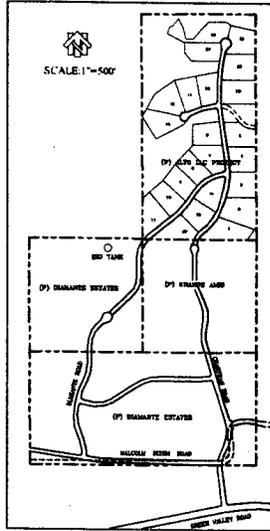
COUNTY OF EL DORADO

SEPTEMBER, 2008

STATE OF CALIFORNIA



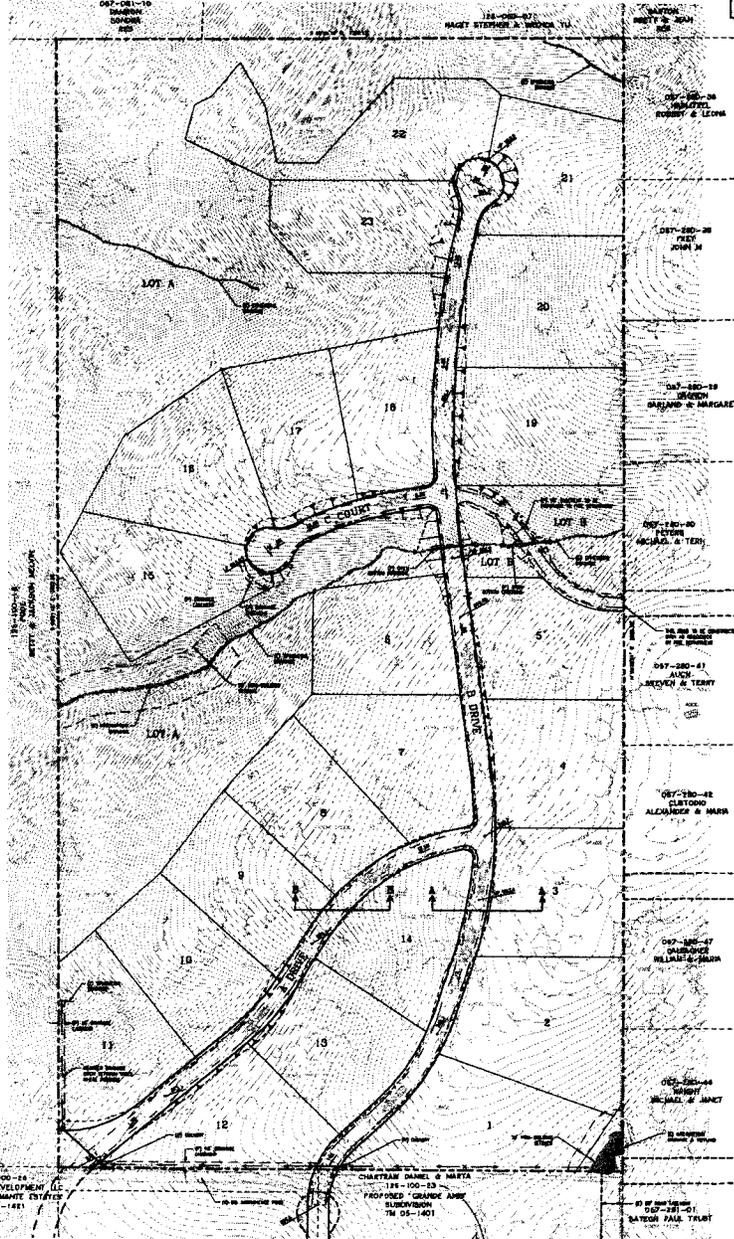
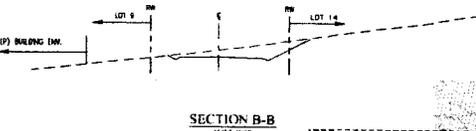
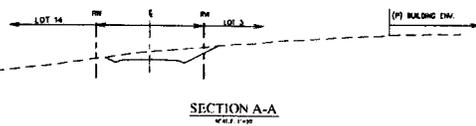
VICINITY MAP  
1" = 100'



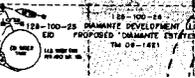
KEY MAP & CIRCULATION PLAN  
1" = 500'

**LEGEND:**

- PROPOSED FIRE HYDRANT
- EXISTING WETLANDS
- RIGHT OF WAY LINE
- DAYLIGHT LINE
- LOT LINE
- SUBDIVISION BOUNDARY
- PROPOSED EASEMENT
- APPROXIMATE SPOT ELEVATION
- APPROXIMATE ROADWAY GRADE
- OVERLAND RELEASE
- GRADEBREAK
- PROPOSED SLOPE EASEMENT



SCALE: 1" = 100'



# Exhibit G: Slope Map

## SLOPE MAP

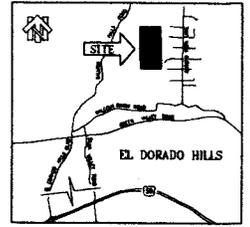
# ALTO LLC PROPERTY

SECTIONS 14, 22 & 23., T.10N., R.8E., M.D.M.  
RS 16/101/1

COUNTY OF EL DORADO

FEBRUARY, 2007

STATE OF CALIFORNIA



VICINITY MAP  
1/17/07 6:42



087-081-10  
DANOR  
SONORA  
REC

188-050-07  
MACEY STEPHEN & BRENDA YU

087-081-17  
BARTON  
BRET & JEAN  
REC



188-100-19  
BETTY & JACKSON MELVIN

087-280-36  
HARRIS  
ROBERT & LEONA

087-280-30  
FRET  
JOHN M

087-280-28  
GARLAND  
GARLAND & MARGARET

087-280-30  
FETERO  
MICHAEL & TERI

087-280-81  
ALUCH  
STEVEN & TERRY

087-280-43  
ALEXANDER & MARIA

087-280-47  
GALLAGHER  
WILLIAM & MARIA

087-280-44  
MCHAY  
MICHAEL & JANET  
LOT C  
8,800 S.F.

087-281-01  
SATEGH PAUL TRUST

SITE TOTAL (82 AC)

COLOR	SLOPE RANGE		AREA	PERCENT OF AREA SHOWN
	BEGINNING	END		
0%	0%	10%	469,800 S.F.	13.2%
10%	10%	20%	1,402,800 S.F.	39.5%
20%	20%	30%	111,236 S.F.	31.3%
30%	30%	40%	411,950 S.F.	11.6%
40%+	40%	40%+	158,511 S.F.	4.5%

OPEN SPACE ONLY (25 AC)

COLOR	SLOPE RANGE		AREA	PERCENT OF AREA SHOWN
	BEGINNING	END		
0%	0%	10%	4,600 S.F.	9.4%
10%	10%	20%	104,219 S.F.	47.1%
20%	20%	30%	521,080 S.F.	47.1%
30%	30%	40%	317,618 S.F.	30.5%
40%+	40%	40%+	138,999 S.F.	12.6%



