

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: October 20, 2010
Item No.: 4.a.
Staff: Gina Paolini

PARCEL MAP

FILE NUMBER: P07-0014/45 Guadalupe LLC

APPLICANT: 45 Guadalupe LLC

ENGINEER: CTA Engineering and Surveying

REQUEST: The application consists of the following requests:

1. Tentative Parcel Map creating two parcels one acre in size.
2. Design Waiver to maintain the existing roadway along the project frontage, reducing the required width from 28 feet to a pavement width of 18 feet.

LOCATION: On the west side of Guadalupe Drive 2,000 feet west of the intersection with Francisco Drive in the El Dorado Hills area, Supervisorial District I (Exhibit A).

APN: 110-460-63 (Exhibit B)

ACREAGE: 2 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: One-Acre Residential (R1A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Deny Tentative Parcel Map application P07-0014 based on the Findings in Attachment 1.

BACKGROUND

The project parcel was created from Parcel Map P89-129 (Exhibit G) which was approved on September 16, 1993 and was recorded on July 29, 1999 (PM47/25). The Parcel Map created four (4) parcels ranging in size from one (1) acre to two (2) acres in size.

The application was submitted in April 2007. During the Technical Advisory Meeting (TAC) the El Dorado Hills Fire Department indicated that there were issues with the private access gate that had been established between Guadalupe Drive and Jefferson Place. Additional issues raised by planning staff included oak woodland canopy and steep slopes.

The El Dorado Hills Fire Department stated that unrestricted access between the Summit subdivision and Guadalupe Drive would be required prior to the creation of any additional parcels. Planning Services staff researched the history of both subdivisions and the establishment of the gate. It was determined that the gate was legally installed being authorized by the tentative map approval and approved by El Dorado Hills Fire Department. The Summit Subdivision (TM86-1057) was approved April 23, 1987, subject to Conditions of Approval. The access gate was to be maintained subject to approval by County Emergency Service Agencies:

Condition No. 16: The subdivider shall be responsible for establishing a long-term mechanism insuring adequate access through the project entry gate and emergency access points to Guadalupe Road and Francisco Drive for the El Dorado Hills Fire Department, County Sheriff's Department and other emergency response agencies. Verification of compliance with the above condition shall be obtained from the local fire chief and the County Emergency Services Coordinator.

The gate was installed in 1987 and later replaced in 2008 by the Summit Association. At that time, the gate did comply with the El Dorado Hills Fire Department "Knox lock" system.

The applicant has been working with the El Dorado Hills Fire Department to resolve the secondary access issue, including unrestricted gated access. In February 2010, the El Dorado Hills Fire Department agreed to Conditions of Approval for second egress for the project that would allow for the parcel split.

Staff continued to request information regarding driveway profiles and reduced building envelopes, as development was proposed within areas of 30 percent slope or greater. The applicant has decided to move forward with the application with development envelopes that do not comply with the General Plan.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Zoning Administrator consideration is provided in the following sections.

Project Description: The project request is for a Parcel Map to create two parcels, 1 acre in size, on a 2-acre site (Exhibit E). The two proposed parcels would be served by public water and sewer facilities. The project would be accessed by Guadalupe Drive. A Design Waiver has been requested to maintain the existing roadway along the project frontage, keeping the pavement width at 18 feet without additional improvements (Exhibit F).

Site Description: The project site is situated at an approximate elevation of 600 feet above mean sea level. The site is characterized by sloping terrain with slopes from 0 to over forty percent. The site has oak canopy coverage of over 43 percent. The site is located along the Folsom Lake State Recreation Area. Soils on the site are classified as Auburn very rocky silt loam (AxE), 30-50 percent slopes. Erosion hazard is moderate to high.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Undeveloped
North	R1A	MDR	Single Family Residential/ undeveloped
South	R1A	MDR	Single Family Residential/under construction
East	R1A	MDR	Single Family Residential/ developed residence
West	RF	OS	Folsom Lake State Recreation Area

Discussion: The project site is surrounded by residential development. The project is located within a residential setting and would be consistent with surrounding densities. As such, the project would not create conflicts with the surrounding uses.

Project Issues: Discussion items for this project include slopes, setbacks, oak woodland, access, water and wastewater, reasonable use and land use compatibility.

Slopes: The project site slopes from Guadalupe Drive towards the Folsom Lake State Recreation Area. The Interim Interpretive Guidelines for General Plan Policy 7.1.2.1 were accepted for use by the El Dorado County Planning Commission on June 22, 2006 and were modified by the Planning Commission on August 10, 2006. The policy states that development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access. The County may consider and allow development or disturbance on slopes 30 percent and greater when:

1. Reasonable use of the property would otherwise be denied.
2. The project is necessary for the repair of existing infrastructure to avoid and mitigate hazards to the public, as determined by a California registered civil engineer or a registered engineering geologist.
3. Replacement or repair of existing structures would occur in substantially the same footprint.

4. The use is a horticultural or grazing use that utilizes “best management practices (BMPs)” recommended by the County Agricultural Commission and adopted by the Board of Supervisors.

Access corridors on slopes 30 percent and greater shall have a site specific review of soil type, vegetation, drainage contour, and site placement to encourage proper site selection and mitigation. Septic systems may only be located on slopes under 30 percent. Roads needed to complete circulation/access and for emergency access may be constructed on such cross slopes if all other standards are met.

In accordance with this policy, new parcels proposed to be created through the land division process must each have sufficient land area with slopes under 30 percent to accommodate anticipated development.

The slopes on the site range from 0 to over 40 percent. The following table demonstrates the slope ranges on site:

SLOPE RANGE		AREA	PERCENT OF AREA
0 percent	10 percent	0.26 acres	13.3 percent
11 percent	20 percent	0.24 acres	12.4 percent
21 percent	29 percent	0.62 acres	31.3 percent
30 percent	39 percent	0.54 acres	27.4 percent
40 percent		0.31 acres	15.6 percent

The project proposal would subdivide the two acre site into one acre parcels; however, 0.85 acres of the site is 30 percent slope or greater. The applicant has placed the development envelopes at the top of the lots (at the street level) which would not be consistent with General Plan Policy 7.1.2.1; however, it is the applicant’s opinion that the development envelopes meet the intent of the policy. The proposed development envelopes are entirely within areas of 30 percent slope or greater, and have not been limited to access. General Plan Policy 7.1.2.1 has not been met with this project.

Further more, the site has limited area for development as a single parcel, with 57 percent of the site having slopes less than 30 percent. Because there would be inadequate development areas with less than 30 percent slope, staff recommends denial of the Parcel Map and that the applicant be directed to utilize the Interim Interpretive Guidelines for General Plan Policy 7.1.2.1 to develop the site for a single family home.

Setbacks: The site is zoned One-Acre Residential (R1A). In accordance with Section 1276.01 of the Fire Safe Regulations, all parcels 1 acre and larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road. The applicant has been requested to provide the required setback or provide a waiver for the same practical effect from the El Dorado Hills Fire Department.

The proposed development envelopes do not reflect the required 30-foot side yard setback. The applicant has indicated that the same practical effect could be achieved along the side property lines, and a reduced setback would be approved by the El Dorado Hills Fire Department. As previously stated within the slope discussion section, development areas are limited with slopes and the prescribed setbacks, therefore, staff recommends denial of the Parcel Map and recommends that the applicant be directed to develop the site with a single family home, and utilize Interim Interpretive Guidelines, as necessary, to achieve "reasonable use" of the property.

