

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: July 8, 2010

Item No.: 10

Staff: Gina Paolini

**GENERAL PLAN
AMENDMENT/REZONE/TENTATIVE MAP**

FILE NUMBER: A10-0001/Z09-0003/TM09-1488/Breeden Estates-Leoni Road
Subdivision

APPLICANT: Christine Brown

AGENT: Carlton Engineering, Inc.

REQUEST:

1. General Plan Amendment to amend the land use from Medium-Density Residential (MDR) to Low-Density Residential (LDR).
2. Zone Change from Residential Agricultural-40 (RA-40) to Estate Residential Five-Acre (RE-5), and
3. Tentative Map (Exhibit E) to create 12 residential lots ranging in size from 5 acres to 12 acres.

LOCATION: On the east side of Parkside Drive approximately 165 feet south of the intersection with Winding Way and Winding Way Court, in the Grizzly Flat area, Supervisorial District II (Exhibit A).

APN: 041-040-15 (Exhibit B)

ACREAGE: 75.7 acres

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

ZONING: Residential Agricultural-40 (RA-40) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074(d) incorporated as Conditions of Approval in Attachment 1;
3. Approve General Plan Amendment A10-0001 based on the Findings listed in Attachment 2;
4. Approve Rezone Z09-0003 based on the Findings listed in Attachment 2; and
5. Approve Tentative Map TM09-1488 based on the Findings listed in Attachment 2, and subject to the Conditions of Approval listed in Attachment 1.

BACKGROUND: An application for a Zone Change and Tentative Subdivision Map was submitted on April 20, 2009. A Technical Advisory Committee (TAC) meeting was held on June 8, 2009. As a result of agency comments and issues discussed at the TAC meeting, additional information was required to be submitted. Cal Fire raised concern with the previously approved Timber Harvest Plan, stating that the applicant did not disclose the intent to convert the property from timberland to a subdivision. They also raised concern with the roads. The applicant was able to clarify these issues with Cal Fire in September 2009. Issues were raised during the pre-application process, and again during the formal application process with the use of well water within the Grizzly Flats Community Service District. Due to General Plan Policy conflicts, the applicant was advised to submit a General Plan Amendment application.

STAFF ANALYSIS

Project Description: The project request includes a General Plan Amendment to amend the land use from Medium-Density Residential (MDR) to Low-Density Residential (LDR), a Zone Change from Residential Agricultural-40 (RA-40) to Estate Residential Five-Acre (RE-5) and a Tentative Map to create 12 lots ranging in size from 5 acres to 12 acres. Each parcel would be served by private wells and private septic systems. No Design Waivers from the Design and Improvement Standards Manual have been requested.

Site Description: The project site is located within the Grizzly Flat Rural Center at an elevation of 3,800 feet. The site was cleared under a Timber Harvest Plan. A 1,700 foot long seasonal road was provided along the east side of the property to maintain access during site clearance. Two (2) permanent culverts to drain a class III water course were installed during this process. A 500-foot long seasonal road was constructed to provide access to the southeast side of the property. Access throughout the site is currently provided. Slopes on the site range from 5.7 percent on the ridge running from the northeast corner to the southwest corner of the site. Maximum slopes are found at

the northwest and southeast corners of the site which range from 21.5 to 25.2 percent slope. Vegetation on the site consists of the Sierran mixed conifer. The tree canopy contains a mixture of incense cedar, ponderosa pine, white fir, sugar pine, Douglas-fir, California black oak, canyon live oak and western dogwood.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RA-40	MDR	Undeveloped
North	R1	HDR	Single Family Residential/Residential
South	RA-40	MDR/NR	Bureau of Land Management/Undeveloped
East	A	NR	Bureau of Land Management/Undeveloped
West	R1	HDR	Single Family Residential/Residential

The project would subdivide the property for future residential development. The site is bordered by residential development to the north and west. The project development would be consistent with the surrounding land use.

General Plan: The following General Plan policies apply to this project:

The General Plan designates the subject site as Medium-Density Residential (MDR), where **Policy 2.2.1.2** permits a maximum density of one dwelling unit per 1 acre, with parcel sizes ranging from 1 to 5 acres. The project would amend the land use to Low-Density Residential (LDR). The maximum allowable density shall be one dwelling unit per 5 acres. Parcel sizes shall range from 5 to 10 acres. The project would be for 12 lots ranging in size from 5 acres to 12 acres on a 75.7 acre site, with a zoning of Residential Five-Acre (RE-5), resulting in a net density of one unit per 6.3 acres. Therefore, the proposed parcels would conform to the General Plan land use designation of Low-Density Residential with approval of the amendment.