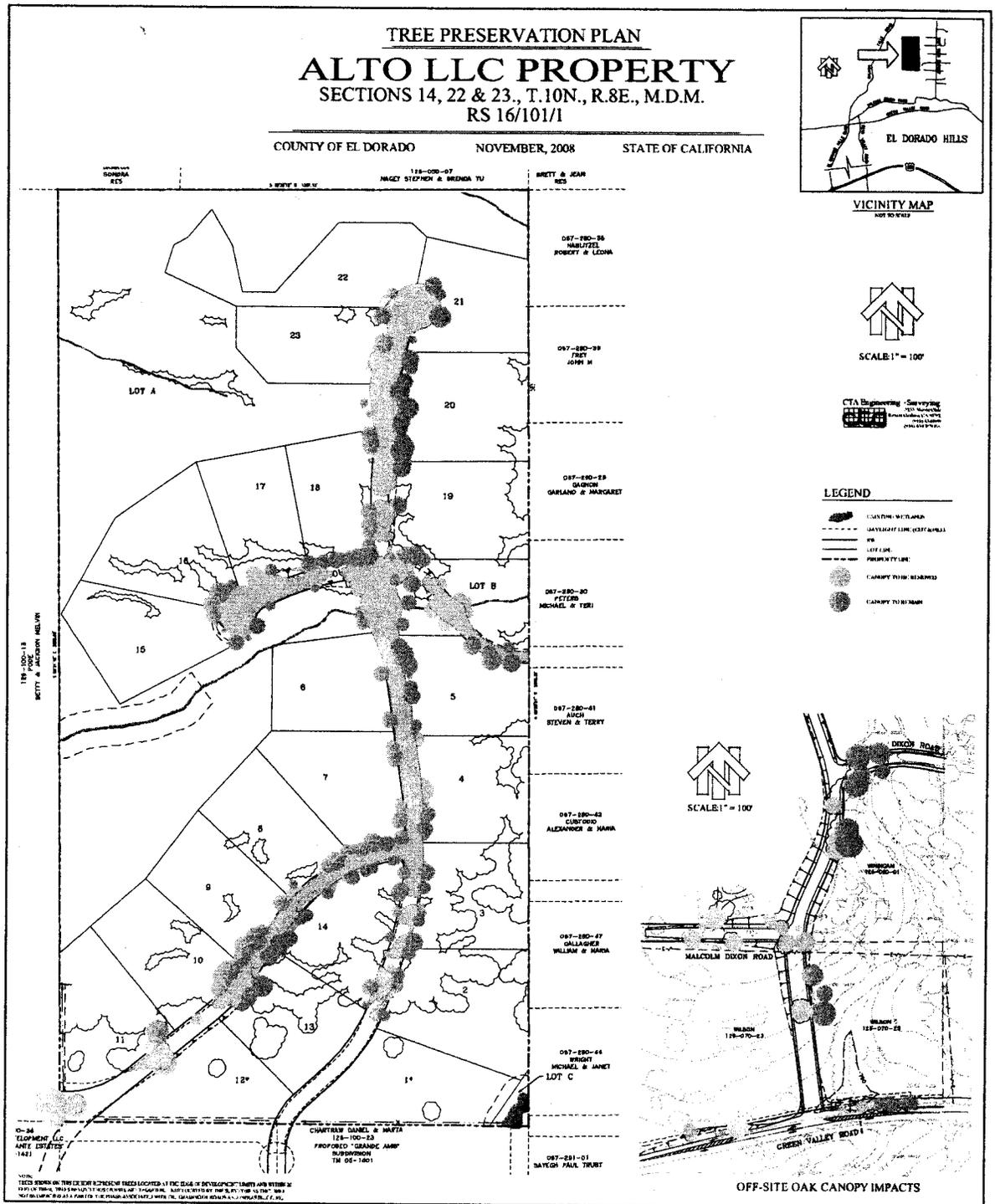
OPEN SPACE SLOPE MAP

188-100-24  
0-25 DIAMANTE DEVELOPMENT LLC  
PROPOSED DIAMANTE EST. 15  
TM 08-1421

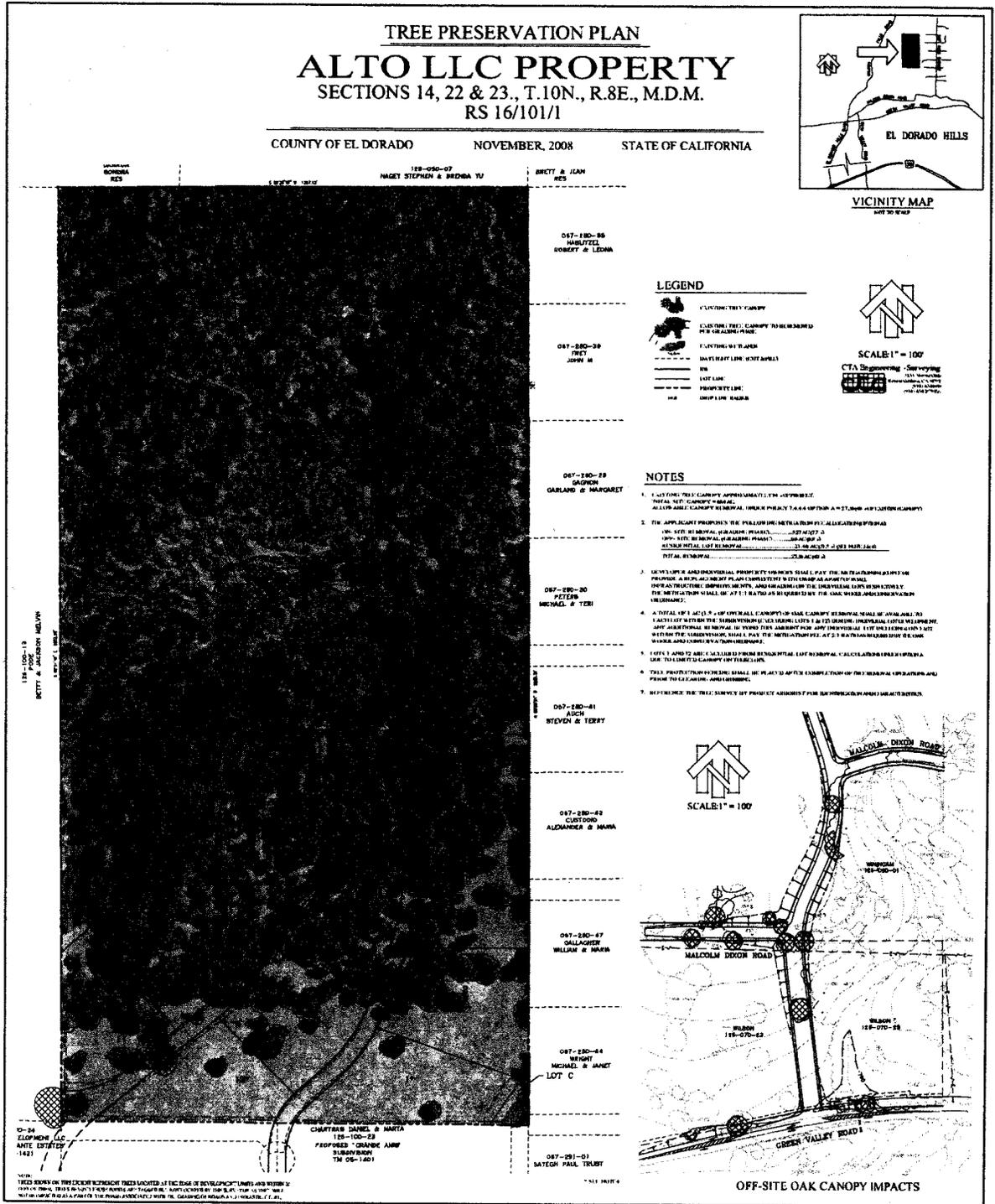
CHARITIAN DANIEL & MARTA  
188-100-25  
PROPOSED "GRANDE ANGE"  
SUBDIVISION  
TM 08-1401

CFA Engineering + Surveying  
1111 North St.  
El Dorado Hills, CA 95762  
TEL: 916.423.1111  
WWW.CFAENGINEERING.COM

# Exhibit H1: Oak Canopy Exhibit

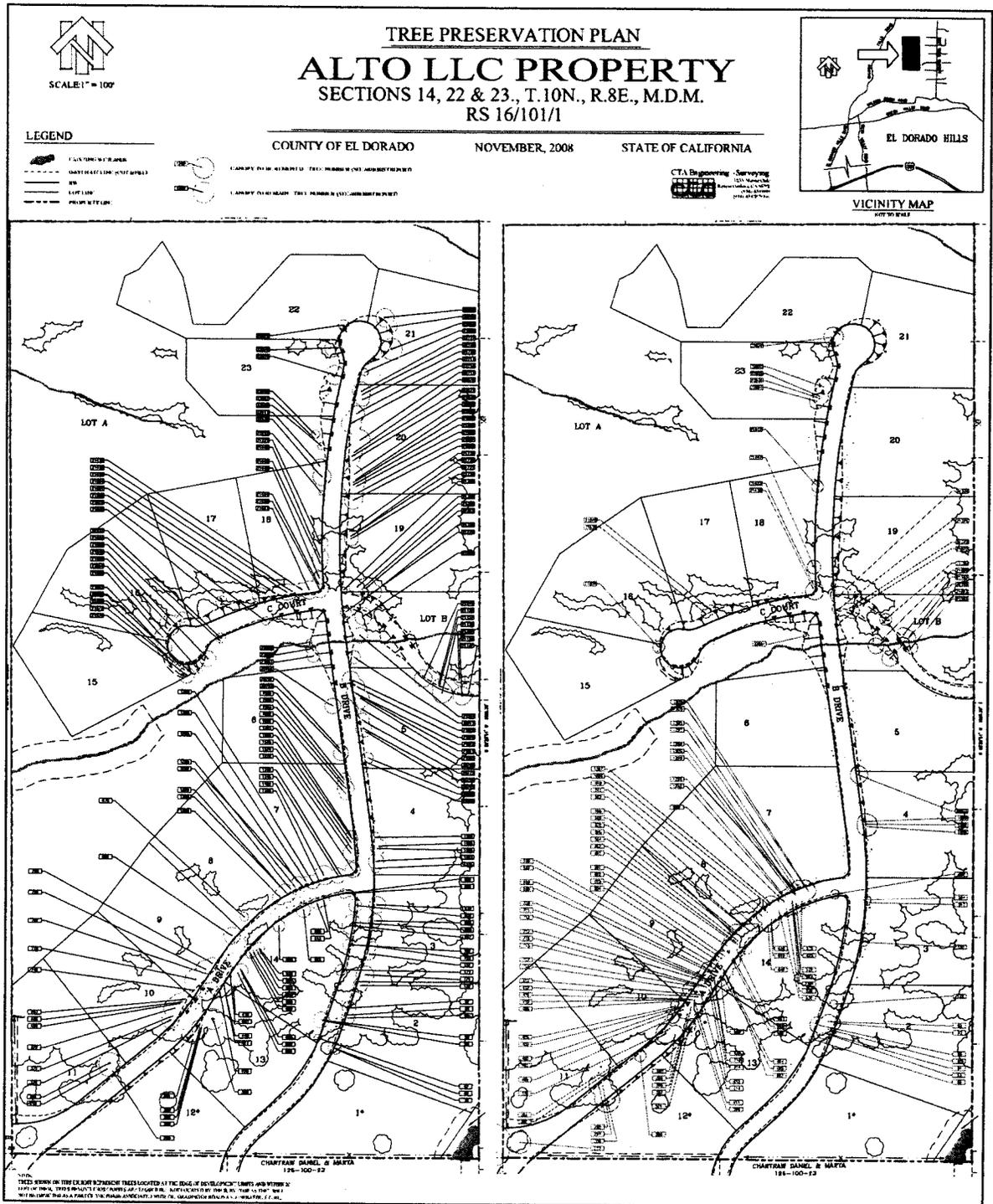


# Exhibit H2: Oak Canopy Exhibit





# Exhibit H4: Oak Canopy Exhibit





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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Z06-0005/PD06-0006/TM06-1408-Alto

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

**Contact Person:** Michael C. Baron

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

**Property Owner's Name and Address:** Alto LLC 805 University Avenue Sacramento CA 95825

**Project Applicant/Agent Name and Address:** Gary Sparks 3141 Salmon Falls Road El Dorado Hills CA 95762

**Project Engineer/Architect's Name and Address:** CTA Engineering and Surveying Inc.

3323 Monier Circle Rancho Cordova CA 95742

**Project Location:** The property is located on the north side of Malcom Dixon Road 3,000+/- feet northeast of the intersection with Salmon Falls Road in the El Dorado Hills area.

**Assessor's Parcel No(s):** 126-100-19 & 126-070-23 (offsite road access)

**Zoning:** Exclusive Agricultural (AE)

**Section:** 14      **T:** 10N **R:** 8E

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

**Description of Project:** The proposed project would create a 23 lot residential subdivision including an off-site access roadway extension from Malcom Dixon to Green Valley Road, and associated infrastructure on an 81.61 acre site. The lots would range in size from two to three acres in size. The project would also include three Open Space lots totaling approximately 25.4 acres. The project includes a request for approval of a Tentative Subdivision Map, a request to Rezone the property from Exclusive Agricultural (AE) to Estate Residential 5-Acre with a Planned Development Overlay (RE-5/PD). LAFCO requires annexation of the project property into both the local fire and water districts.

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use (e.g., Single Family Residences, Grazing, Park, School)</u>
Site:	AE	LDR	Vacant Residential
North:	RE-10/RE-5	LDR	Residential/Vacant Residential
East:	RE-5	LDR	Residential
South:	AE	LDR	Vacant Residential
West:	RE-5	LDR	Residential

**Briefly Describe the environmental setting:** The project site consists of 81.61 acres, located north of Malcolm Dixon Road between Salmon Falls Road and Arroyo Vista Way in the El Dorado Hills area. The site and surrounding properties are primarily composed of oak woodland and non-native grasslands on moderately hilly terrain. Oak woodland is characterized by a canopy of interior live oak with scattered foothill pine, blue oak and California black oak trees above a variety of naturalized and native grasses and forbs. The site is situated at an elevation range of approximately 708 to 1,012 feet and generally slopes from the northeast to the southwest. An existing rural residence is located on Malcolm Dixon Road south of the project site. There are 0.35 acres of waters within the site, including intermittent and ephemeral streams and a single wetland. The site contains two soil types; Auburn very rocky silt loam 2 to 30% slopes and Auburn silt loam 30 to 50% slopes. Surrounding land uses include rural residences, pastureland, a new residential development to the east and oak savannah. The

project site, it had been used as grazing land in the past.

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

El Dorado County Environmental Management Department  
California Department of Fish and Game  
El Dorado Irrigation District  
El Dorado County Department of Transportation  
El Dorado County Surveyors Office  
LAFCO

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**DETERMINATION**

**On the basis of this initial evaluation:**

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

Signature:  Date: 2/9/09

Printed Name: Michael C. Baron For: El Dorado County

Signature: Pierre Rivas Date: 2-9-09

Printed Name: Pierre Rivas 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 proposed residential project. The project would allow the creation of 23 residential parcels.

Project Location and Surrounding Land Uses

The project site is located within the El Dorado Hills Area. The project site is surrounded by both developed and undeveloped residential parcels.