Oak Woodland: The project site has an oak canopy of 43 percent of the project site. The El Dorado County Oak Woodland Management Plan requires 80 percent retention of existing canopy cover for parcels over one acre having 40-69 percent oak canopy cover. The project could remove 0.26 acres for Option A. The applicant plans to utilize a combination of both Option A and Option B (replacement and payment of mitigation fee) during the grading and building permit development phase, as required by Ordinance 4771 (Oak Woodland Management Plan). The applicant would comply with General Plan Policy 7.4.4.4

Access: Access for the project site would be from Guadalupe Drive. The El Dorado Hills Fire Department has tentatively approved a proposal for an automatic egress gate between Guadalupe Drive and Jefferson Place, subject to Conditions of Approval. A Design Waiver has been requested and would be supported by the Department of Transportation to maintain the existing pavement width of 18 feet as opposed to 28 feet, as required by the Design and Improvements Standard Manual (Standard Plan 101-B).

Water and Wastewater: Public water and sewer service would be provided by the El Dorado Irrigation District. As noted in the Facilities Improvement Letter dated July 23, 2010, the El Dorado Irrigation District has the capacity to serve the project.

Reasonable Use: The County developed the interim guidelines for General Plan Policies concerning slopes for existing lots of record. The guidelines could not be utilized for newly created parcels; which appears to be the case with the subject application. These guidelines could be utilized with the development of a single family home on the subject site, and may be necessary with the constraints that have been identified here within. It is important to note that the ministerial process for single family home development does allow for some flexibility that is not available through the discretionary review process.

Land Use Compatibility: As discussed above, the subject site is surrounded by residential uses. The proposed project would create one additional residential parcel from an existing parcel within an existing residential area. The proposed project density is consistent with surrounding residential densities. Therefore, the proposed project would be compatible within the context of the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

General Plan

The project is inconsistent with the 2004 El Dorado County General Plan. As discussed in subsections above, the project would be inconsistent with General Plan Policies 7.1.2.1 (Development of slopes exceeding 30 percent).

Discussion: As outlined above, it has been demonstrated that the parcel has limited development area, which does not allow for further subdividing of the parcel. Staff finds that the Parcel Map, as proposed, would be inconsistent with the policies of the County General Plan. Findings for inconsistency with the General Plan are provided in Attachment 1.

Zoning

The site is zoned One-Acre Residential (R1A), which permits a minimum lot size of one acre. The proposed parcels would comply with the minimum lots sizes within the zone district. As previously stated in the above subsection, the proposed development envelopes do not comply with the setbacks for the size of the lot, or the zone district. However, the side setbacks could be reduced with approval of same practical effect and waiver from the El Dorado Hills Fire Department.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit I) to assess project-related environmental impacts. Based on the Initial Study, it has been determined that there is no substantial evidence that the proposed project would have a significant effect on the environment. Therefore, a Negative Declaration has been prepared.

NOTE: This project is located within an area that has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened or 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 \$2060.25 after approval, but prior to filing the Notice of Determination on the project. This fee, includes a \$50.00 recording fee, which is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2010.25 is forwarded to the State Department of Fish and Game and issued to defray the cost of managing and protecting the states fish and wildlife resources.

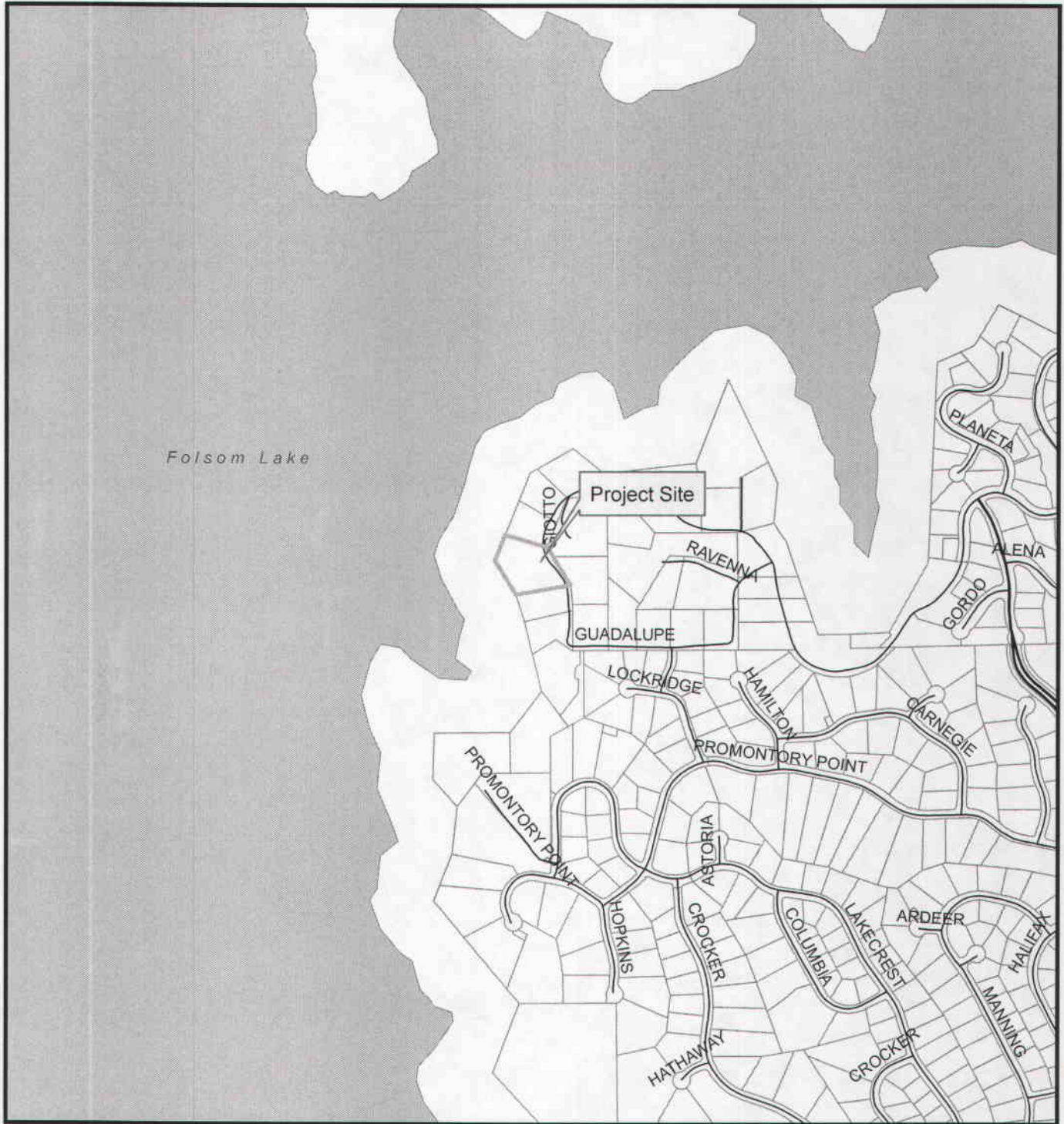
SUPPORT INFORMATION

Attachments:

- Attachment 1 Findings
- Exhibit ALocation Map
- Exhibit BAssessor’s Parcel Map
- Exhibit CGeneral Plan Land Use Map

Exhibit DZoning Map
Exhibit ETentative Parcel Map
Exhibit FDesign Waiver
Exhibit G..... Parcel Map P89-129
Exhibit H Slope Map/Oak Canopy Exhibit
Exhibit IEnvironmental Checklist

Location Map



P07-0014- 45 Guadalupe
APN-110-460-63



0.1
Miles

1:10,000

Prepared By:
Gina Paolini
Planning Services Department
May 12, 2010

Exhibit A

STAFF REPORT
10-1170.C.8

POR. SECS. 9, 10, 15 & 16, T.10N., R.8E., M.D.M.

110:46



Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's Office for assessment purposes only. Any calculation with an approximation and disclaimer.