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

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

Discussion: The proposed project would not be served by public water. The applicant has provided a letter from the Grizzly Flats Community Services District dated September 18, 2009, which states that the Board is unable to supply water at this time due to the current state of the District's water supply. The project would be served by individual wells.

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

Discussion: The project would not have a public treated water system.

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

Discussion: The project would not have a public waste water treatment system. The project would be served by individual sewage disposal areas.

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

Discussion: The project site is located within the Pioneer Union School District and the El Dorado Union High School District. The distance to the closest elementary school, Grizzly Pines School is 0.5 miles, in Grizzly Flat. The project is within the boundaries of the Union Mine High School which is located in Placerville. Bus service would be provided for students. The affected school districts were contacted as part of the initial consultation process, and no specific comments or mitigation measures were received.

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

Discussion: The Pioneer Fire Protection District would be responsible for providing fire protection to the subject site. The project is located within Zone # 4- Grizzly Flats Area which would be served by Station-35. The response time would be from 5 to 14 minutes, depending on the event and resources available. The District was contacted as part of the initial consultation process. As such, the District has reviewed the proposal and indicated that adherence to the applicable building and fire codes, as well as Conditions of Approval regarding the installation of the hydrants, development standards, fire safe plan, and construction of road improvements shown on the Tentative Subdivision Map, would satisfactorily address all fire related safety issues.

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

Discussion: The project site is located within the Grizzly Flat Rural Center. The project would be residential and adjacent to compatible residential land uses.

7. *Erosion hazard;*

Discussion: The site is located at an elevation of 3,800 feet above mean sea level. Grading is proposed to complete the development, resulting in potential for soil erosion at the site. A preliminary grading and drainage plan has been provided (Exhibit F). All grading activities would be required to comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance. The project is conditioned, to require review and submittal of an erosion control plan to limit impacts resulting from grading activities and perform revegetation of disturbed soils. The California Regional Water Quality Control Board would require the use

of Best Management Practices during construction, including the use of swales and filters to reduce soil runoff and preserve topsoil on the site.

8. *Septic and leach field capability;*

Discussion: The project would be served by individual sewage disposal areas (Exhibit G). Each home would be served by individual septic facilities. Soil test trench evaluations were conducted on the proposed lots throughout the project in 2008. Neither groundwater nor gleyed soil conditions were observed in the profiles of the soil test trenches excavated in and near the identified disposal areas. The soil within the identified disposal areas would be considered to be appropriate for wastewater disposal based on the conditions observed in the soil test trenches. Disposal areas of 12,000 square feet are required for lots greater than 5 acres. Disposal areas have been identified for long-term onsite wastewater disposal for each lot. The sewage disposal feasibility report has been reviewed and approved by the El Dorado County Department of Environmental Management

9. *Groundwater capability to support wells;*

Discussion: The project would be served by individual domestic water wells. Ground water recharge at the site occurs from rainfall, and aquifer conditions underlying the site are characterized as a fractured igneous/metamorphic bedrock system. Groundwater flow is considered to be governed by topography, subsurface geologic conditions (rock units/aquifers), and geologic contracts. Water wells would be constructed to intersect fracture zones that provide sufficient quantities of water for domestic/residential supply design needs. There would be no known problem areas for water availability at the project site.

10. *Critical flora and fauna habitat areas:*

Discussion: A biological assessment was prepared for the project site. Potential habitat was found for fifteen species of concern; however, no special status species were identified. No raptor nest sites were found at the project site during three (3) site visits conducted on January 20 and February 28, 2009, and March 7, 2010. The biologist has recommended Mitigation Measures, included within Attachment 1, Conditions of Approval, to reduce potential impacts on species of concern with potential habitat on the project site. The project is not within an area designated by the County's General Plan as a Rare Plant Mitigation Area, and no critical flora was identified within the biological assessment.

11. *Important timber production areas:*

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

12. *Important agricultural areas;*

Discussion: The Medium Density General Plan Land Use Designation allows for single-family residential development of the project area. The site is presently zoned Residential Agricultural-40 (RA-40). However, the site is not within an active agricultural area, and there are no current agricultural uses. Thus, the site is not considered an important agricultural area.

13. *Important mineral resource areas;*

Discussion: The project is not within a Mineral Resource Zone and would not impact any important mineral resources.

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

Discussion: The El Dorado County Department of Transportation (DOT) reviewed the project and determined that the project would not exceed the General Plan thresholds requiring a traffic study. DOT has recommended Conditions of Approval, including improvements to existing roadways that would address project impacts to ensure that the transportation system would be adequate to serve the area.