Project Characteristics

The project would create 23 residential parcels and three Open Space Lots. Interior roads would be constructed within the project area for internal circulation and access onto Malcom Dixon Road.

1. Transportation/Circulation/Parking

Access to the subdivision would be provided from an access easement to Malcom Dixon Road, which is a County maintained road. The project would include the extension of the access roadway through the parcel to the south that would provide additional access to Green Valley Road. The project would create 23 residential lots, which would require two parking spaces per parcel. Parking for each parcel would be provided within private garages. No impacts to parking would occur as part of the project.

2. Utilities and Infrastructure

The project site is currently undeveloped and as part of the project, the extension of utilities services would be required. The project would be required to receive the discretionary approval of the El Dorado Local Agency Formation Commission (LAFCO) for annexation into the local water district in order to receive public utility service.

3. Population

The project would not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of both on and off-site road improvements including grading for on-site roadways and driveways.

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

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:

Air Quality  
Biological Resources  
Land Use/Planning  
Noise  
Population/Housing

### 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 would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would 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. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. **Supporting Information Sources:** A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

**ENVIRONMENTAL IMPACTS**

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

**Discussion:** A substantial adverse effect to Aesthetics would result from the obstruction of an identified public scenic vista, a substantial change to the natural landscape, introduction of physical features that are not characteristic of the surrounding development, or the introduction of a new, significant source of light or glare.

- a. A review of the Important Public Scenic Views identified in the El Dorado County General Plan revealed that the only scenic vista near the project site would be from southbound Salmon Falls Road between Highway 49 and the Folsom Reservoir toward the south and west. The project site is located east of Salmon Falls Road and would not affect views at this scenic vista. The project site would not be visible from any other identified public scenic vista; therefore, the proposed project would have no impact on scenic vistas.
- b. The nearest state scenic highway to the project site would be Highway 50 from Placerville to South Lake Tahoe. The project site would be located several miles west of this portion of Highway 50 and would not be visible from the highway. The proposed project would have no impact on scenic resource within a state scenic highway.
- c. The project would create 23 new low-density residential lots, ranging from 78,147 square feet to 120,291 square feet, and three open space areas, ranging from 8,800 square feet to 1,002,876 square feet, totaling 25.4 acres. Development of these homes and supporting infrastructure, including the removal of existing vegetation, would result in a change to the existing visual character of the site. Adjacent land uses include similar development consisting of homes on similarly sized parcels. Therefore, the project would be an extension of existing, similar development and would not result in substantial changes to the visual character of the site and its surroundings. This impact would be considered less than significant.
- d. The project would consist of single-family residential development on lots two to three acres in size. The large lot size would allow for buffers between homes and adjacent uses. Additionally, the project would comply with Section 17.14.170 of the El Dorado County Zoning Ordinance, which contains outdoor lighting requirements, intended to control artificial light and glare to the extent that unnecessary illumination of adjacent property would be prohibited. These requirements include the shielding and downward direction of all outdoor lighting. These requirements would also reduce project impacts on night skies. This impact would be considered less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>II. AGRICULTURE RESOURCES. <i>Would the project:</i></b>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?		X	
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?		X	

**Discussion:** A substantial adverse effect to Agriculture 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. The project site is zoned for agricultural use and has historically been used for grazing. There are two soil types within the project area; Auburn silt loam and Auburn very rocky silt loam. Neither of these soil types is identified as an Important Farmland soil by the California Department of Conservation. The proposed project would not convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland. There would be no impact as a result of the proposed project.
  - b. The project site is currently Zoned Exclusive Agriculture (AE). The proposed project includes rezoning the site from Exclusive Agriculture (AE) to Estate Residential 5-Acre Planned Development (RE-5/PD). Therefore, implementation of the proposed project would eliminate potential conflicts with existing agricultural zoning. The project site is not under a current Williamson Act contract. Therefore, the potential impact would be less than significant.
  - c. Conversion of the project site from undeveloped grazing land to single family residential use, including a density bonus request, would result in utility and roadway extensions, which may aid in the future development of other historic agricultural sites nearby. However, all lands immediately surrounding the site also have a Low Density Residential General Plan Land Use Designation (Policy 2.2.1.5) and could make requests for additional parcels using the Density Bonus provision (Policy 2.2.4.1). Therefore, development of these sites was anticipated in the General Plan EIR and would be consistent with the General Plan. This impact would be considered less than significant.

**Findings:** It has been determined that there would be no significant impacts to agriculture resources. Identified thresholds of significance for the agricultural category have not been exceeded and no significant adverse environmental effects would result from the project.

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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 nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

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

- Emissions of Reactive Organic Gases (ROG) or Nitrogen Oxides (NO<sub>x</sub>) from construction or operation of the proposed project exceed 82 lbs/day (see Table 5.2, of the El Dorado County Air Pollution Control District's *Guide to Air Quality Assessment*); or
- Emissions of Particulate Matter (PM<sub>10</sub>), Carbon Monoxide (CO), Sulfur Dioxide (O<sub>2</sub>) or NO<sub>x</sub> from construction or operation of the proposed project result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS); or
- Emissions of toxic air contaminants result in the lifetime probability of contracting cancer exceeding one in one million (ten in one million if best available control technologies for toxics are applied) OR result in ground-level concentrations of non-carcinogenic toxic air contaminants exceeding a Hazard Index of one. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
  - a. The project site would be regulated by the El Dorado County Air Pollution Control District and the applicable air quality plan is the 1994 Sacramento Regional Clean Air Plan (State Implementation Plan). The updated air quality plan would be based on the growth projections and land use designations contained in the General Plans of each jurisdiction within the Sacramento region. The project would be consistent with the El Dorado County General Plan and would therefore be included in the updated air quality plan. Because growth resulting from the proposed project was anticipated and included in the air quality plan, no conflict would occur. Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with air quality. Cumulative impacts were previously considered and analyzed. In this instance, adherence to the General Plan Policy 6.7.7.1 shall mitigate impacts to air quality to less than significant levels.
  - b. The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of six standard conditions of approval, as required by Ordinance, the project would have a less than significant impact on the air quality. As part of the conditions, a fugitive dust plan application must be prepared and submitted to the AQMD prior to the beginning of project construction. These measures are included as conditions of project approval and would reduce any impacts in this category to a level of less than significant.

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- c. The Mountain Counties Air Basin is designated by the California Air Resources Board as "ozone impacted." El Dorado County is currently in federal and state severe non-attainment for ozone levels and state non-attainment for PM<sub>10</sub>. Additionally, the project site would be within the boundaries of the El Dorado County portion of the area designated by the U.S. Environmental Protection Agency (EPA) as the Sacramento Federal Ozone Non-attainment Area. As discussed above, the project would not exceed quantitative thresholds for ozone precursors. The project would not result in an individual or cumulatively considerable net increase of any criteria pollutant. The potential impact would be considered less than significant.
- d. Sensitive receptors are considered residences, schools, parks, hospitals, or other land uses where children or the elderly congregate, or where outdoor activity is the primary land use. Sensitive receptors within the vicinity of the project site may consist of residences on adjacent lands. As noted in Response (a) above, neither the construction nor operation of the proposed project would result in substantial increases in pollutant concentrations. Once developed, the project site would contain residences which are considered sensitive receptors. However, no sources of substantial pollutant concentrations are located in the vicinity of the project site. Thus potential impacts would be considered would be less than significant.
- e. Future Construction activities would involve the use of a variety of gasoline or diesel powered engines that emit exhaust fumes. Asphalt paving as well as the application of architectural coatings are also sources of construction-related odors. However, construction-related emissions would occur intermittently throughout the workday, and the exhaust odors would dissipate rapidly within the immediate vicinity of the equipment. Operation of the proposed project would involve the use of products for home maintenance such as paints or fertilizers and other landscaping materials. Odors created by home maintenance activities would be minimal, would quickly dissipate and would not differ substantially from those created by surrounding land uses. This impact would be considered less than significant.

**Findings:** It was determined that a less than significant impact would result from the project in that no sensitive receptors would be adversely impacted, no objectionable odors would be created and the project would not obstruct the implementation of the El Dorado County California Clean Air Act Plan. Based on the inclusion of standard conditions of approval and implementation of General Plan policies, no significant adverse environmental effects would result from the project.

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

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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
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:

- 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. Northfork and Associates conducted biological surveys of the project site during December 2005, and three times during February 2006. An additional rare plant survey (Miriam Green Assoc., August 2008) and wetland delineation (Gibson & Skordal LLC, August 2008) provided for the off-site access road connecting Malcom Dixon Road to Green Valley Road to the south. During these surveys, information was collected covering the types of biological communities within the site, plant and animal species observed or the suitability of habitat on site and adjoining areas to support special-status species. Northfork and Associates concluded that the project site does contain suitable habitat for special status species. The primary biological community found on the project site is mixed oak woodland. Oak woodland is dominated by interior live oak and scatterings of foothill pine, blue oak and California black oak. Understory vegetation may include chaparral honeysuckle, poison-oak, toyon and monkeyflower, but is generally dominated by species found in adjacent and interspersed grassland areas. Scattered areas of annual grassland occur within large openings in the oak canopy and in the southernmost areas of the site. Wetland vegetation also occurs on the site, in small pockets within these larger communities. A Biological Assessment of the project site by Northfork and Associates on May 1, 2008 and Miriam Green Associates August 8, 2008 concluded that the site did not contain special status plant species within the project area. However, the site did contain suitable habitat for special status wildlife, which is further discussed below.

**Special Status Wildlife:** The site contains habitat which may support special status wildlife including Cooper's hawk and White-tailed kite.

**Cooper's hawk (*Accipiter cooperii*)** is a breeding resident throughout most woodland habitats of California. Breeding takes place in dense-canopied trees from foothill pine-oak woodlands up to ponderosa pine forest. Nesting

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sites are usually located near water. This species hunts in broken woodland and habitat edges, where they catch small birds in the air. They prefer nesting sites in riparian growths of deciduous trees, as in canyon bottoms and on river flood plains, although live oaks are often used. The typical breeding season runs from March through August. Nesting of other raptors known from the region, including red-shouldered hawk, red-tailed hawk, and great horned owl, could also be adversely affected if construction takes place during the identified breeding/nesting season. Take of any active raptor nest would be prohibited under Fish and Game Code Section 3503.5.

Cooper's hawk was not observed on site during the field assessment portion of this study; however, suitable foraging and nesting habitat for this species occurs throughout the project site and surrounding woodland areas. This species prefers nesting in riparian woodland habitats, but is also known to nest in live oaks. The project site is therefore expected to provide good nesting habitat for this species. The following mitigation measure would be applied to the project to reduce potential impacts to Cooper's hawk and other nesting raptors including red-shouldered hawk, red-tailed hawk, and great horned owl, all of which could occur within the project site.