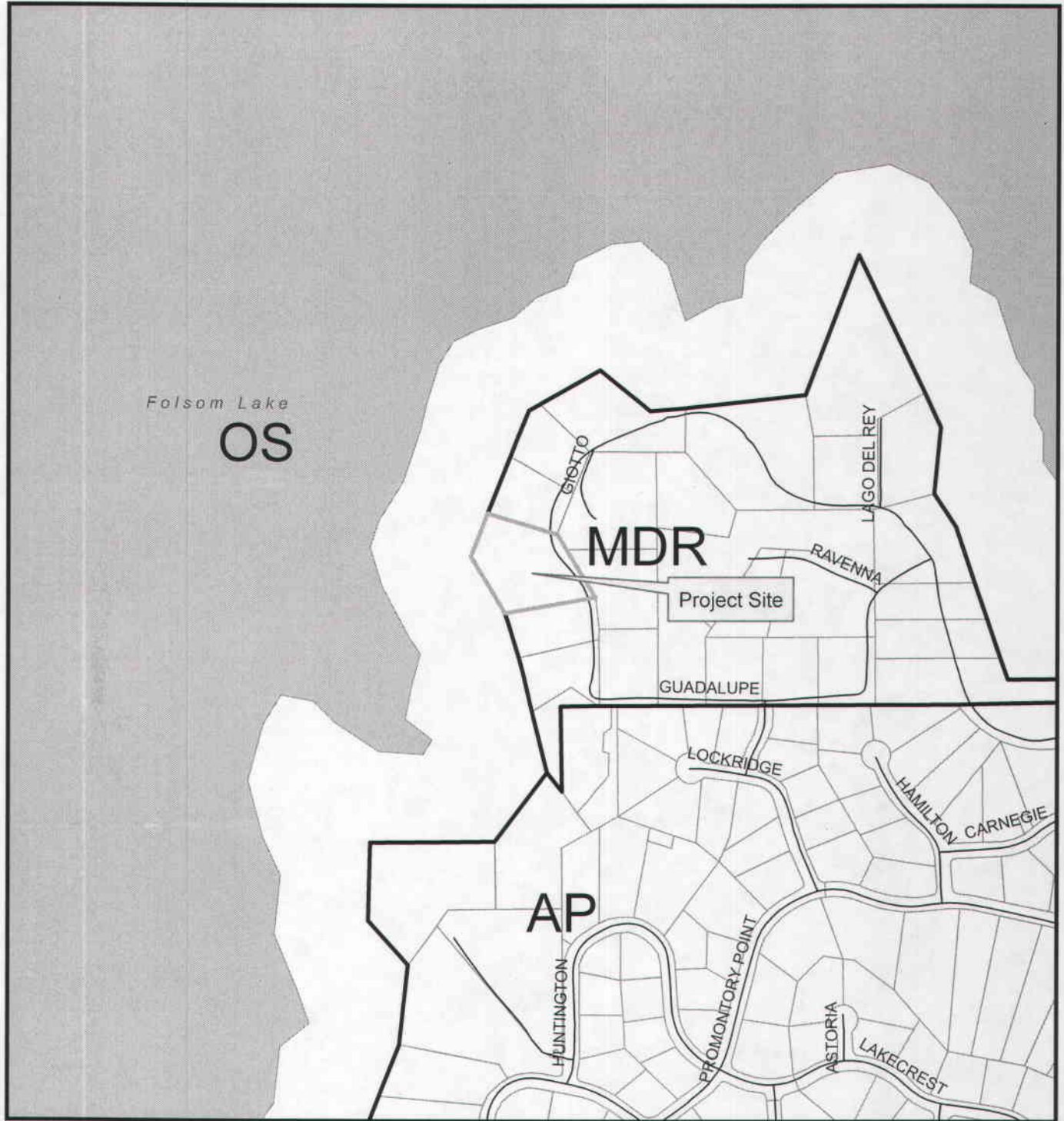
Rev. Jan. 8, 2008

Assessor's Map Bk. 110 - Pg. 46
County of El Dorado, CA

EXHIBIT B

STAFF REPORT
10-1170.C.9

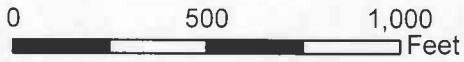
General Plan Map



P07-00014- 45 Guadalupe
APN-110-460-63

GENERAL PLAN DESIGNATION

NR- Natrual Resources
MDR- Medium Density Residential
AP- Area Plan



1:6,000

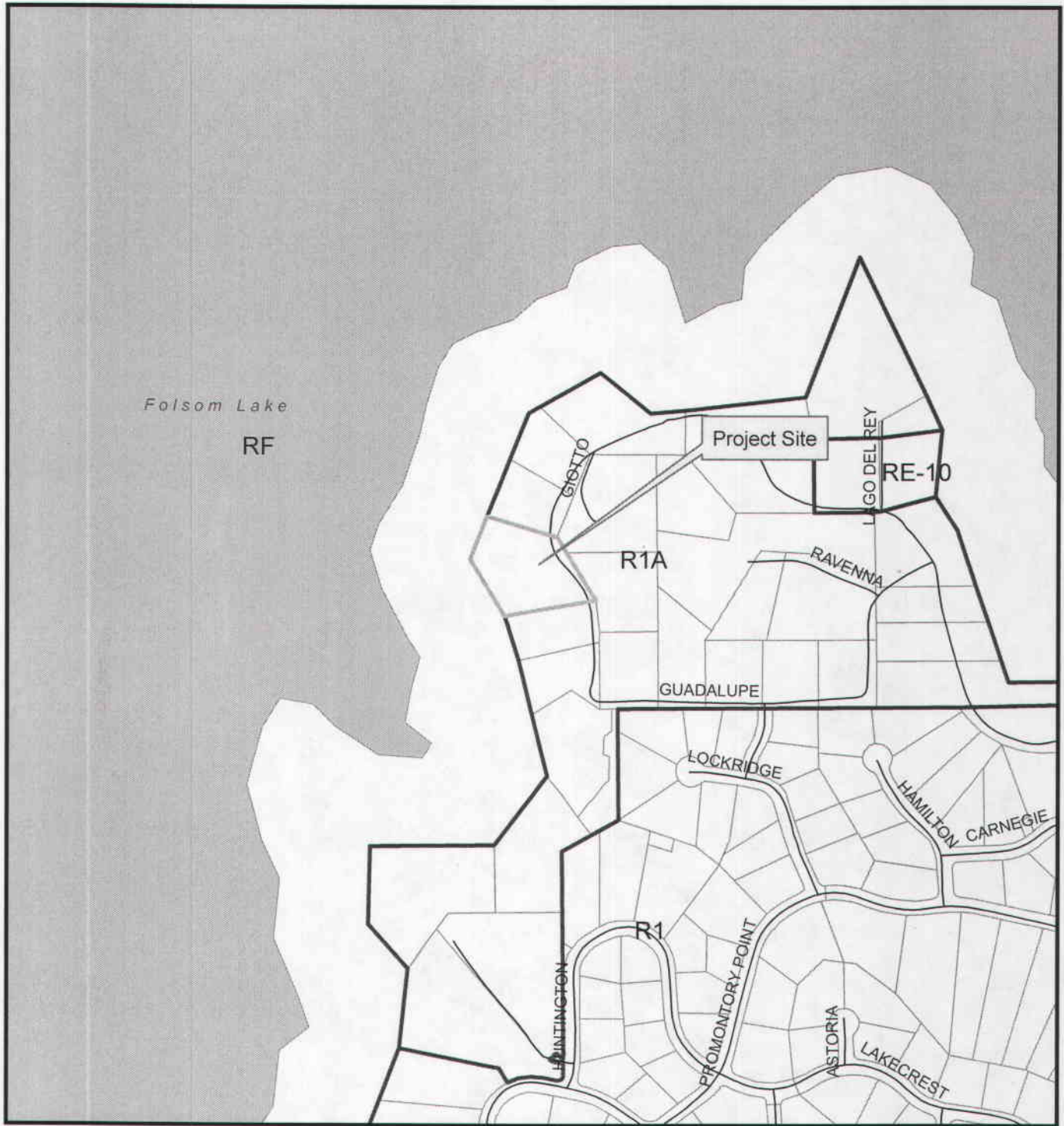


Prepared By:
Gina Paolini
Planning Services Department
May 12, 2010

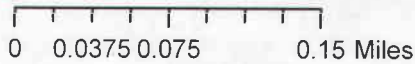
Exhibit C

STAFF REPORT
10-1170.C.10

Zoning Map



P07-0014-45 Guadalupe
APN 110-460-63



Zoning Districts
R1A- One-Acre Residential
RF - Recreational Facilities
R1 -One-family Residential District