15. *Existing land use patterns;*

Discussion: The project area is surrounded by existing residential land uses and by open space. It has been determined that the proposed project would be consistent with existing land use patterns within the immediate project area.

16. *Proximity to perennial water course;*

Discussion: The biological assessment prepared for the project did not identify potential jurisdictional wetlands and other waters of the U.S. at the subject site.

17. *Important historical/archeological sites;*

Discussion: A Cultural Resource Study was prepared for the site. The report identified a potentially significant irrigation ditch at the site; however it was determined to lack integrity. In conclusion, the ditch segment does not appear to be a significant resource for listing on the California Register of Historic Resources. The presence of historical or archeological resources would be remote.

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

Discussion: As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El

Dorado County. 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.

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

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

General Plan **Policy 2.2.5.21** requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by policies in effect at the time the development project is proposed.

Discussion: The project site is surrounded by both existing and proposed residential land uses, which would be compatible with the proposed development.

General Plan **Policy 5.2.1.2** requires that adequate quantity and quality of water for all uses, including fire protection be provided with proposed development.

Discussion: The Grizzly Flats Community Services District serves the subdivision adjacent to the project; however, due to the District's water supply issues, they would not be providing service to the project. There are fire hydrants along Winding Way. New fire hydrants/standpipes would be required at each residence, along with residential fire sprinklers. All fire sprinklers would meet NPFA 13-D standards and be approved by the Pioneer Fire Protection District. Each parcel would be required to store a minimum of 7,500 gallons of water. Five thousand gallons for fire protection connected to a standpipe, 1,500 gallons dedicated to a fire sprinkler system, with the remaining 1,000 gallons for domestic use. A generator, with battery back-up would be required as part of the fire protection system.

General Plan **Policy 5.2.1.3** requires that all Medium-Density Residential projects be required to connect to either a public water system or to an approved private water system in Rural Centers.

Discussion: The project site has a land use designation of Medium-Density Residential and is located within the Grizzly Flat Rural Center. The project is within the Grizzly Flats Community Services District, a public water service provider. This provider is unable to provide water to the subject site due to lack of resources. The project proposes a General Plan Amendment to amend the land use to Low-Density Residential in order to allow the use of individual wells within a single piece of property. The project would be in compliance with the General Plan upon approval of the proposed amendment.

General Plan **Policy 5.2.3.4** requires all applications for divisions of land which rely on groundwater for domestic use demonstrate that groundwater is adequate as part of the review and approval process and that the groundwater supply for the project in question is adequate to meet the highest demand associated with the approval in question.

Discussion: Water wells are required to be constructed to the standards specified in "Water Well Standards", State of California, Department of Water Resources, Bulletin 74-81 (and supplements); and must be capable of providing to each connection a minimum of five (5) gallons per minute, either from the well itself or a combination of well and storage, at a minimum of fifteen (15) pounds per square inch pressure. Two water wells constructed to domestic supply well specifications exist on the property, and during March of 2009 the wells were pump-tested to verify production over a 24-hour period. The reported stabilized water level pumping rates at the end of the 24-hour pumping period were 6.06 and 12.03 gallons per minute. The property owner would be required to demonstrate to the satisfaction of the Environmental Management Department that a safe and reliable water source could be provide to each parcel prior to filing Final Map.

As required by General Plan **Policy 5.7.1.1**, the applicant would be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development.

Discussion: The Pioneer Fire Protection District would provide fire protection service to the project site. A Fire Safe Plan has been prepared for the project, which requires water storage, fire hydrant placement, and fire sprinklers to ensure adequate fire protection infrastructure.

Pursuant to General Plan **Policy 7.3.3.4**, a 50-foot setback is required from intermittent streams and wetlands and a minimum setback of 100 feet is required from all perennial streams, rivers and lakes.

Discussion: Grizzly Creek, identified as an ephemeral stream has been identified off the northwest corner of the project site. A 50-foot setback would be required for development from the creek.

As required by General Plan **Policy 7.4.4.4**, the applicant shall demonstrate that adequate development area exists on each of the proposed parcels where a single family dwelling and related improvements could be built without the removal of oak trees or without project mitigation.

Discussion: The project site is 75.7 acres. The tree canopy analysis determined oak canopy to be 7.3 percent of the project site. The El Dorado County Oak Woodland Management Plan requires 90 percent retention of existing canopy cover for parcels over one acre having 1-9 percent oak canopy cover. Twelve black oaks would be removed for road construction for this project, which would be 0.05 percent of the calculated oak canopy. Fourteen oak trees were found within the proposed septic leach areas, which would be 0.07 percent of the calculated oak canopy. The proposed project estimates tree removal for lot development and roadways to be 0.7 acres. The estimated tree canopy retention after road improvements and lot development would be 87 percent, which would be below the 90 percent retention requirement. The applicant would be required to pay into the conservation fund under "Option B" of Policy 7.4.4.4.