#### MITIGATION MEASURE BIO-1

To avoid take of active raptor nests, pre-construction surveys shall be conducted by a qualified biologist no more than 30 days prior to initiation of proposed development activities. Pre-construction surveys shall follow protocol guidelines issued by the California Department of Fish and Game (CDFG). If no active raptor nests are found to occur, necessary tree removal shall proceed. If active raptor nests are found on or immediately adjacent to the site, the following actions shall be taken in order to avoid impacts to nesting raptors:

1. Halt all construction within 150 feet of any trees containing active raptor nests; these areas shall be marked with fencing or tape in order to clearly delineate areas where construction is prohibited.
2. Construction shall not resume within 150 feet of any identified nest until the end of the typical nesting season; August 31. Construction may resume prior to the end of the nesting season, only if all raptor fledges have left the nest.
3. Construction shall not resume prior to consultation with the California Department of Fish and Game and determination that the proposed project would not result in a "take" of any rare, threatened, endangered or special status species.

The applicant shall provide Development Services with a letter from a qualified Biologist verifying compliance prior to issuance of a grading permit.

Incorporation of the above mitigation measure would reduce impacts to Cooper's hawk and other raptors to less than significant.

**White-tailed kite** (*Elanus leucurus*) is an uncommon to fairly common resident and is found in grassy foothill slopes interspersed with oaks (including interior live oak, agricultural areas, and marshy bottomlands). They generally forage in undisturbed open grasslands, farmlands, meadows and emergent wetlands, in areas with a high prey base. Nest trees range from single isolated trees to trees within larger stands, located adjacent to foraging areas. Nests are constructed near the top of dense oak or other tall trees from 20 to 100 feet above ground. Breeding takes place from February to October, with peak activity from May to August.

The white-tailed kite was not observed during site surveys. Additionally, only limited areas of suitable nesting and foraging habitat for this species occur on the project site and nearby locations. Therefore, it would be expected that

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white-tailed kite has a low potential for nesting within the project site. Impacts to white-tailed kite are considered less than significant.

Incorporation of **MM BIO-1** would reduce impacts to rare, threatened and endangered species to less than significant.

- b. The project site contains 0.19 acres of waters of the United States. Policy 7.3.3.4 for the El Dorado County General Plan, Conservation and Open Space Element, provides guidelines for buffers and setbacks for the protection of riparian areas and wetlands and shall be incorporated into the proposed project. Impacts to riparian areas are considered less than significant.
- c. A wetland delineation provided for the project site was conducted by North Fork Associates. This assessment was conducted in February of 2006, and was completed according to the 1987 Army Corps of Engineers Manual (Environmental Laboratory 1987). The project site contains 0.19 acres of waters which are considered waters of the United States. These water features include 0.11 acres of intermittent streams and 0.08 acres of wetlands. The off-site roadway does not contain any riparian features or intermittent streams.

These waters should be considered connected to or adjacent to waters of the United States; and are potentially jurisdictional waters of the United States and subject to interstate commerce. The project does not propose the crossing of intermittent streams or wetlands within the site. Any dredging, filling, removal or other alterations to wetlands or waters of the United States on the project would require permitting pursuant to sections 401 and 404 of the Federal Clean Water Act. Additionally, Under California Department of Fish and Game (DFG) Code Section 1602, a discretionary Stream Alteration Agreement permit may be required for any construction activities that would substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the DFG. State and federal regulations as well as the County Grading Ordinance governing the protection of wetlands are sufficient. Issues relating to wetlands and intermittent streams would be addressed at the time a Grading application is submitted to the County and covered by current Zoning Ordinance to ensure impacts are less than significant.

- d. Migratory Deer Herd Habitats occur within some areas of El Dorado County. The project site does not include, nor is it adjacent to any migratory deer herd habitats. The project has been designed with open space, which allows for natural community preservation/conservation using the Density Bonus provision (Policy 2.2.4.1) to protect plant and animal species (Policy 7.4.1.5). This impact would be less than significant.
- e. As determined by an Arborist Report, conducted by Sierra Nevada Arborists, dated January 24, 2007, the project site is covered by 68.4 acres of Oak Canopy. The on-site canopy comprises approximately 90 percent of the project site. Oak canopy would be impacted as part of road and infrastructure improvements and future residential development of the site. General Plan Policy 7.4.4.4 establishes retention and replacement provisions under "Option A" and payment of a conservation in-lieu fee in accordance with Option B. The applicant proposes to comply with Policy 7.4.4.4 by utilization of either a combination of Option A & B or only Option B, which would be consistent with the Oak Woodland Conservation Ordinance. Impacts to oak woodlands would be less than significant.
- f. Protected and sensitive and natural resources/areas within El Dorado County include: Recovery Plan Area for California Red-legged Frog, Pine Hill Preserve, Migratory Deer Herd Habitats and Sensitive Terrestrial Communities as listed in the California Natural Diversity Database. The biological assessment provided by Northfork & Associates concluded that the project site does not include, nor is it adjacent to any of these Protected and Sensitive Natural Habitat areas. This potential impact would be considered less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**Findings:** Potential impacts could result to biological resources due to the proposed project. The project could impact threatened, sensitive or rare animal species. Implementation of mitigation measures identified above would reduce these potential impacts to biological resources to less than significant. Impacts to riparian habitat, wetlands, and migratory wildlife habitats, as well as conflicts with community conservation plans and habitat conservation plans have been determined to be less than significant. It has been determined that the proposed project would result in less than significant impacts to biological resources with the incorporation of the above mentioned mitigation measures.

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

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

a&b. The applicant submitted a "Phase I Cultural Resources Assessment" prepared by Michael Brandman Associates, dated January 26, 2006. According to the study, "Since no resources were found within the project site, the project is not anticipated to result in any impact to cultural resources." In the event sub-surface historical, cultural or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions are included within Attachment 1 of the staff report to reduce any potential impacts to a less than significant level.

The applicant also submitted an Archeological Survey Report for the property that the proposed road extension between Malcom Dixon and Green Valley road prepared by Dana Supernowicz dated July 1994. The study concluded that there was a historical ranch house and barn located on the property. However, the proposed road extension would completely avoid the area of the parcel where the homestead and accessory structures existed and concluded that there are no other cultural or archeological resources on the site. No impacts would occur as a result of the project.

- c. A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or known fossil locales.

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- d. Due to the size and scope of the project, there would be the potential to discover human remains outside of a dedicated cemetery. However, based on the results of the cultural resource study, the project would be unlikely to disturb any human remains. In the event that remains are discovered, all work shall be halted and the significance of the remains shall be evaluated in accordance with California Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94, 5097.98, and 5097.99. Impacts are considered to be less than significant.

**Findings:** The project does not have the potential to result in significant adverse impacts to cultural resources. Potential impacts to cultural, historical, archaeological and paleontological resources have not been identified. Therefore, impacts to cultural resources are less than significant.

<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			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 and Soils would occur if:

- 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; or
- 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

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- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a. A land capability study conducted for the project site by Youngdahl Consulting Group found that according to the Fault Activity Map of California and Adjacent areas, faults located in the proximity of the project area are a part of the Melones Fault Zone and the Bear Mountains Faults Zone, both of which are a part of the Foothills Fault System. The California Division of Mines and Geology has determined that the Melones Fault and the Bear Mountains Fault Zones were evaluated and no special seismic zoning of these areas was recommended. These zones did not warrant zoning because they are either poorly defined at the surface or lack evidence of recent displacement.

Additionally, El Dorado County does not appear on the Alquist-Priolo lists for affected counties; however, due to the large number of seismic areas in California, the project site may experience some minimal groundshaking during seismic events. Impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating structures in the project area would be offset by compliance with the Uniform Building Code earthquake standards.

Slopes of up to 50 percent occur within the project site. El Dorado County General Plan Policy 7.1.2.1 prohibits construction and grading on slopes greater than 30 percent. Requirements for an exception to this regulation include, but are not limited to, the use of design techniques that respect the natural contours, drainage patterns, and underlying geologic stability of the site. Adherence to Policy 7.1.2.1 would reduce risks of landslides to less than significant. This impact would be considered less than significant.

- b. Road building and site development would occur on grades of up to 30 percent. These activities could alter drainage patterns in the project area, causing erosion and/or loss of topsoil. All grading activities must comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance. Adherence to these regulations would reduce any potential impacts to less than significant.
- c. The project would be located on a moderately-sloping site in El Dorado County. The potential for earthquake or ground shaking activity is low in the region due to the lack of faults or geologically active sites in the area. During the site reconnaissance conducted by the Youngdahl Consulting Group, no evidence of slope instability, such as landslides or mudflows, were observed. The potential for impacts related to the stability of the soils would be low because of lack of geologic activity. Therefore, impacts resulting from potentially unstable soils are less than significant.
- d. Geologic study of the project area conducted by Youngdahl Consulting Group determined that the materials encountered on the site were non-plastic and were considered to be relatively non-expansive. It is not anticipated that special design considerations would need to be addressed for the design or construction of the improvements associated with the proposed project. This impact would be less than significant.
- e. The project proposes individual septic systems to treat wastewater generated by the 23 potential new homes on the site. A Geologic study of the project area conducted by Youngdahl Consulting Group determined that onsite wastewater disposal facilities would be feasible for the proposed project. The El Dorado County Department of Environmental Management would be responsible for protecting public health and the environment from the potential adverse health and environmental impacts associated with on-site individual sewage disposal systems. For

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a more detailed discussion of these impacts refer to Section VIII Hydrology and Water Quality, Response (a). Therefore, the potential impact would be less than significant.

**Findings:** It has been determined that there would be no significant impacts to geologic resources, nor any significant impacts resulting from placing people or structures in the vicinity of geologic hazards. Identified thresholds of significance for the geology and soils category have not been exceeded and no significant adverse environmental effects would result from the project.

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

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

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

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- Expose people to safety hazards as a result of former on-site mining operations.
  - a. Hazardous materials may be used and transported to and from the project site during construction of the proposed project including construction equipment fuels, paints, debris, etc. Additionally, once constructed, residents of the site may use common household hazardous materials such as fertilizers, pesticides, paints, solvents, etc. The transport, use and storage of hazardous materials on the project site would be minimal and are strictly regulated at the federal, state, and local levels. In the unlikely event of a hazardous material leak or spill, the El Dorado Hills Fire Department would respond to manage the emergency. The closest fire station would be over one mile west of the site. See Section XIII, Response (a) for a full discussion of fire protection services. The transport, use, and disposal of hazardous materials resulting from project implementation would not create a significant hazard to the public. The potential for impact would be less than significant.
  - b. Hazardous materials may be used during construction and operation of the proposed project; however, such use would be minimal and would be strictly regulated at the federal, state, and local levels. In the unlikely event of the release of hazardous materials, the El Dorado Hills Fire Department would respond to manage the emergency. The closest fire station would be over one mile west of the site. See Section XIII, Response (a) for a full discussion of fire protection services. The potential for upset or accident conditions to occur would be considered low and therefore the potential impact would be less than significant.
  - c. There are no schools within ¼ mile of the project site and therefore there would be no potential for impact.
  - d. The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Project implementation would not create a significant hazard to the public or the environment and therefore there would be no impact.
  - e. The proposed project is not located with an airport land use plan area. The nearest airport to the proposed project site, Cameron Park Airport, is located approximately five miles east of the project site. Therefore there would be no potential impact.
  - f. There are no private airports or airstrips within two miles of the project site and therefore no potential impact.
  - g. The proposed project would not conflict with any County-adopted emergency or disaster response or evacuation plans as it would not change any existing roads, highways or traffic patterns. According to the Traffic Impact and Operations Analysis prepared, the proposed project would not adversely affect emergency vehicle access at the project site or study intersections. Additionally, the project design must comply with emergency access standards contained in the El Dorado County SRA Fire Safe Regulations (Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 2 Emergency Access) with regard to road width, surface, grade, and radius; turnouts; driveways; and gating. County review of the proposed Tentative Subdivision Map would ensure compliance with these standards. This impact would be considered less than significant.
  - h. The site would be located within a relatively rural area, with grasslands and vegetation capable of supporting or spreading a wildland fire. CDF has established a fire hazard severity classification system, which assesses the fire potential for wildlands based on three factors: fuel load, climate, and topography. The classification system provides three classes of fire hazards: Moderate, High, and Very High. According to Figure HS-1 of the El Dorado County General Plan, the project site would be within an area classified as High fire hazard severity. In compliance with CDF regulations, the county requires the creation of defensible space around structures and

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roads. In order to comply with the state's defensible space requirement, the project must incorporate the following design features:

1. Clearance of 30-100 feet of flammable vegetation from around buildings; on steeper parcels, fire safe Clearance requirements are determined by the local fire protection agency;
2. Removal of branches from within 10 feet of a chimney; and
3. Removal of all flammable vegetation from roof tops, including dry leaves and pine needles.