1:6,000

Prepared By:
Gina Paolini
Planning Services Department
May 12, 2010

Exhibit D

STAFF REPORT
10-1170.C.11

TENTATIVE PARCEL MAP 45 GUADALUPE PARCEL 4 OF P.M. 47-25 ALSO BEING A PORTION OF THE S.E. 1/4 OF SECTION 9

OWNERS OF RECORD

45 GUADALUPE LLC
P.O. BOX 19469
SACRAMENTO, CA 95819

APPLICANT

45 GUADALUPE
P.O. BOX 19469
SACRAMENTO, CA 95819

ENGINEER

CEA Engineering Surveying
INC.
1150 S. HENNINGSON AVE.
SACRAMENTO, CA 95819
(916) 486-4444
<http://www.ceaeng.com>

MAP SCALE

1" = 40'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5 FEET

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY

SECTION, TOWNSHIP and RANGE

SECTIONS 9, T.10 N., R.8 E. M.D.M.

ASSESSOR'S PARCEL NUMBER

AP.N. 110-460-53

PRESENT ZONING

RIA - ONE ACRE RESIDENTIAL

TOTAL AREA

2.00 ACRES

TOTAL NO. of LOTS

2 LOTS

MINIMUM LOT AREA

1 ACRE PER LOT

WATER SUPPLY and

SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL

FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION

JUNE, 2010

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "45 GUADALUPE" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO

OLGA V. SCORELLI P.E. 71204

DATE

COUNTY OF EL DORADO

SHEET 1 OF 1

STATE OF CALIFORNIA

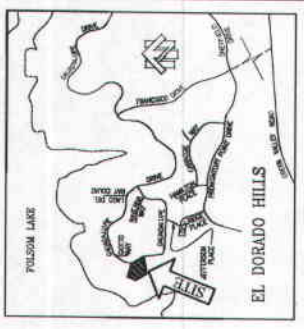
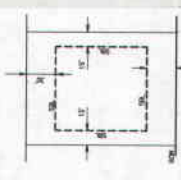


EXHIBIT E

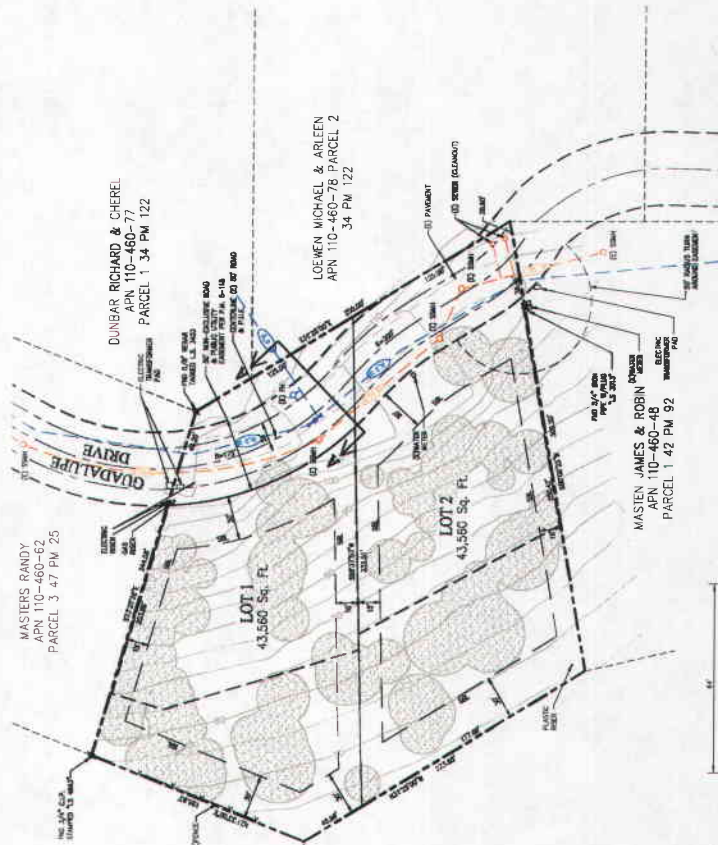


TYPICAL BUILDING SETBACKS R-1A

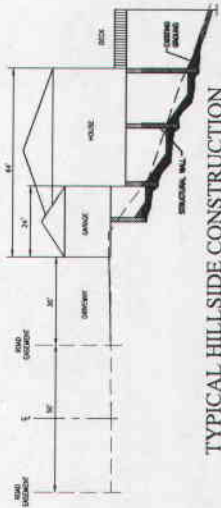


EXISTING ROAD SECTION (A-A) GUADALUPE DRIVE

PLANNING COMMISSION: _____
APPROVAL/REVISION DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/REVISION DATE: _____



- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- EXISTING FENCE
- EXISTING SEWER LINE
- EXISTING SEWER CLEANOUT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TREE CANOPY
- DEVELOPER'S ENVELOPE 20,000 SF



TYPICAL HILLSIDE CONSTRUCTION

*FINAL LOCATION OF THE DEVELOPMENT ENVELOPE IS A SUBJECT TO THE FINAL PLOT PLANS, BUT IN NO CIRCUMSTANCES DEVELOPMENT ENVELOPE SHOULD BE LARGER THAN 20,000 SF.

DESIGN WAIVER REQUEST-- ROAD STANDARDS

**45 Guadalupe LLC/Reeves Property
APN 110-460-63
P07-0014**

Design Waiver Request:

To maintain the existing roadway along the project frontage, without any additional improvements, consistent with the existing roadway condition immediately adjacent to the north and south of the project.

Required Conditions:

This Design Waiver Request meets the required conditions set forth in Chapter 16.08.020 of the County Land Division Ordinance as follows.

1. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.

Response: The road standard requested in the design waiver is consistent with existing road conditions north and south of the project as well as the rest of the road system in the area. Any additional roadway improvements would require extensive grading; the cost of which would be excessive relative to the minor parcel split being requested.

2. Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.

Response: The strict application of the design standard would cause an unnecessary hardship on the applicant as it would be unnecessarily expensive to construct due to steep slopes and relocation of existing utilities. Additionally, the standard would create unnecessary environmental disturbance with no benefit as well as an inconsistent roadway condition relative to what currently exists adjacent to the project.

3. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

Response: The design waiver proposes roadway conditions consistent with the existing roadway conditions north and south of the proposed project and therefore would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

4. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

Response: A prior design waiver request was approved by El Dorado County in July, 1998. Additionally, the proposed parcel split meets the R1A zoning district requirement of one-acre minimum parcel size and therefore would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or other ordinance.

Recommendation:

Approve the Design Waiver Request as it meets the required conditions set forth in Chapter 16.08.020 of the County Land Division Ordinance.