Table 1: Oak Canopy Summary

Project Site (Acreage)	Oak Canopy Coverage (Acreage)	Percentage of Required Retention	Proposed Oak Removal	Percentage Retention Proposed
75.7	5.7	90 %	0.7	87 %

As shown on the Tree Exhibit (Exhibit H), the project would require the removal of 0.7 acres of the onsite canopy. Exhibit H shows both the impacts as a result of infrastructure as well as potential impacts of leach field development. The applicant has indicated that they would want to participate in a payment of the mitigation fee established by Option B. Chapter 17.72 of the Zoning Ordinance establishes requirements for the implementation of General Plan Policy 7.4.4.4. Section 17.72.100 of the Ordinance allows payment of the mitigation in-lieu fee prior to issuance of a grading permit for road and infrastructure improvements and prior to issuance of any building permits for future development of the project site. A breakdown of the oak canopy impacts have been included in the following table.

Table 2: Oak Canopy Removal Summary

Total Oak Canopy to Be Removed (acres)	Canopy Removed for Road Improvements (acres)	Canopy Removed for Leach Field (acres)
0.73	0.31	0.42

Conditions of Approval have been included in Attachment 1 requiring payment of the mitigation in-lieu fee.

General Plan **Policy 8.1.3.1** requires buffers between Agriculturally Zoned lands and requires buffering from increases in density on adjacent lands by requiring a minimum of 10 acres for parcels created adjacent to these lands.

Discussion: Property to the east and south are zoned Agriculture (A) and Residential Agricultural-40 (RA-40), with land use designations of Natural Resources (NR). Parcel No.'s 9 and 10 are to be greater than 10 acres in size.

General Plan **Policy 8.4.1.2** requires a 50-foot setback for incompatible uses including residential structures for projects located within a Rural Center.

Discussion: Parcel No.'s 9 and 10 would be required to have a 50-foot non-building setback recorded on the final map. All future development would be reviewed during the building permit process to ensure that all incompatible structures would comply with setback requirements.

General Plan **Policy 8.1.4.1** requires the County Agriculture Commission review all discretionary development applications involving land zoned or designated agriculture.

Discussion: The Agricultural Commission reviewed the project on April 14, 2010 (Exhibit I) and made the following findings:

1. The project will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities;
2. The project will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
3. The project will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

The Commission did recommend that Lot No's. 9 and 10 be rezoned RE-10 due to the larger parcel sizes. The overall density of the project would be consistent with proposed LDR land use, with 10 of the parcels falling within the 5 acre range. The two larger parcels are required due to their adjacency to agricultural zoned land. Planning staff believes the proposed RE-5 zoning would be appropriate for the site.

Zoning: The applicant is requesting that the project site be rezoned from Residential Agricultural-40 (RA-40) to Estate Residential 5-Acre (RE-5). This would allow for the creation of 12 lots. The Zone Change would be consistent with the proposed Low Density Residential General Plan Land Use Designation (LDR).

Tentative Map: The Tentative Subdivision Map would create 12 individual parcels. The following provides lot details:

Table 3: Lot Details

Breeden Estates-Leone Road Subdivision Lot Details		
Lot No.	Gross Lot (Acres)	Net Lot (Acres)
1	5.01	2.83
2	5.01	3.53
3	5.01	3.46
4	6.45	4.77
5	5.05	3.56
6	5.02	3.53
7	5.49	3.64
8	5.60	3.62
9	10.68	4.80
10	11.76	3.38
11	5.01	3.20
12	5.61	4.00

Ten parcels would be a minimum of 5.0 acres, with two parcels being over 10 acres in size due to their proximity to agricultural land.

Design Waivers Discussion: Design Waivers from the Design and Improvements Standards manual have been not been requested for the project.

Other Issues:

Access/Circulation: The project would be accessed via existing roadways within the Grizzly Flat Rural Center. Winding Way is a County-maintained roadway. Winding Way Court is a non-county maintained road. Two (2) interior roadways are proposed for the project. The proposed roadway shall be consistent with DISM Design Standard Plan 101C and Sec 3.A.9. These sections require the roadway to be 20-foot wide asphalt paved with 10-foot shoulders on both sides.

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

Cultural Resources: A Cultural Resource Study was prepared for the site by Historic Resources Associates (November 2008). The presence of historical or archeological resources would be remote. Standard Conditions of Approval would be required to be implemented during project construction in the event of accidental discovery of historic or archeological resources.