In addition to the above requirements, all buildings within the project area must comply with Chapter 8.08 of the El Dorado County Code, also known as the County Fire Hazard Ordinance, which includes rules and regulations covering emergency access, signing and numbering, and emergency water. Compliance with existing regulations would reduce the potential impact to less than significant.

**Findings:** It has been determined that there would be no significant impacts resulting from hazardous materials nor would the project result in exposure of schools or other sensitive areas to hazardous materials. There are no airports or dangerous intersections which would impact the project. Impacts in this category would be reduced with adherence to all existing, applicable safety regulations and policies. Identified thresholds of significance for the hazards category have not been exceeded and no significant adverse environmental effects would result from the project.

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

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<b>VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>			
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; or
  - 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; or
  - Substantially interfere with groundwater recharge; or
  - 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. The project would include the eventual construction of 23 new homes which would be serviced by individual septic systems. The El Dorado County Department of Environmental Management would be responsible for protecting public health and the environment from the potential adverse impacts associated with on-site, individual sewage disposal systems. The proposed project's septic system design would be reviewed by the Department to ensure compliance with County Ordinance Chapter 15.32, Private Sewage Disposal System, as well as County Resolution No. 259-99, Design Standards for the Site Evaluation and Design of Sewage Disposal Systems. Review by the Department of Environmental Management and compliance with the existing regulations would ensure that all septic systems constructed as part of the project would function properly and would not violate any water quality standards or waste discharge requirements. Therefore, the potential impacts are less than significant.
  - b. Water service for the proposed project would be provided by the El Dorado Irrigation District. The District obtains water entirely from surface water sources. Therefore, the eventual construction of single family dwellings would not substantially deplete groundwater supplies. Groundwater recharge rates on the project site are low, due to the nature of the soils and the steepness of the slopes and would only be minimally altered as a result of the proposed project. The potential impacts are considered less than significant.
  - c. The project site contains five natural drainage courses. These are all minor drainage ways, with intermittent seasonal flows. These drainage ways cover the project site, and additional off site areas drain into these channels before flows enter the project site. The proposed lots would not be pre-graded, thus preserving the natural runoff patterns and limiting storm drainage improvements to roadside ditches and cross culverts. A drainage study for the project was conducted by CTA Engineering and Surveying. According to this study, the carrying capacities of existing natural drainage ways would be unaffected by development.

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The project would require coverage under the Regional Water Quality Control Board General Permit for Discharges of Storm Water Associated with Construction Activity. Construction activities subject to this permit include clearing, grading and disturbances to the ground such as stockpiling or excavation. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Section A of the Construction General Permit describes the elements that must be contained in a SWPPP including, site map(s), Best Management Practices (BMPs), a visual and chemical monitoring program; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Implementation of an approved SWPPP would reduce the potential for impact to less than significant.

- d. Several ephemeral streams and a single fringe wetland are found on the project site. These waterways generally carry water from the site during storm events and are expected to be dry during part or all of the summer. Alterations would be made to drainage patterns on the project site due to changes in grading and the creation of impervious surfaces associated with new roads, homes and driveways. However, water would be channeled through drainage ditches along roads and through culverts under roads, the placement of which would coincide with existing drainage patterns. The project would not result in substantial changes in drainage volumes or patterns, nor would the proposed project result in on- or off-site flooding. This impact would be less than significant.
- e. According to the drainage study prepared for the proposed project, the carrying capacities of existing natural drainage ways would be unaffected by project implementation.

Pollutant discharges from construction activities would be minimized through the implementation of an approved SWPPP (see Response (c) above). Once the project site has been developed, pollutant discharges to waterways, including automotive greases and oils, heavy metals, pesticides and fertilizers, may increase due to runoff flowing over project driveways, roads, and landscaped areas. Operational phase stormwater pollution would not be regulated by the Clean Water Act; however, El Dorado County has developed programs to inform residents of ways to minimize polluted runoff from lawn care, septic system maintenance, auto care, and landscaping activities. The proposed project consists of 23 new residential homes and would not be expected to provide substantial additional sources of polluted runoff. This impact would be considered less than significant.

- f. Impacts to water quality resulting from the proposed project are addressed by regulations and permit requirements including a SWPPP, dredge and fill permits, construction set-back requirements and Best Management Practices. Impacts to water quality are discussed in detail in this section as well as the Biological Resources section of this document. There are no additional impacts that would otherwise substantially degrade water quality. This impact would be less than significant.
- g&h. The project site would not be located within a 100-year floodplain. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel 060040 0700 D, the project site is classified as flood zone C or an area of minimal flooding. Therefore there would be no impact.
- i. The closest dams to the project site are the Cameron Park dam and Folsom Lake dam. The project site is not located within the inundation area of the Cameron Park dam as identified in the El Dorado County General Plan Appendix A. Additionally, the project site would be located two miles uphill from Folsom Lake and the associated dam and levees. Failure of these dams would be considered remote and therefore there would be no potential impact.
- j. The project site is not located near an ocean and is not subject to risk of tsunami. The project site is not near a body of water large enough to generate a seiche. Mudflows are unlikely due to the soil types in the project area and therefore there would be no potential impact.

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**Findings:** It has been determined that there would be no significant impacts to hydrology or water quality. Identified thresholds of significance for the hydrology and water quality category have not been exceeded and no significant adverse environmental effects would result from the project.

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

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
  - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
  - Result in conversion of undeveloped open space to more intensive land uses;
  - Result in a use substantially incompatible with the existing surrounding land uses; or
  - Conflict with adopted environmental plans, policies, and goals of the community.
- a. The project would introduce housing into a partially developed area accompanied by a proposed Density Bonus for additional units and require rezoning agricultural land to residential use. The El Dorado County 2004 General Plan Environmental Impact Report analyzed potential build-out and housing stock for the County by 2025. General Plan Policy 2.9.1.2 requires that every five years, as part of the General Plan review and update, actions be taken to decrease forecasted impacts in areas where higher intensity development is found to have a market demand. A study conducted by Bay Area Economics in June 2006 concluded that “Based on the actual growth rates within El Dorado County since 2002 compared to the growth projections contained in the Land Use Forecast Report, growth assumptions in the Land Use Forecast Report are still reliable, and in fact somewhat conservative from an environmental impact standpoint.” Within four years of General Plan adoption, the growth rate for second dwelling units is at 4 percent of the estimated growth rate for each alternative. The surrounding area is residential in nature and the character of land use would not be significantly altered by the proposed project. The project would not divide an established community and thus the potential impact would be considered less than significant.
  - b. The project includes the Rezoning of the site from Exclusive Agriculture (AE) to Estate Residential 5-Acre/Planned Development (RE-5/PD). The El Dorado County General Plan land use designation for the project site is Low Density Residential (General Plan Policy 2.2.1.2). The project would be consistent with this land use designation and would not require a General Plan Amendment. Additionally, the project meets General Plan Policy 2.2.3.1 requirements for a Planned Development by dedicating 25.4 acres to open space to allow additional units using the Density Bonus Provision under General Plan Policy 2.2.4.1. This impact would be considered less than significant.

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- c. Protected and sensitive natural areas within El Dorado County include: Recovery Plan Area for California Red-legged Frog, Pine Hill Preserve, Migratory Deer Herd Habitats and Sensitive Terrestrial Communities as listed in the California Natural Diversity Database. The project site does not include, nor is it adjacent to any of these Protected and Sensitive Natural Habitat areas. Therefore there would be no potential impact.

**Findings:** It has been determined that there would be no significant impacts to land uses. The proposed project would change the Zoning for the proposed site from agricultural to residential, however this would not result in significant impacts. Identified thresholds of significance for the aesthetics category have not been exceeded and no significant adverse environmental effects would result from the project.

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

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
  - a. The project site is not located within the Mineral Resources Overlay Zone designated in the El Dorado County Zoning Ordinance for areas with known mineral resources. Therefore there would be no impact.
  - b. The project would not limit the ability of property owners to extract mineral resources should such resources become known in the future. Therefore there would be no impact.

**Findings:** It has been determined that there would be no significant impacts to mineral resources. Identified thresholds of significance for the mineral resources category have not been exceeded and no significant adverse environmental effects would result from the project.

<b>XI. NOISE. <i>Would the project result in:</i></b>			
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			X

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XI. NOISE. <i>Would the project result in:</i>			
project vicinity above levels existing without the project?			
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; or
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
  - a. Noise would be generated on the project site from construction activities associated with new homes and improvements to roadways and infrastructure. This noise generation would be temporary and intermittent in nature. Construction noise would be subject to Policy 6.5.1.11 of the El Dorado County General Plan Noise Element. This policy identifies maximum allowable noise exposure for construction generated noise, and outlines limited construction hours to ensure less than significant impacts from construction-related noise. Compliance with the above noise policy would be sufficient to ensure that impacts due to construction noise are less than significant.
  - b. Ground borne vibrations are associated with heavy vehicles (i.e. railroad) and with heavy equipment operations. All noise generation due to construction activities would be required to comply with the Policy 6.5.1.11 of the El Dorado County General Plan Noise Element as noted above. Vehicle traffic generated by the proposed project would be typical of traffic generated by the adjacent residential uses; passenger cars and trucks, which are not a source of significant vibration. This impact would be considered less than significant.
  - c. Subdivision of the land and construction and occupation of the 23 additional homes would result in periodic noise generation from the use of vehicles, noises generated on home sites, and landscape maintenance. Noise thresholds have been created in the form of General Plan polices to mitigate impacts to less than significant levels for impacts associated with noise. Cumulative impacts were previously considered and analyzed. In this instance, adherence to the General Plan Policy 6.5.1.11 shall mitigate noise impacts to less than significant levels. The overall types and volumes of noise would not be excessive and would be similar in character to surrounding land uses. This impact would be considered less than significant.
  - d. The construction phase of the project would result in an increase in ambient noise levels. Construction noise would be temporary and would be minimized by compliance with Policy 6.5.1.11 of the El Dorado County General Plan Noise Element. Project operation would also result in periodic noise generation above current levels from the use of vehicles, landscaping equipment, etc. The overall types and volumes of noise from project operation would not be excessive and would be similar in character to surrounding land uses. Thus, as a result, this impact would be less than significant.