EXHIBIT F



EXISTING ASSESSOR'S PARCEL NO. 67-128-89 TENTATIVE MAP NO. P89-129 APPROVED 9-16-93



Parcel Map

A PORTION OF THE S.E. 1 OF SECTION 9
 TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.,
 BEING PARCEL 3 OF PARCEL MAP 5-110,
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 MARCH 1999 SCALE 1"=60'
 SHEET 1 of 1

CARLTON ENGINEERING INC.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THE MERIDIAN OF P.M. 5-110 AS DETERMINED BY TIES TO FOUND MONUMENTS SHOWN HEREON.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF [Name]. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, ALL MONUMENTS ARE OF THE CHARACTER AND OCCURRY THE POSITIONS INDICATED AND ARE SUFFICIENT TO EMBLE THE SURVEY TO BE REIFIED.

COUNTY SURVEYORS STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREON. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF FIELD SURVEY AND OF ANY OTHER LAWS HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ROAD AND PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED, SUCH DEDICATED ROADS AND EASEMENTS WILL NOT BE COUNTY MAINTAINED UNLESS AND UNTIL THEY HAVE BEEN ACCEPTED INTO THE COUNTY MAINTAINED ROAD SYSTEM BY RESOLUTION OF THE BOARD OF SUPERVISORS.

FURTHER, THE COUNTY SURVEYOR HEREBY REFLECTS THE OFFERS OR DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER EASEMENTS AS SHOWN ON THE MAP.

DATED July 24, 1999
 DANIEL S. ROBERTS, L.S. 5811
 COUNTY OF EL DORADO
 LICENSE EXPIRATION DATE: 12/31/01

COUNTY RECORDER'S CERTIFICATE

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT Carlton Engineering Inc. SUBDIVISION MAP GUARANTEE NUMBER 17147 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 29th DAY OF July, 1999 AT 11:30 AM IN BOOK 47 OF PARCEL MAPS AT PAGE 25. AT THE REQUEST OF WILLIAM MILDREN

DOCUMENT NUMBER 99-047714
 WILLIAM E. SCHULTZ
 COUNTY RECORDER, CLERK
 COUNTY OF EL DORADO
 BY Linda Staver
 DEPUTY

REFERENCES

- P.M. 22-69 P.M. 39-44 P.M. 5-110
- P.M. 34-122 P.M. 44-90 P.M. 42-92

NOTES

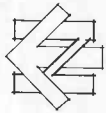
- 1) REFER TO DOC. NO. 99-047714 FOR THE CONSENT OF ALL PARTIES HAVING RECORDED TITLE INTEREST.
- 2) DIMENSION POINT NOTHING FOUND OR SET
- 3) SET 3/4" CAPPED IRON PIPE MONUMENT STAMPED 1.S. 4663
- 4) FOUND T. IRON PIPE WITH BUREAU OF RECLAMATION BRASS CAP AND MONUMENT NUMBER
- 5) FOUND 5/8" REBAR TAGGED 1.S. 2423 UNLESS OTHER WISE NOTED ON THE DRAWING
- 6) FOUND 3/4" IRON PIPE WITH LOG 1.S. 2403

LEGEND

- 1) 5 08°12'00" W 24.84'
- 2) 5 08°12'00" W 25.02'
- 3) 5 75°13'04" W 8.69'
- 4) 5 45°59'00" E 25.24'
- 5) 5 45°59'00" E 25.45'
- 6) 5 59°46'07" E 25.81'
- 7) 5 59°46'07" E 51.80'
- 8) 5 73°25'36" E 26.73'
- 9) 5 73°25'36" E 48.19'
- 10) 5 00°09'25" W 51.82'
- 11) 5 00°09'25" W 20.68'

TABULATION

NO.	DIRECTION	CH. DIST.	EAU99	DELTA
1	5 08°12'00" W	24.84		
2	5 08°12'00" W	25.02		
3	5 75°13'04" W	8.69	200.00	8393346
4	5 45°59'00" E	25.24		
5	5 45°59'00" E	25.45		
6	5 59°46'07" E	25.81		
7	5 59°46'07" E	51.80		
8	5 73°25'36" E	26.73		
9	5 73°25'36" E	48.19		
10	5 00°09'25" W	51.82		
11	5 00°09'25" W	20.68		



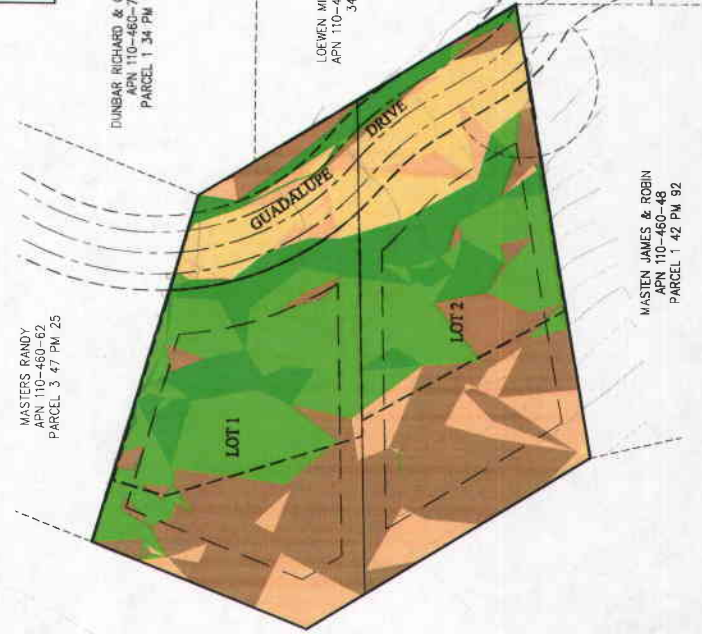
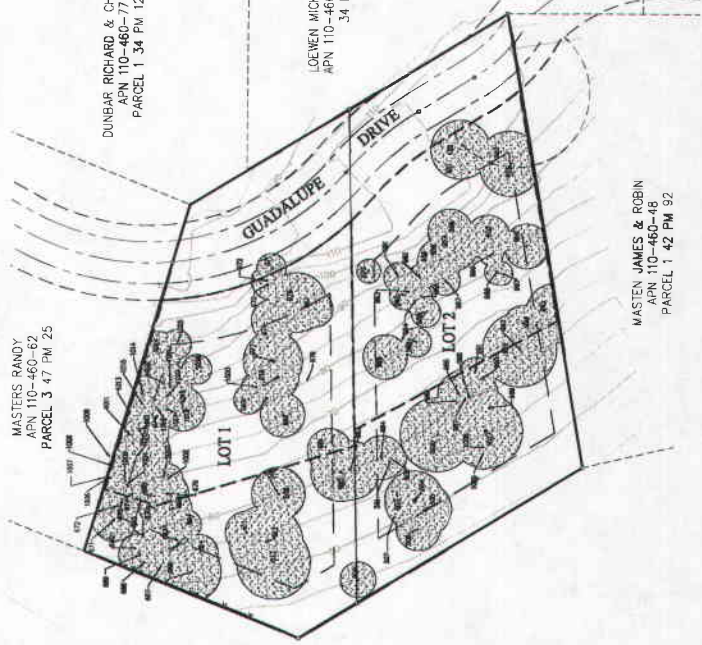
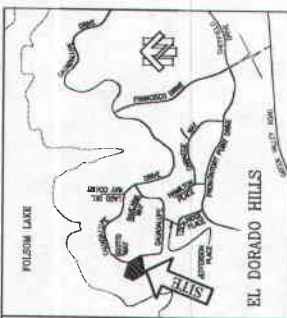
SCALE: 1"=40'