Fire: The Pioneer Fire District and Department of Forestry and Fire Protection has reviewed the project and determined that the construction of roadways to Fire Safe Regulation standards, and implementation of a fire safe plan would reduce impacts to a less than significant level.

Noise: 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.

Surveyor's Office: The Surveyor's Office reviewed the proposed project and noted that survey monuments must be set, roads named through the Surveyor's Office prior to filing the Final Map. In addition, the property owner must provide a Parcel Map Guarantee showing proof of access to a State or County Maintained Road.

Wastewater: Each of the proposed parcels would be served by individual septic systems.

ENVIRONMENTAL REVIEW

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

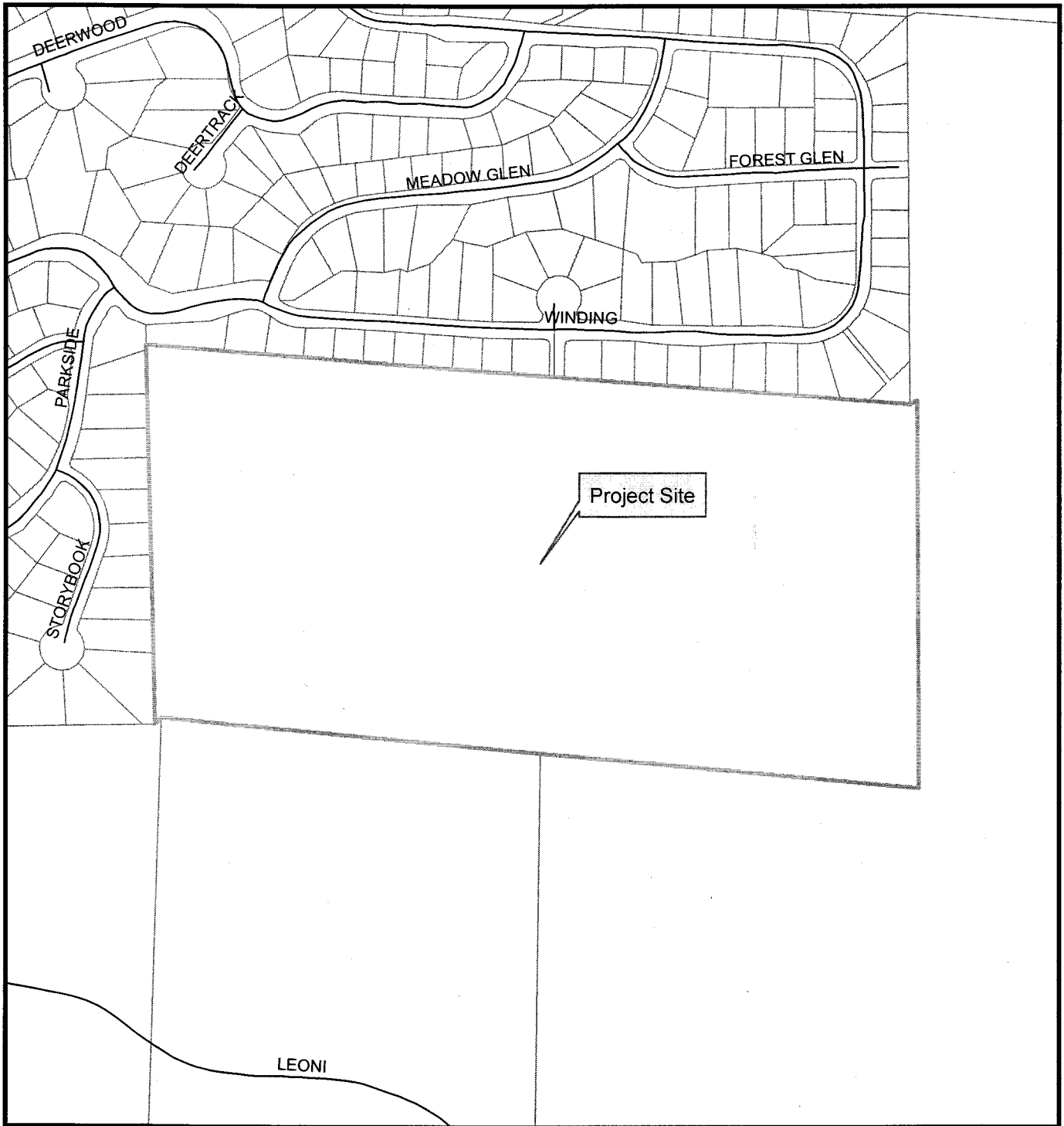
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,060.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee, includes a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,010.25 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