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- e. The project site is not located within an airport land use plan or within two miles of an airport. The Cameron Airpark Airport is the nearest airport to the project area and is approximately five miles away. The project site would be located outside of the 55dB CNEL area on the airport noise contour map for Cameron Park Airport. Thus there would be no impact.
- f. The project site is not located within two miles of a private airstrip and there would be no potential impact.

**Findings:** It has been determined that there would be no significant impacts due to noise. The project would increase ambient noise levels during construction; however, this is mitigated by limiting the hours of operation. Additional noise increases would result from implementation of the project, however, identified thresholds of significance for the noise category have not been exceeded and no significant adverse environmental effects would result from the project.

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

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

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a,b,c. To avoid impacts associated with an increase in population growth potential displacement of housing or residents, General Plan Policy 2.9.1.2 requires that every five years, as part of the General Plan review and update, actions can be taken to decrease forecasted impacts in areas where higher intensity development is found to have a market demand. A recent study conducted by Bay Area Economics in June 2006 concluded that "Based on the actual growth rates within El Dorado County since 2002 compared to the growth projections contained in the Land Use Forecast Report, it appears that the growth assumptions in the Land Use Forecast Report are still reliable, and in fact somewhat conservative from an environmental impact standpoint." Potential impacts as a result of increased population and displacement of housing or residents are considered less than significant.

**Findings:** It has been determined that there would be no significant impacts to population or housing. The project would not substantially increase the population, nor displace housing or residents. Identified thresholds of significance for the population and housing category have not been exceeded and no significant adverse environmental effects would result from the project.

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<b>XIII. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
a. Fire protection?	[shaded]	[shaded]	X
b. Police protection?	[shaded]	[shaded]	X
c. Schools?	[shaded]	[shaded]	X
d. Parks?	[shaded]	[shaded]	X
e. Other government services?	[shaded]	[shaded]	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; or
  - 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; or
  - Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services; or
  - Place a demand for library services in excess of available resources; or
  - 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 for the project site would be currently provided by the California Department of Forestry and Fire. The project site would be annexed, through discretionary approval of LAFCO, into the El Dorado Hills Fire Department and would be within the Department's Response Zone 84b. The closest fire station to the project site would be Station 84 located at 2180 Francisco Drive just over one mile west of the project site. The development and annexation of new homes in the District would result in an increased demand for services but would not significantly impact the Department. The applicant would be responsible for the payment of development fees to the District which would help fund required capitol improvements. Additionally, a portion of property taxes collected from the proposed development would fund ongoing operations of the Department. With annexation into the Department and payment of fees, this impact would be less than significant.
  - b. The El Dorado County Sheriff's Department would provide law enforcement services to the proposed development. The El Dorado Hills Satellite Sheriff Station is located at 981 Governors Drive approximately three miles southwest of the project site. The development of new homes on the project site would result in an increase in calls for service but would not significantly impact the Department. The project applicant would be responsible for the payment of development fees to the Department to offset any project impacts. As a result, this impact would be considered less than significant.
  - c. The project site would be located within the Rescue Union School District and the El Dorado Union High School District. The occupancy of proposed residences may result in new enrollments at local schools. Under Senate Bill

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50, school districts can levy developer fees from residential construction to pay for school improvements. Fees would be assessed as part of the County's building permit process and are sufficient to offset any project impacts to the school district resulting in a less than significant impact.

- d. Park and recreation services would be provided by the County and special districts, which maintain facilities within the County. It should be noted that although the subdivision is not within the service boundaries of the El Dorado Hills Community Services District and no property tax increment would be allotted to the District, future residents would likely use the District's parks and recreation facilities, creating a "free-rider" situation. There are numerous parks located within five miles of the project site with a total area of over 50 acres. Although the proposed project includes 24.41 acres of open space, this is not considered developed parkland. The applicant would be required to dedicate land or pay a fee pursuant to Section 16.12.090 of the County Subdivision Ordinance to mitigate the increased demand for parkland. Thus, this impact would be considered less than significant.
- e. No other government services would be adversely affected by the project and any potential impacts are less than significant.

**Findings:** It has been determined that there would be no significant impacts to public services. There are adequate police, fire, school, park, and other public services available to serve the proposed project without resulting in significant impacts to the physical environment. Identified thresholds of significance for the public services category have not been exceeded and no significant adverse environmental effects would result from the project.

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. Park and recreation services would be provided by the County and special districts, which maintain facilities within the County. It should be noted that although the subdivision is not within the service boundaries of the El Dorado Hills Community Services District and no property tax increment would be allotted to the District, future residents would likely use the District's parks and recreation facilities, creating a "free-rider" situation. There are numerous parks located within five miles of the project site with a total area of over 50 acres. Using the standard of five acres of parkland for every 1,000 residents, this project would result in the demand for less than one acre of new parkland. Although the proposed project includes 24.41 acres of open space, this would not be considered developed parkland. The project applicant would be required to dedicate land or pay a fee pursuant to Section 16.12.090 of the County

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Subdivision Ordinance to mitigate the increased demand for parkland. As a result, this impact would be considered less than significant.

- b. The project includes 25.4 acres of open space, which would not require construction of recreational facilities, and would be intended only for the use of residents within the project area. The project does not include nor require the construction or expansion of recreational facilities and therefore, there would be no impact.

**Findings:** It has been determined that there would be no significant impacts to recreational resources. The project applicant would be required to dedicate land or pay a fee to offset impacts to community park facilities. Identified thresholds of significance for the recreation category have not been exceeded and no significant adverse environmental effects would result from the project.

<b>XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Result in inadequate parking capacity?			X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system; or
  - 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. A Traffic Impact and Operations Analysis was prepared for the proposed project by Kimley-Horn and Associates in March 2006. Additional analysis was also provided by Kimley-Horn and Associates for a proposed road extension to Green Valley Road in August 2008. According to this analysis, once fully occupied the proposed development

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would generate 239 total daily trips, with 19 trips occurring in the AM peak hour, and 25 trips occurring within the PM peak hour. These estimates are based on the Institute of Transportation Engineers *Trip Generation Manual 7<sup>th</sup> Edition*. The project would not cause a substantial increase in traffic in relation to the existing traffic load or capacity of the street system. See Response (b) below. The off-site roadway connection to Green Valley Road would further reduce impacts associated with Traffic. This impact would be considered less than significant.

- b. According to the traffic analysis, once fully occupied the proposed development would generate 239 total daily trips, with 19 trips occurring in the AM peak hour, and 25 trips occurring within the PM peak hour. These estimates are based on the Institute of Transportation Engineers *Trip Generation Manual 7<sup>th</sup> Edition*.

The County's level of service standard specifies the following:

"Level of Service (LOS) for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions." (Policy TC-Xd) The proposed project would be within the Cameron Park Community Region.

"If a project causes the peak hour level of service or volume/capacity ratio on a County road or State highway that would otherwise meet the County standards (without the project) to exceed the (given) values, then the impact shall be considered significant."

Analysis of existing traffic conditions at the study intersections were based on peak-hour traffic counts conducted in January 2006 and also August 2008 for five adjacent projects. The following study intersections were included in the traffic analysis:

1. Salmon Falls Road at Malcolm-Dixon Road (two way stop control)
2. Green Valley Road at Allegheny Road/Silva Valley Parkway (two way stop control)
3. Green Valley Road at Malcolm-Dixon Road (two way stop control)
4. Salmon Falls Road at La Canada Access
5. Green Valley Road at Chartraw Road
6. Malcom Dixon at Western Diamonte Estates Access
7. Malcom Dixon Road at Chartraw Road (South "T")
8. Malcom Dixon Road at Chartraw Road (North "T")

**TABLE 1**  
**Proposed Development Area Trip Generation August 2008**

ITE Land Use (Code)	# Units	Total Daily Trips	AM Peak Hour				PM Peak Hour					
			Total Trips	IN		OUT		Total Trips	IN		Out	
				%	Trips	%	Trips		%	Trips	%	Trips
Single Family Detached Housing	115	1,182	90	25%	22	75%	67	122	63%	77	37%	45

**Existing Conditions:** The weekday AM and PM peak-hour intersection turning movement traffic counts were conducted between the hours of 6:30 a.m. and 9:30 a.m. and 4 p.m. and 7 p.m., respectively. The existing level of service (LOS) for the study intersections are shown in Table X below.

**Table 2**

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**Existing Levels of Service**

Intersection (Traffic Control)	AM Peak Hour		PM Peak Hour	
	Delay* (seconds)	LOS	Delay* (seconds)	LOS
Salmon Falls Road @ Malcolm Dixon Road (TWSC)	11.4	B	12.6	B
Green Valley Road @ Allegheny Road / Silva Valley Parkway (TWSC)	91.5	F	115.9	F
Malcolm Dixon Road @ Green Valley Road (TWSC)	15.0	C	15.4	C

\*Control delay for worst minor approach

As indicated in Table X, the study intersections operate from LOS B to LOS F during the AM and PM peak hours.

**Existing plus Project Conditions:** Peak-hour traffic associated with the proposed project was added to the existing traffic volumes and levels of service were determined at the study intersections. Table X provides a summary of the intersection analysis.

The El Dorado County Department of Transportation has indicated that the Green Valley Road intersection with Allegheny Road/Silva Valley Parkway is scheduled for traffic signal installation and the addition of turn lanes in mid-2006. These improvements would increase the LOS at this intersection to LOS B for both the AM and PM peak hours.

**Table 3  
Existing plus Proposed Project Levels of Service**

Intersection (Traffic Control)	AM Peak Hour		PM Peak Hour	
	Delay (seconds)	LOS	Delay (seconds)	LOS
Salmon Falls Road @ Malcolm Dixon Road (TWSC)	11.5**	B	12.7**	B
Green Valley Road @ Allegheny Road / Silva Valley Parkway (Signal*)	18.2***	B	16.4***	B
Malcolm Dixon Road @ Green Valley Road (TWSC)	15.3**	C	15.7**	C

\* Assumes traffic signal is in-place  
\*\* Control delay for worst minor approach  
\*\*\* Average intersection control delay

As indicated in Table X, the study intersections operate at LOS B or LOS C with the intersection improvement and the addition of project traffic during the AM and PM peak hours. Therefore, the project would not individually exceed a level of service standard established by the County. This impact would be less than significant.

**Existing plus Approved Projects (2011) Conditions:** Peak hour traffic volume projections for the study area roadway segments were developed and used to determine the levels of service at the study intersections under 2011 conditions. Table X provides a summary of the intersection analysis.