TREE PRESERVATION & SLOPE MAP

45 GUADALUPE

PARCEL 4 OF P.M. 47-25
ALSO BEING A PORTION OF THE S.E. 1/4 OF SECTION 9

COUNTY OF EL DORADO SHEET 1 OF 1 STATE OF CALIFORNIA



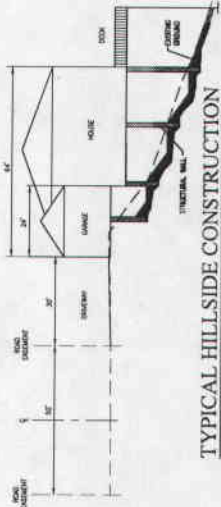
LEGEND:

- TREE CANOPY & TREE FOOTPRINT PER ADJACENT'S INVENTORY
- DEVELOPMENT ENVELOPE

JUNE, 2010

CTA Engineering + Surveying
3003 Mainway Circle
Benton, California 95810-2913
(916) 884-9979 Fax

- TREE NOTES:**
1. EXISTING TREE CANOPY = DOTTED AREA (AS SHOWN)
 2. ALLOWABLE REMOVAL UNDER PROJECT T.A.A. OPTION A (1)1 REPLACEMENT RATIO = 0.25 ASIDE (0.17 ASIDE/PROJECT 1)
 3. THE REMOVAL OF THE FIRST 0.17 ASIDE OF CANOPY/INDIVIDUAL INVENTORY CANOPY SHALL ONLY BE PERMITTED IF THE TREE IS DEAD OR PROVIDES REPLACEMENT PLAN CONSISTENT WITH CANOPY AS A TYPE OF CANOPY ON THE CONSTRUCTION OR MAINTENANCE.
 4. ANY OAK TREE REMOVAL ABOVE 0.17 ASIDE SHALL BE REPLACED UNDER PROJECT T.A.A. OPTION B (2)1 (10%) AS REMOVED BY THE OAK WOODLAND CONSERVATION ORDNANCE BY PROVIDER OF RELOCATION (SEE AGE OF 800 ADJACENT/ASIDE).
 5. IF REPLACEMENT ALLOCATION METHOD IS CHOSEN, REPLACEMENT RATIO SHALL BE 0.25 TREES (1 GULLY/AGE OF 800 ADJACENT/ASIDE).
 6. TREE INVESTIGATIVE FINDINGS SHALL BE MADE AFTER COMPLETION OF TREE REMOVAL OPERATIONS AND PRIOR TO CLEANING AND GRUBBING.



COLOR	SLOPE RANGE		AREA	PERCENT OF AREA SHOWN
	BEGINNING	END		
Light Green	0%	10%	11,516.98 S.F.	33.3%
Yellow-Green	11%	20%	10,750.48 S.F.	33.4%
Orange	21%	30%	27,730.78 S.F.	31.3%
Red-Orange	30%	40%	23,999.33 S.F.	27.4%
Dark Red	40%	40%	13,669.33 S.F.	15.6%

COLOR LEGEND

EXHIBIT H



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title P07-0014 /45 Guadalupe, LLC

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

Contact Person: Gina Paolini

Phone Number: (530) 621-5355

Property Owner's Name and Address: 45 Guadalupe LLC, PO Box 19499, Sacramento, 95819

Project Applicant's/Agent's Name and Address: CTA Engineering and Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

Project Engineer's / Architect's Name and Address: CTA Engineering and Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

Project Location: The project is located on the west side of Guadalupe Drive 2,000 feet west of the intersection with Francisco Drive in the El Dorado Hills area.

Assessor's Parcel Number(s): 110-460-63 **Parcel Size:** 2 acres

Zoning: One-Acre Residential (R1A)

Section: 16 **T:** 10N **R:** 8E

General Plan Designation: Medium Density Residential (MDR)

Description of Project: The project would include a Parcel Map to subdivide a two acre parcel into one acre lots. Each lot would be accessed from Guadalupe Drive. A Design Waiver to road standards has been requested to maintain the existing roadway along the project frontage. The existing road has a pavement of 18 feet.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Undeveloped
North	R1A	MDR	Single Family Residential/ undeveloped
South	R1A	MDR	Single Family Residential/under construction
East	R1A	MDR	Single Family Residential/ developed residence
West	RF	OS	Folsom Lake State Recreation Area

Briefly Describe the environmental setting: The project site is 2-acres in size located within the El Dorado Hills area at an approximate elevation of 600 feet. Slopes vary from 0 to over forty percent. The site has oak canopy coverage of 43 percent.

EXHIBIT I

- Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)
1. Building Services
 2. Department of Transportation
 3. El Dorado County Air Quality Management District
 4. El Dorado County Resource Conservation District
 5. El Dorado Hills Fire Department
 6. El Dorado County Surveyor
 7. El Dorado County Environmental Management

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

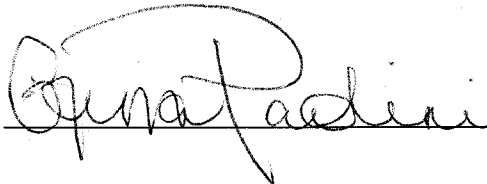
	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation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

Sept 14, 2010

Printed Name: Gina Paolini For: El Dorado County

Signature: Pierre Rivas Date: 9-15-10

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 a residential development.

Project Description

The "project" would include a Parcel Map to create 2 residential lots from a 2-acre lot. The residential lots would be one acre each.

Project Location and Surrounding Land Uses

The 2-acre site is located on the west side of Guadalupe Drive 2,000 feet west of the intersection with Francisco Drive in the El Dorado Hills area. The surrounding land uses include residential and recreational uses at Folsom Lake State Recreation area.

Project Characteristics

1. Transportation/Circulation/Parking

The project would be accessed via existing roadways within the El Dorado Hills area. Guadalupe Drive is not a County maintained roadway. A Design Waiver has been requested to maintain the existing roadway along the project frontage, without any additional improvements. The existing road has a pavement of 18 feet.

2. Utilities and Infrastructure

The project site is within the El Dorado Irrigation District Service area and water and sewer has been requested. A Facilities Improvement letter dated February 8, 2007 has been provided for the project site; however, the letter was valid for a period of 2 years. A renewal request is pending for the project site. Power utilities and telephone service would be extended to the site by local utility companies.

3. Population

The proposed 2 residential parcels would result in an increase of population in El Dorado Hills area. This would be consistent with the anticipated residential density of the Medium Density Residential Land Use Designation. The project would not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of off site and on site road improvements including grading. The project applicant would be required to obtain permits for grading and encroachment from the Department of Transportation and obtain an approved fugitive dust mitigation plan from the Air Quality Management District.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

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

Noise
Population/Housing

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

Discussion:

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

- a & b. **Scenic Vista and Scenic Resources.** The project site is boarded by residential land uses and the Folsom Lake State Recreational area. The project is not located within a scenic vista or within a scenic resource as identified within the 2004 General Plan. There would be no impact from the project.
- c. **Visual Character.** The project would not affect the visual character of the project area or the project vicinity. There would be no impact.
- d. **Light and Glare.** Potential sources of light and glare would result from the residential development. Future sources of lighting as a result of the project would be typical of residential development. The project would not result in new sources of light that would significantly impact the neighborhood. Therefore, the impacts of existing light and glare created by the project would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrester Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. There would be no impact.
- b. **Williamson Act Contract.** The property is not located within a Williamson Act Contract, nor is it adjacent to lands under a contract. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. There would be no impact.
- d. **Loss of forest land/conversion of forest land.** There would be no loss of forest land or conversion of forest land with the project.
- e. **Conversion of Farmland or Forestland to non-agriculture use or non-forest use.** The project is not within an agricultural district and would not convert farmland to non-agriculture use. The project would create two parcels, 1-acre in size. There would be no impact to farmland with the project.