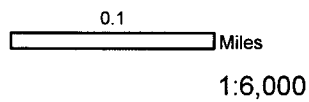
Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Tentative Subdivision Map
Exhibit F	Preliminary Grading and Drainage Plan
Exhibit G	Waste Water Plan
Exhibit H	Oak Canopy Map
Exhibit I	Agricultural Commission Recommendation
Exhibit J	Environmental Checklist and Discussion of Impacts

Location Map



A10-0001/Z09-0003/TM09-1488-Breeden Estates
APN-041-040-15

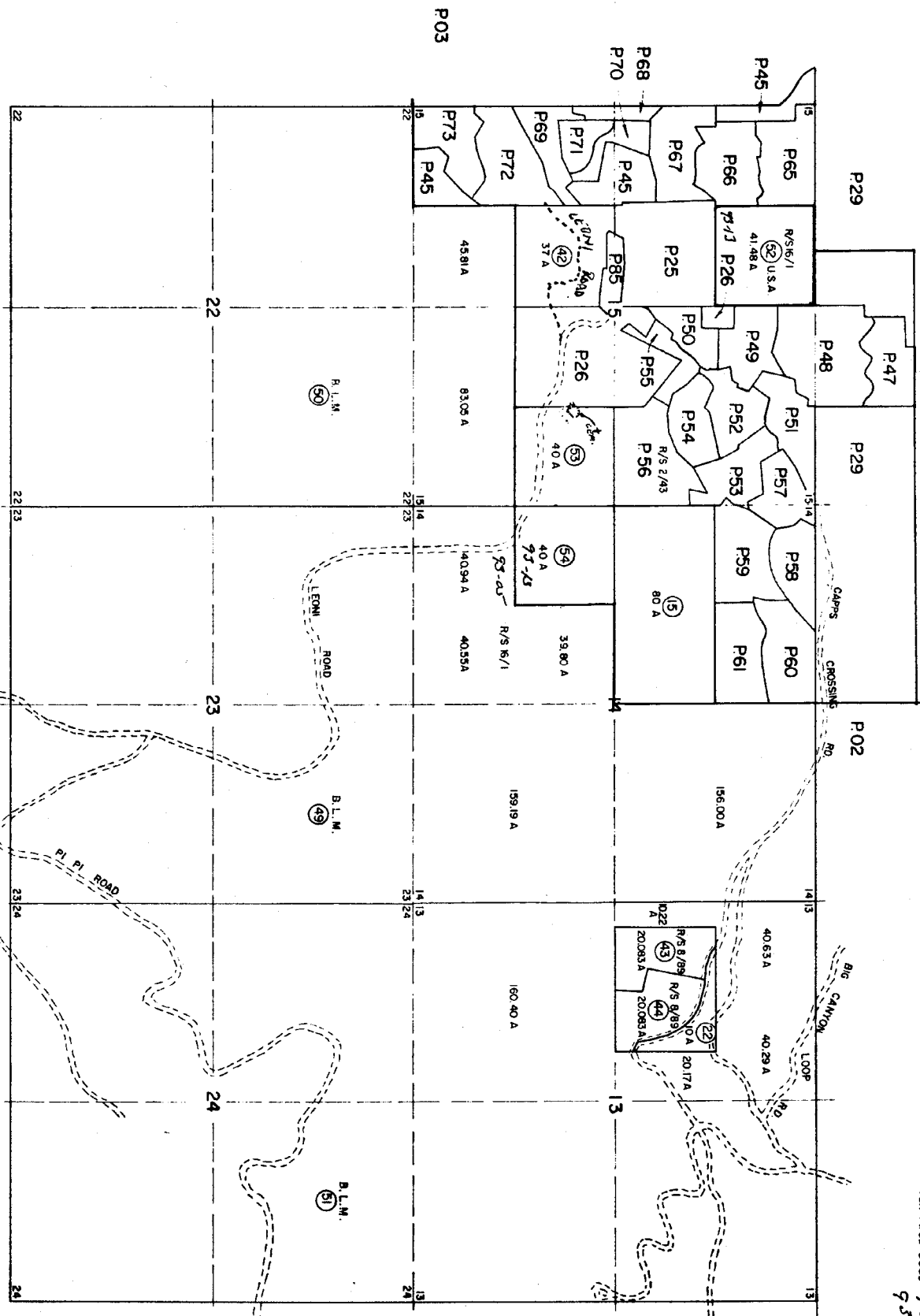


Prepared By:
Gina Paolini
Planning Services Department
April 28, 2010

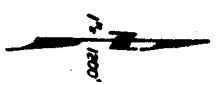
Exhibit A

SECS. 13,14,15,22,23&24, T.9N., R.13E., M.D.M.