**Table 4  
Existing plus Approved Projects (2011) Levels of Service**

Intersection (Traffic Control)	AM Peak Hour		PM Peak Hour	
	Delay (seconds)	LOS	Delay (seconds)	LOS

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Salmon Falls Road @ Malcolm Dixon Road (TWSC)	12.4*	B	13.2*	B
Green Valley Road @ Allegheny Road / Silva Valley Parkway (Signal*)	19.4**	B	17.4**	B
Malcolm Dixon Road @ Green Valley Road (TWSC)	17.0*	C	16.9*	C
*Control delay for worst minor approach ** Average intersection control delay				

As indicated in Table X, the study intersections operate at LOS B or LOS C during the AM and PM peak hours.

**Existing plus Approved Projects (2011) plus Proposed Project Conditions:** Peak hour traffic associated with the proposed project was added to the existing plus approved projects traffic volumes and LOS was determined at the study intersections. Table X provides a summary of the intersection analysis.

**Table 5**  
**Existing plus Approved Projects (2011) plus Proposed Project Levels of Service**

Intersection (Traffic Control)	AM Peak Hour		PM Peak Hour	
	Delay (seconds)	LOS	Delay (seconds)	LOS
Salmon Falls Road @ Malcolm Dixon Road (TWSC)	12.6*	B	13.4*	B
Green Valley Road @ Allegheny Road / Silva Valley Parkway (Signal*)	19.5**	B	17.7**	B
Malcolm Dixon Road @ Green Valley Road (TWSC)	17.4*	C	17.2*	C
*Control delay for worst minor approach ** Average intersection control delay				

As indicated in Table X, the study intersections operate at LOS B or LOS C during the AM and PM peak hours. Therefore, the project would not cumulatively exceed a level of service standard established by the County. This impact would be less than significant.

- c. The project would not result in a change in air traffic patterns and there would be no associated impacts.
- d. The project does not contain any design features that could create a hazard. The project may include road and driveway construction on grades of up to 30 percent; however, compliance with a required grading permit would ensure proper grading and safe conditions. Properties surrounding the project site are either undeveloped or developed with similar uses. No incompatibility would result from project implementation and thus this potential impact would be considered less than significant.
- e. The project includes two access points to the project site as well as a third potential access point that would be constructed to the south creating a new connection to Green Valley Road from Malcom Dixon. According to the Traffic Impact and Operations Analysis prepared for the proposed project, project implementation would not adversely affect emergency vehicle access at the project site or study intersections. Additionally, the project design must comply with emergency access standards contained in the El Dorado County SRA Fire Safe Regulations (Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 2 Emergency Access) with regard to road width, surface, grade, and radius; turnouts; driveways; and gating. County review of the proposed Tentative Subdivision Map would ensure compliance with these standards. This impact would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- f. The project would comply with Section 17.18.060 of the County Code requiring two off street parking spaces not in tandem per residential unit. In addition, proposed residences would likely include garages providing additional parking spaces. This impact would be less than significant.
- g. Currently, there are no public transit services located in the immediate vicinity of the proposed project. The proposed project would not be of sufficient size or density to support public transit services. The project proposes no design characteristics, uses, or features that conflict with any plans, policies, or programs supporting alternative transportation and thus there would be no impact.

**Findings:** It has been determined that there would be no significant impacts to traffic, emergency access, air traffic, parking, or public transit. Identified thresholds of significance for the traffic and transportation category have not been exceeded and no significant adverse environmental effects would result from the project.

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

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
  - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. The Land Capability Report prepared for the proposed project determined that the soils of the site could support residential septic systems. The El Dorado County Department of Environmental Management would be responsible for protecting public health and the environment from the potential adverse impacts associated with on-site, individual sewage disposal systems. The proposed project's septic system design would be reviewed by the Department to ensure compliance with County Ordinance, Design Standards for the Site Evaluation and Design of Sewage Disposal Systems. Review by the Department of Environmental Management and compliance with these existing regulations would ensure that all septic systems constructed as part of the project would function properly and would not violate wastewater treatment requirements of the Central Valley Water Quality Control Board and therefore any potential impact would be less than significant.
  - b. Water service for the proposed development would be provided by the El Dorado Irrigation District (EID). Prior to any provision of service from EID, the subject parcel is required to be annexed into the District's service boundaries, which can only be granted through discretionary approval of the LAFCO Commission. The District's Salmon Falls Water Storage Tank is located near the southwest corner of the project site. The El Dorado Hills Fire Department has determined that the minimum fire flow required for the project would be 1,500 gallons per minute for a two hour duration, while maintaining a 20-psi residual pressure. In order to provide this fire flow and receive service, construction of a new booster pump station at the storage tank site would be required. This booster pump station would need to provide both domestic and fire flows. The project applicant would be responsible for the construction of the booster pump station as well as all other on- and off-site water supply infrastructure required for project development.
 

Proposed residences would be serviced by individual septic systems and would not require or result in the construction of new off-site wastewater treatment facilities or the expansion of existing facilities as a result, associated impacts are considered less than significant.
  - c. Storm drainage facilities required by the project are limited to on-site drainage ditches and culverts. Potential environmental effects of constructing these drainage facilities are considered throughout this document as part of the project. Any potential impacts would be avoided through the implementation of the County Grading Ordinance and thus this potential impact would be considered less than significant.
  - d. The proposed project includes the annexation of the project site into the El Dorado Irrigation District (EID) for the provision of domestic water and fire hydrants. LAFCO's discretionary approval is required for annexation, and contiguity must be established prior to annexation. According to the EID Facility Improvement Letter for the project dated May 19, 2008, states, "The District has received approval for an additional 17,000 acre-feet of water to be diverted from Folsom Lake. The State Water Resources Control Board (SWRCB) approved Permit 21 112 in 2002. The expected equivalent dwelling unit (EDU) demand for the project is 25 EDU's. Because FIL's can be up to two years old, the most accurate source for water availability is in EID's 2007 *Water Resources and Service Reliability Report (WRSRR)*. It should also be noted that the firm yield number does not take into account the existing EID contractual commitments in the region, which can also be found in the WRSRR, nor does it reflect recent annexations approved by LAFCO that have not yet purchased water meters. The District has applied for and anticipates execution of a long term Warren Act Contract with the United States Bureau of Reclamation for the Permit 21 112 water right. Some capacity to utilize this new supply exists in the District facilities currently in place

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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and operating. Facilities to utilize the full amount of this additional water supply are included in the District's 5-year Capital Improvement Plan and are in various phases of planning, design and construction. Additional EDU's are expected to be available in several years." The FIL also states that water facilities adjacent to the project site would need to be upgraded by the applicant. The upgrades include a new booster pump that would provide minimum fire flow in order for EID to serve the project.

Pursuant to Section 15.16.050 of the El Dorado County Code, no permit shall be issued for the construction of a building having plumbing facilities therein, until proof of an adequate water supply would be provided as required by the Division of Environmental Management.

EID anticipates availability of the required water supply for the proposed project and compliance with the County Code would ensure that the project would not be approved unless this water supply actually becomes available and would be committed to the project. EID service to the proposed project would be contingent upon the project's contiguity to EID's service area, LAFCO approval of the annexation, the future availability of water supply, approval of the Facility Plan Report, construction of all water facilities, and acceptance of the facilities by EID. The potential impact would be considered less than significant.

- e. Wastewater treatment would be provided by on-site septic systems and there are no potential impacts.
- f. In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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. Assembly Bill 939, known as the California Integrated Waste Management Act of 1989, mandates all jurisdictions to divert 50 percent of their waste from the landfill by the year 2000. El Dorado County did not meet the year 2000 diversion goal achieving only a 38 percent diversion rate in the year 2001. The County applied for and received a time extension until July 1, 2004. A preliminary diversion rate summary for the County indicates that the diversion goal was achieved in 2005. The proposed project would be required by County Ordinance to divert 50 percent of all construction debris. Additionally, residential recycling collection service would be provided to the proposed development by the County. This impact would be less than significant.

**Findings:** It has been determined that there would be no significant impacts to water, wastewater, drainage, or solid waste utilities. Identified thresholds of significance for the utilities and service systems category have not been exceeded and no significant adverse environmental effects would result from the project.

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

**Discussion:**

- a. The project has the potential to result in adverse impacts to biological resources. Potential impacts to biological resources include the alteration of habitat and/or direct impacts to candidate, sensitive or special status species. Impacts to candidate, sensitive or special status species would be mitigated by **MM BIO-1**, which requires surveys for Cooper's hawk at appropriate times prior to construction and consultation with the California Department of Fish and Game to determine appropriate avoidance measures. Additional impacts to biological resources are less than significant.

The project would not cause degradation of scenic resources, water quality, cultural and historic resources, or other resources associated with the physical and biological communities and environment of the project. With implementation of the mitigation measures described above, this impact would be less than significant.

- b. The project would not involve development or changes in land use that would result in increased population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers. The project would not contribute substantially to increased traffic in the area and the project 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. Cumulatively considerable impacts associated with the project are less than significant.
- c. All impacts identified in this MND are either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that 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 above potentially significant impacts to biological resources have been identified within this document and, when appropriate, mitigation measures have been applied which reduce these impacts to less than significant. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

**SUPPORTING INFORMATION SOURCE LIST**

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

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170, 4179)

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

*Additional Resources:*

Bay Area Economics, MEMO from Matt Kowta-El Dorado County General Plan Land Use Forecast, June 2006.

Brandman, Michael & Associates, Phase I Cultural Resources Assessment Sparks Property, January 26, 2006

CTA Engineering and Surveying, Drainage Study for Sparks Property, December 2006.

Cooper, Brian L. El Dorado Irrigation District. Facility Improvement Letter, Seven Rivers Project Annexation, February 21, 2006.

Gibson & Skordal, LLC, Jurisdictional Delineation Green Valley Connector, August 2008.

Kimley-Horn and Associates, Inc. DRAFT Traffic Impact and Operations Analysis; Sparks Property, March 7, 2006.

Kimley-Horn and Associates, Inc. Traffic Evaluation Results; 115-Unit Development Area, August 15 2008.

Miriam Green Associates, Special Status Plant Surveys For the Chartraw Road Extension, August 5, 2008.

North Fork Associates, Biological Resources Assessment for the 84.5-Acre Sparks Project Site, February 27, 2006

North Fork Associates, Wetland Delineation for the 84.5-Acre Sparks Project Site, February 28, 2006

North Fork Associates, Special-Status Plant Survey, 84.5-Acre Sparks Project Site, March 7, 2008

Rimpo, Tim. Rimpo and Associates, Air Quality Analysis for the ALTO LLC. October 21, 2006

Stritz, Edwin E. Sierra Nevada Arborists, Sparks Property Project Site; Initial Arborist Report and Tree Inventory Summary, January 24, 2007.

Supernowicz, Dana E., Historic Resource Associates, Archeological Survey Report of Wilson Estates, July 1994.