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

III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?			X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan.** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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District (AQMD) would require that the project implement a Fugitive Dust Mitigation (FDM) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.

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

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

The construction activities would be below the AQMD emission thresholds of significance of 82 pounds per day each of ROG or NOx. The air quality impact by the project would be less than significant.

- c. **Cumulative Impacts.** The project site is located within the Mountain Counties Air Basin which is designated as non-attainment for ozone and PM₁₀. The project would be well below emissions thresholds, as described above and would cause an insignificant contribution to existing or projected air quality violations.
- d. **Sensitive Receptors.** The project would create 2 residential lots within the El Dorado Hills area. The proposed residential use would not be considered a use which would expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
- e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed residential use as a use known to create objectionable odors. Impacts would be less than significant.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

- a. **Special Status Species.** Review of the California Natural Diversity Database (CNDDB) indicates that there are no known state- or federal-listed species on the project site.
- b-c. **Riparian Habitat.** The project is located adjacent to the Folsom Lake State Recreation Area. General Plan Policy 7.3.3.4 requires a minimum setback of 100 feet from all perennial streams, rivers and lakes. The required setback would be required to be demonstrated as a standard condition of project approval.
- d. **Migration Corridors.** The project would not be within a critical migratory deer habitat. The parcel sizes would be 1 acre in size. The single family development would not substantially interfere with the movement of any native resident migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There would be no impact.
- e. **Local Policies.** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of impacted oak woodlands. The project site is located in a Rare Plant Mitigation Area 2. The project would be required to pay appropriate fees at the time of building permit issuance.

The tree canopy analysis prepared for the project determined oak canopy to be 43 percent of the project site. The El Dorado County Oak Woodland Management Plan requires 80 percent retention of existing canopy cover for parcels

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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over one acre having 40-69 percent oak canopy cover. The project could remove 0.26 acres for Option A (0.13 acres for each parcel). The applicant plans to utilize a combination of both Option A and Option B (replacement and payment of mitigation fee) during the grading and building permit development phase, as required by Ordinance 4771 (Oak Woodland Management Plan). The applicant would comply with General Plan Policy 7.4.4.4

FINDING: No significant biological resources were identified on the project site. Standard Conditions of Approval would be required for protection and replacement of oak woodland habitat during future construction. This project would have a less than significant impact within the 'Biological Resources' category.

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

Discussion:

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

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

a-c. **Historic or Archeological Resources.** A Cultural Resource Assessment was prepared for the project site in January 1993 for a previously approved project (Parcel Map P89-0129). No evidence of prehistoric or historic archaeological sites were identified.

Standard Conditions of Approval would be required to be implemented during project construction in the event of accidental discovery of historic or archeological resources. Impacts would be less than significant.

d. **Human Remains.** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

FINDING: Standard Conditions of Approval would be required for accidental discoveries during project construction. This project would have a less than significant impact within the Cultural Resources category.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		X	
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?		X	
iv) Landslides?		X	
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. Seismic Hazards.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impact.

ii) Ground rupture associated with earthquake activity on the Foothills Fault System would be possible but considered very unlikely for the subject site. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. Ground shaking could cause landslides where soil and/or rock conditions are weak. The possibility of landslide development impacting future buildings at the site would be considered remote given the general relative competent bedrock conditions and soil cover, along with the slope conditions in the areas proposed to receive building improvements. Impacts would be less than significant.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

b. **Soil Erosion.** According to the Soil Survey for El Dorado County, the project site is entirely within the Boomer-Auburn Association Auburn Series, Auburn very rocky silt loam, 30-50 percent slopes. AxE exhibits moderate to high erosion hazards on steep slopes, soil stabilization and erosion control management are recommend during any soil disturbing activities. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

c. **Geologic Hazards.** Ground shaking caused by earthquake activity centered elsewhere within the Sierra Nevada, western Nevada, and Coastal Ranges of California would be possible. Appropriate structural design criteria have been recommended by the project engineer and would be implemented at time of building permit issuance. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.

d. **Expansive Soils.** Expansive soil conditions would not be expected within the build areas. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance; impacts would be less than significant.

e. **Septic Capability.** The project would be connected to sewer facilities. There would be no impact.

FINDING: A review of the soils and geologic conditions on the project site determined that the soil types are suitable for the proposed development. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category impacts would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

a-b. Generate Greenhouse Gas Emissions and Policy. Various gases in the Earth’s atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth’s surface temperature. Solar radiation enters Earth’s atmosphere from space, and a portion of the radiation is absorbed by the Earth’s surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect.

Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide, and chlorofluorocarbons. Greenhouse gases specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Human-caused emissions of these GHGs in excess of natural ambient concentrations are regarded by many researchers as responsible for enhancing the greenhouse effect. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation.¹

GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California is the 12th to 16th largest emitter of CO₂ in the world and produced 492 million gross metric tons of CO₂ equivalents in 2004. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. Expressing GHG emissions in CO₂ equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted. Current modeling for climate change is not an exact science and there is a high degree of uncertainty in projecting future climate change.

Emitting CO₂ into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO₂ in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project’s incremental contribution of CO₂ into the atmosphere, it is typically not possible to determine whether or how an individual project’s relatively small incremental contribution might translate into physical effects on the environment. Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems that result in the physical expressions of global climate change, it is impossible to discern whether the presence or absence of CO₂ emitted by the project would result in any altered conditions.

No air district in California, including the El Dorado APCD, has identified a significance threshold for GHG emissions or a methodology for analyzing air quality impacts related to GHG emissions. In June 2008, the Office of Planning and Research’s (OPR) issued a technical advisory (*CEQA and Climate Change*) to provide interim

¹ California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004*. (Staff Final Report). Publication CEC-600-2006-013-SF.

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guidance regarding the basis for determining the proposed project’s contribution of greenhouse gas emissions and the project’s contribution to global climate change. In the absence of adopted statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions:

- Identify and quantify the project’s greenhouse gas emissions;
- Assess the significance of the impact on climate change; and
- If the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.

Because the effects of GHGs are global, a project that merely shifts the location of a GHG-emitting activity (e.g., where people live, where vehicles drive, or where companies conduct business) would result in no net change in global GHG emissions levels.

The project proposes 2 residential parcels, which comprises a small percentage of housing in the region. Similar to other new residential development in the region, the project would incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development of the proposed project. In light of these factors, impacts related to the project’s expected contribution to GHG emissions would not be considered significant, either on a project-level or cumulative basis. Impacts would be less than significant.

FINDING: It has been determined that the project would result in less than significant impacts to greenhouse gas emissions because of the project’s size and inclusion of design features to address the emissions of greenhouse gases. For this “Greenhouse Gas Emissions” category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects would result from the project.

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

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VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

Discussion:

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

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

- a-b. **Hazardous Materials.** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would only occur during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Health- Hazardous Waste Division of El Dorado County. The impact would be a less than significant level.
- c. **Hazardous Materials Near Schools.** The project would not be located near a school. There would be no impact.
- d. **Hazardous Sites.** No parcels within El Dorado County are included on the Cortese List. There would be no impact.
- e. **Aircraft Hazards.** The project site is not located within an airport land use plan. Impacts would be less than significant.
- f. **Private Airstrips:** The project site is not located within the vicinity of a private airport. There would be no impact.
- g. **Emergency Plan.** As discussed in the Traffic category, the project would not impact the existing road systems. There would be no impact.
- h. **Wildfire Hazards.** The El Dorado Hills Fire Department has reviewed the project and determined that with implementation of a secondary access (Jefferson Place/south bound Guadalupe Drive), impacts would be reduced to a less than significant level.