Tax Area Code 93-05 41:04
93-13



GRIZZLY PARK	UNIT NO.	PLAT NO.
	1	47 50
	2	51 56
	3	57 61
	4	65 69
	5	70 73



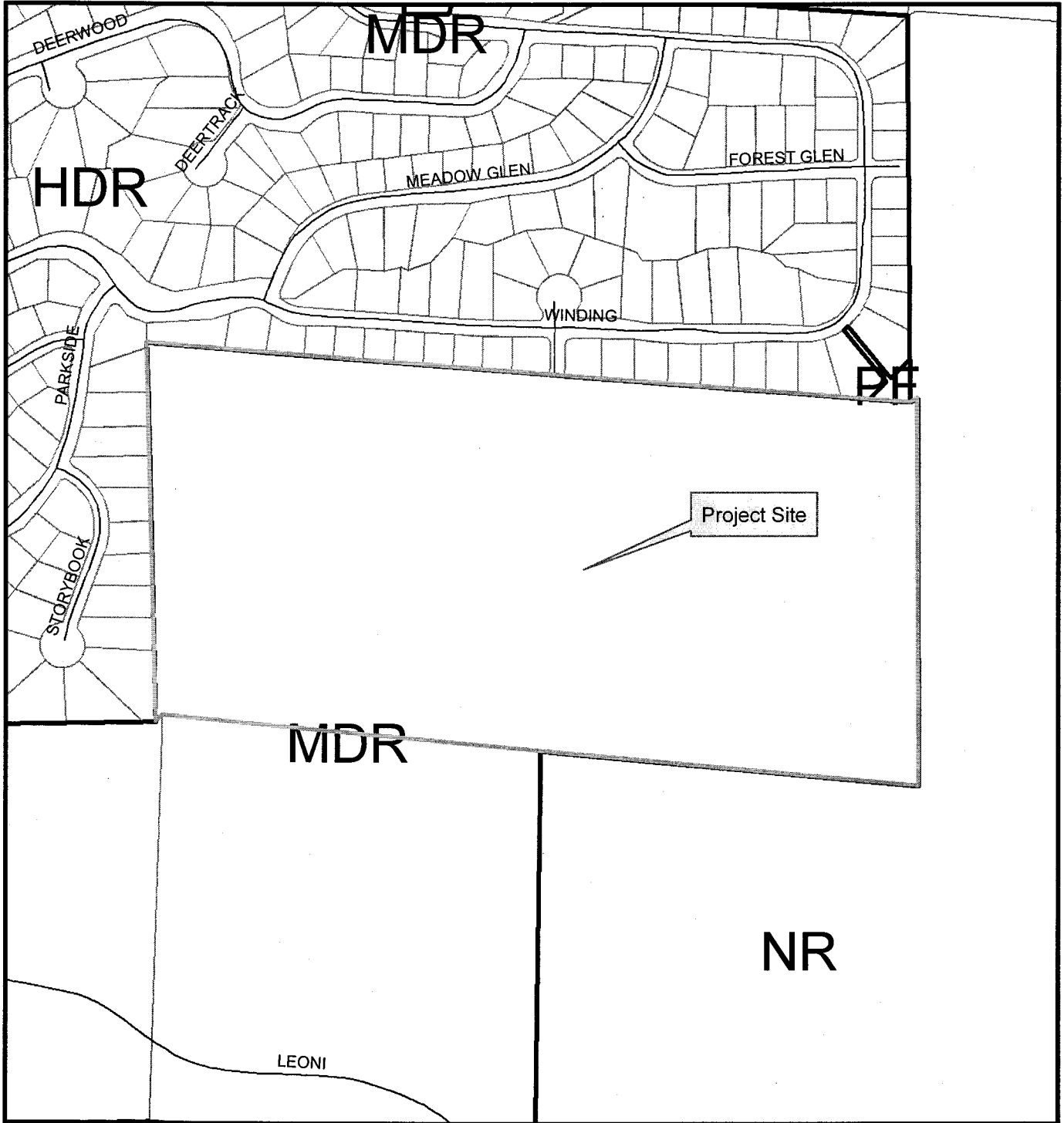
54

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 41 - Pg. 04
County of El Dorado, California
04-05 97-97

EXHIBIT B

General Plan Map

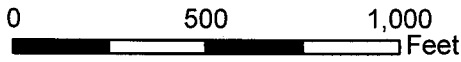


A10-0001/Z09-0003/TM09-1488-Breeden Estates

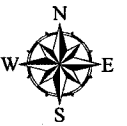
APN-105-100-08

GENERAL PLAN DESIGNATION

NR-Natural Resources
MDR- Medium Density Residential
HDR- High Density Residential