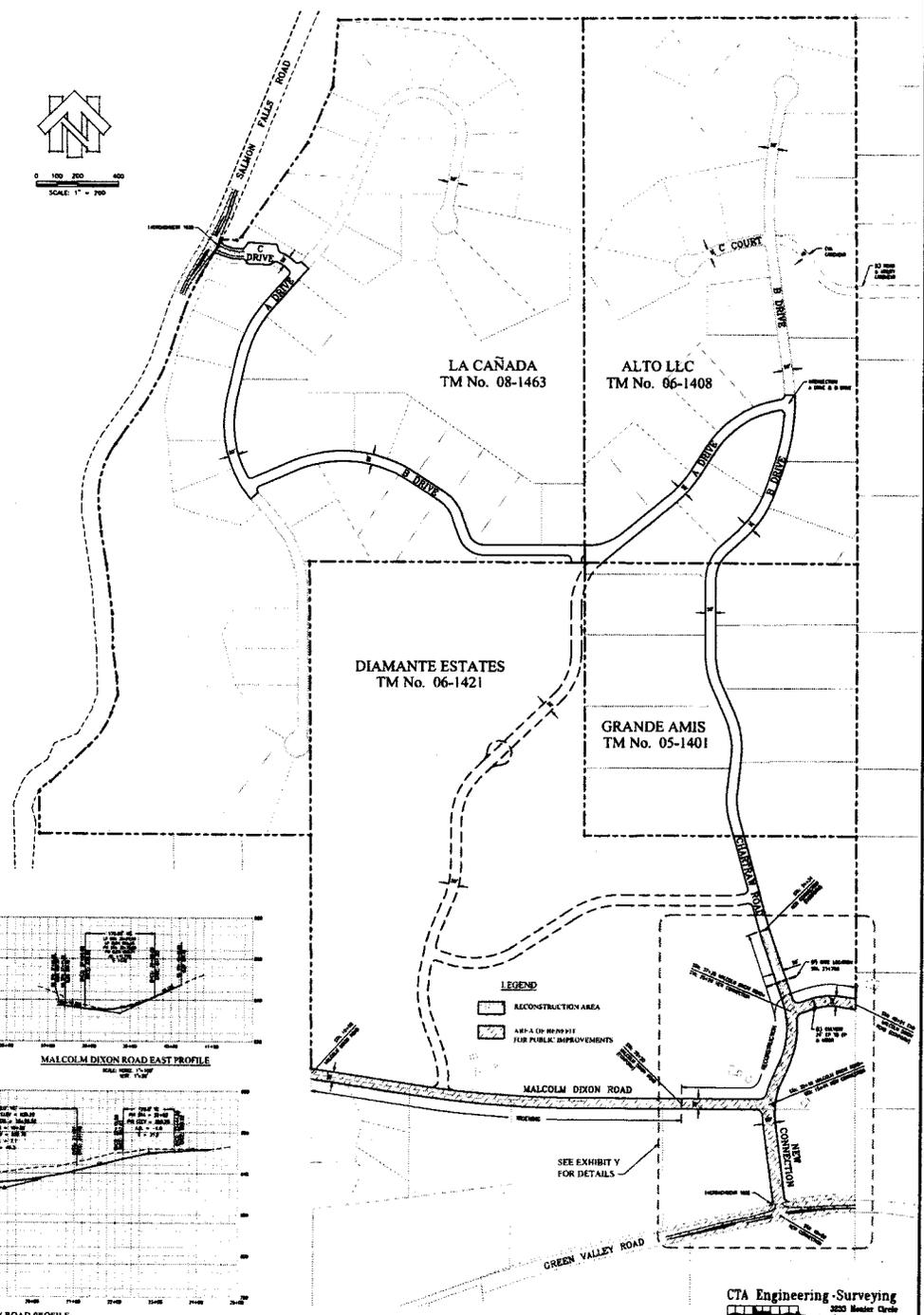
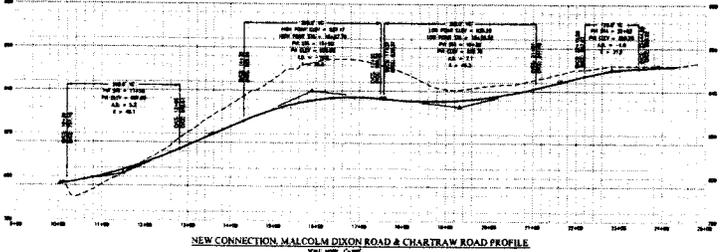
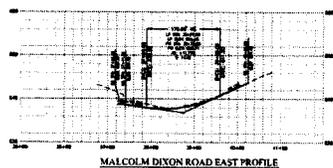
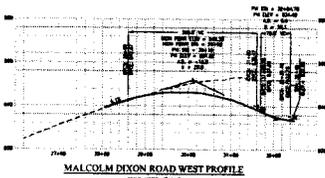
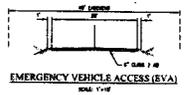
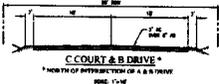
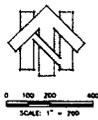
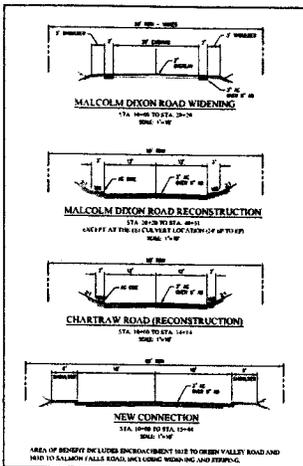
Youngdahl Consulting Group, Land Capability Study for Alto LLC Property. January 2007.

# Exhibit J: Current Applications

## MALCOLM DIXON AREA TRAFFIC CIRCULATION PLAN

EXHIBIT X  
EL DORADO COUNTY, CALIFORNIA  
OCTOBER, 2006

### AREA OF BENEFIT

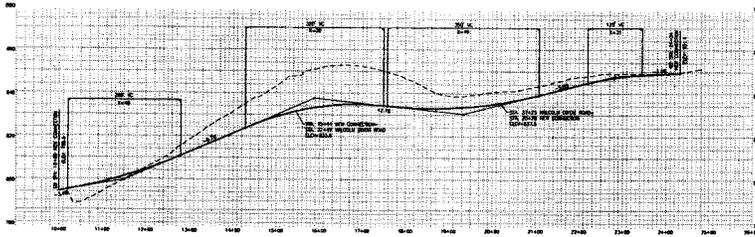
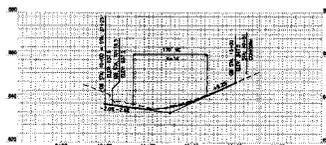
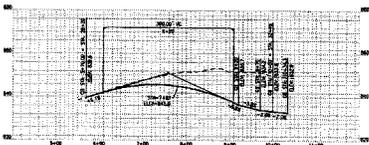
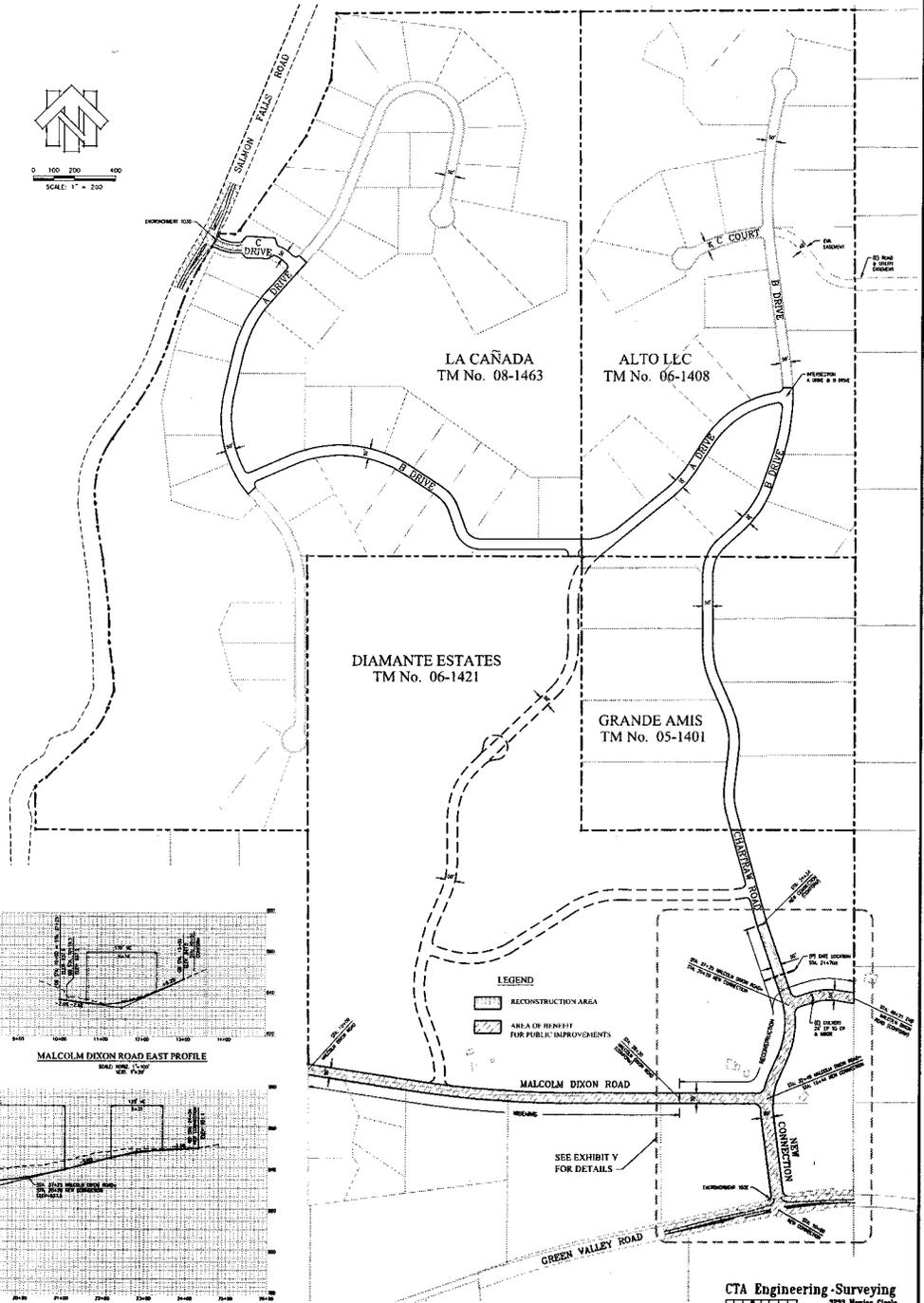
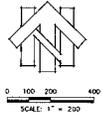
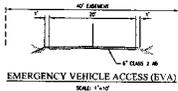
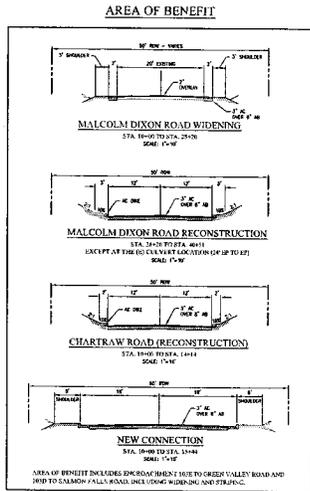


CTA Engineering - Surveying  
3235 Mendocino  
Shasta County, CA 95742  
(916) 638-0119  
(916) 638-2479 Fax

# EXHIBIT K

## SALMON FALLS / GREEN VALLEY CIRCULATION PLAN

EL DGRADO COUNTY, CALIFORNIA  
OCTOBER, 2008



**CTA Engineering - Surveying**  
3253 Mendocino Circle  
Pacifica, California, CA 94024  
(415) 838-0919  
(415) 838-2179 Fax