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

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

Discussion:

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

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- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards.** Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be less than significant.
- b. **Groundwater Supplies.** The project would be served by the El Dorado Irrigation District. There would be no impact on ground water supplies.
- c-f. **Drainage Patterns.** The applicant would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. The applicant would be required to obtain permits from State and Federal agencies prior to any construction activities which would impact any riparian areas. Impacts would be less than significant.
- g-j. **Flood-related Hazards.** The project site is not within a flood zone (Panel No. 06017C0725E) (Revision Date: 09/26/2008). The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be a less than significant impact with implementation of Standard Conditions of Approval.

FINDING: The proposed project would require a site improvement and grading permit through the El Dorado County Building Services that would address erosion and sediment control. No significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts would be less than significant.

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;

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- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community.** The project is located within the El Dorado Hills area. The project is bounded by single family residential development and the Folsom Lake Recreation facility to the west. The project would not conflict with the existing land use pattern in the area. Impacts would be less than significant.
- b. **Land Use Consistency.** The project would be for 2 lots one acre in size. The proposed parcels would conform to the General Plan land use designation of Medium Density Residential. The project would comply with applicable General Plan policies and Conditions of Approval consistent with adopted policy and ordinances.
- c. **Habitat Conservation Plan.** There are currently no adopted HCP's or NCCP's in El Dorado County. There would be no impact.

FINDING: For the 'Land Use Planning' category, the project would have a less than significant impact.

XI. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use 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-b. **Mineral Resources.** There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

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

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

Discussion:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
 - Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
 - Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- a. **Noise Exposures.** The project would not be located within any CNEL which exceeds the noise thresholds of the El Dorado County General Plan. Impacts would be less than significant.
- b. **Ground borne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 5:00 pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. These project construction hours would be incorporated into the Conditions of Approval. Impacts would be less than significant.
- c. **Short-term Noise Increases.** The project would include construction activities for the grading of the site and construction of residential units. The short-term noise increases would potentially exceed the thresholds established by the General Plan. This is a potentially significant impact. Standard Conditions of Approval would limit the hours of construction activities to 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 5:00 pm on weekends

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and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.

d. **Long-term Noise Increases.** The project would not increase the ambient noise levels in the area in excess of the established noise thresholds. Impacts would be less than significant.

e-f. **Aircraft Noise.** The project is not located adjacent to an airport. There would be no impact.

FINDING: For this 'Noise' Category, impacts would be less than significant.

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

Discussion:

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

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

a. **Population Growth.** To avoid impacts associated with an increase in population growth 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 reliable, and in fact somewhat conservative from an environmental impact standpoint." The proposed project would include up to 2 residential units. Assuming 2.8 persons per household² in the primary units, population could increase by approximately 6 persons. Assuming all residential units include a primary and secondary unit, the population could increase to approximately 11 persons. Assuming growth beyond the primary units the additional population would not be considered a significant population growth. Therefore, potential impacts as a result of increased population and displacement of housing or residents would be considered less than significant.

b. **Housing Displacement.** The project would result in the creation of 2 residential lots. No displacement or relocation housing would result as part of the project. There would be no impact.

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

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

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

Discussion:

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

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

- a. **Fire Protection.** The El Dorado Hills Fire Department provides structural fire protection to the project site. The Department would require fire protection measures that would be included as Conditions of Approval of the project. These measures include the preparation of a fire safe plan, construction of roads to Fire Safe Regulations and other standard requirements of the Fire Safe Regulations. Impacts would be less than significant.
- b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be less than significant.
- c. **Schools.** School services would be provided by the Rescue Union School District. The proposed residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.

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- d. **Parks.** As discussed in the 'Recreation' category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.
- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

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

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. **Parks.** The project would result in an increase usage of parks and recreational facilities. Payment of in-lieu fees would be sufficient to ensure the impacts from the new development would be mitigated. Impacts would be less than significant.
 - b. **Recreational Services.** The project would not include additional recreation services or sites as part of the project. The increased demand for services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

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

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XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X

Discussion:

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

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

a. **Traffic Increases.** The project would create 2 residential parcels which would not exceed the thresholds for traffic established by the General Plan. A Traffic Impact Analysis was not prepared for the project. One Design Waiver has been proposed for the project, requesting that there be no additional roadway widening improvements for access to the site. The project lies within the El Dorado Hills Community Region; therefore, Design Standard Plan 101B would apply. The minimum roadway width would be 28 feet (without curb, gutter and sidewalk). The existing roadway has a pavement of 18-feet. Given the semi-ruralness of the project area and because the road would not serve parcels beyond the project, the Department of Transportation would support the Design Waiver, maintaining the existing road width, with no additional improvements. Payment of TIM fees would be required for traffic impacts for future development at the time of building permit issuance. Upon payment of applicable TIM fees, impacts would be less than significant.

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- b. **Levels of Service Standards.** The project impacts would not exceed the level of service thresholds established by the General Plan with project Conditions of Approval. Impacts would be less than significant.
- c. **Air traffic.** The project site is not located adjacent to an airport. There would be no impact.
- d. **Design Hazards.** The project would not create any significant traffic hazards. The proposed encroachments would be designed and constructed to County standards. Impacts would be less than significant.
- e. **Emergency Access.** The project Conditions of Approval would require secondary access at Jefferson Place and Guadalupe Drive, with emergency gate/access available on the Guadalupe side of the gate. With the installation of all gate control conditions, impacts would be less than significant.
- f. **Alternative Transportation.** The project would not conflict with adopted plans, polices or programs relating to alternative transportation. There would be no impact.

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

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

Discussion:

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

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- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

- a. **Wastewater Requirements.** The project proposes to obtain sewer service from the El Dorado Irrigation District. There is an 8-inch sewer line in Guadalupe Drive. This sewer line has adequate capacity at this time. A service stub is located in the southeast corner of the parcel. An additional service stub would be required. Expansion of facilities would not be required for the project. Impacts would be less than significant.
- b. **Construction of New Facilities.** No expansion to the existing systems would be necessary to serve the project. Impacts would be less than significant.
- c. **New Stormwater Facilities.** All facilities would be constructed in conformance with County ordinance. Impacts would be less than significant.
- d. **Sufficient Water Supply.** The project would be served by the El Dorado Irrigation District. The project would be required to upsize approximately 400 feet of 6-inch water line in Guadalupe Drive to an 8-inch line. Existing service is located near the southeast corner of the project site. The hydraulic grade line for the existing water distribution facilities is 835 feet above mean sea level at static conditions and 753 feet above mean sea level during fire flow and maximum day demands. Impacts would be less than significant.
- e. **Adequate Capacity.** The El Dorado Irrigation District has determined that adequate facilities would be available to support the project with no expansion necessary. Impacts would be less than significant.
- f. **Solid Waste Disposal.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- g. Solid Waste Requirements.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. Impacts would be less significant.

FINDING: Adequate water and sewer systems are available to serve the project. For this 'Utilities and Service Systems' category, impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Discussion:

- a.** The project would have the potential to significantly impact fish or wildlife species as part of the project. The project would require oak woodland habitat removal. The project would include Conditions of Approval requiring oak woodland mitigation. Implementation of these requirements would reduce potentially significant impacts to less than significant.
- b.** The project would not result in significant cumulative impacts. The project would not require the extension of infrastructure or utilities. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. Impacts would be less than significant.
- c.** Based on the discussion contained in this document, potentially significant impacts to human beings would occur with respect to Air Quality. The project would include standard Conditions of Approval required by the Air Quality Management District which would apply to project construction. Adherence to these standard conditions would reduce potential impacts to less than significant. The project would result in the construction of two residential units. The proposed residential development would not result in substantial impacts to human beings. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

Project Specific Resource Material

Tree Survey, Robert L. Bjorgum, March 2007.

Parcel Map 89-129/Zone Change 89-78, September 1993