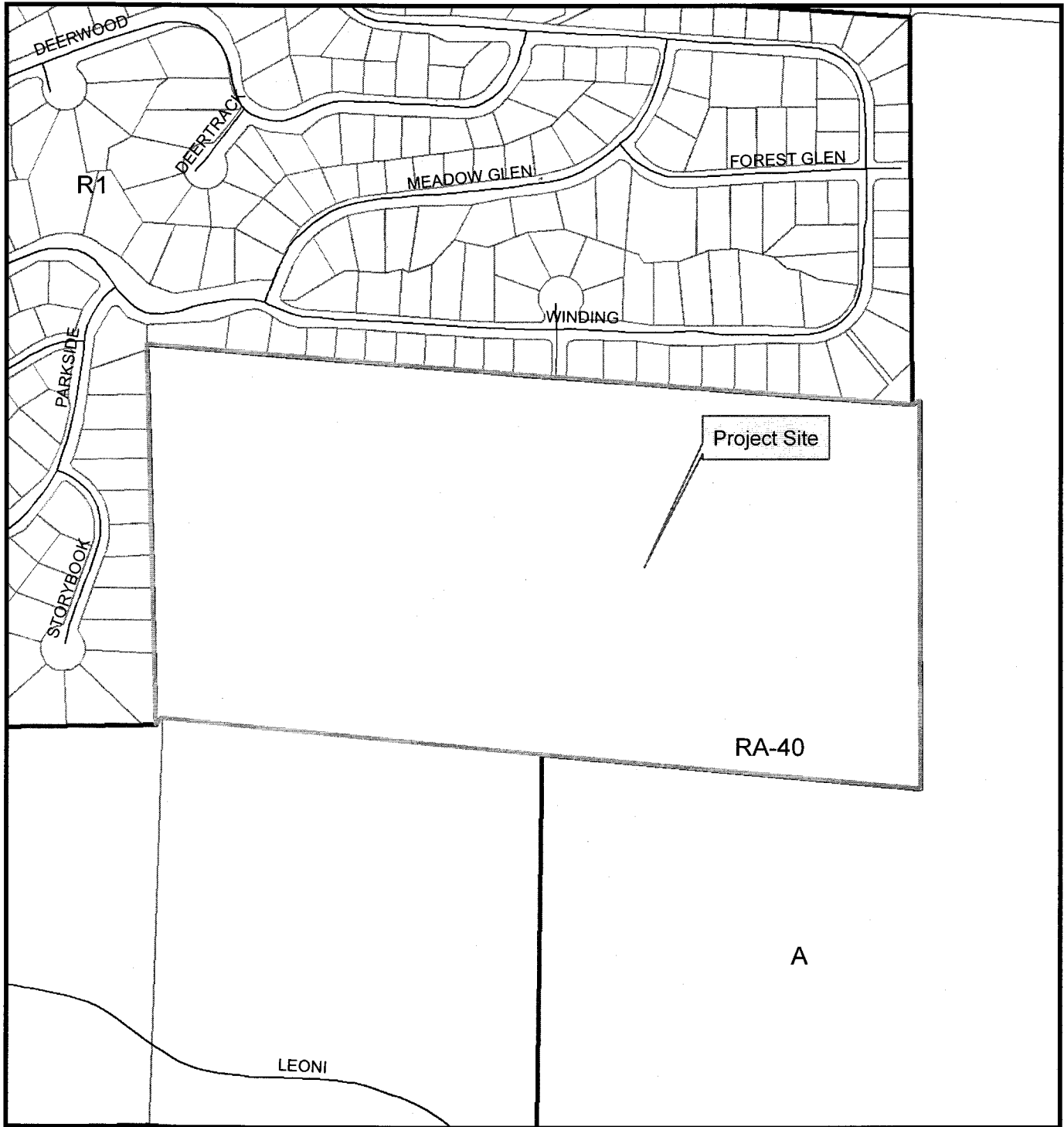
1:6,000



Prepared By:
Gina Paolini
Planning Services Department
April 28, 2010

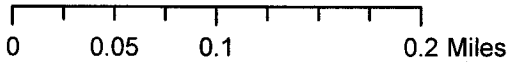
Exhibit C

Zoning Map



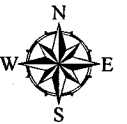
A10-0001/Z09-0003/TM09-1488-Breeden Estates

APN-041-040-15



Zoning Districts
R1- One-Family Residential
RA-40 - Residential Agricultural- 40 Acre
A - Agricultural District

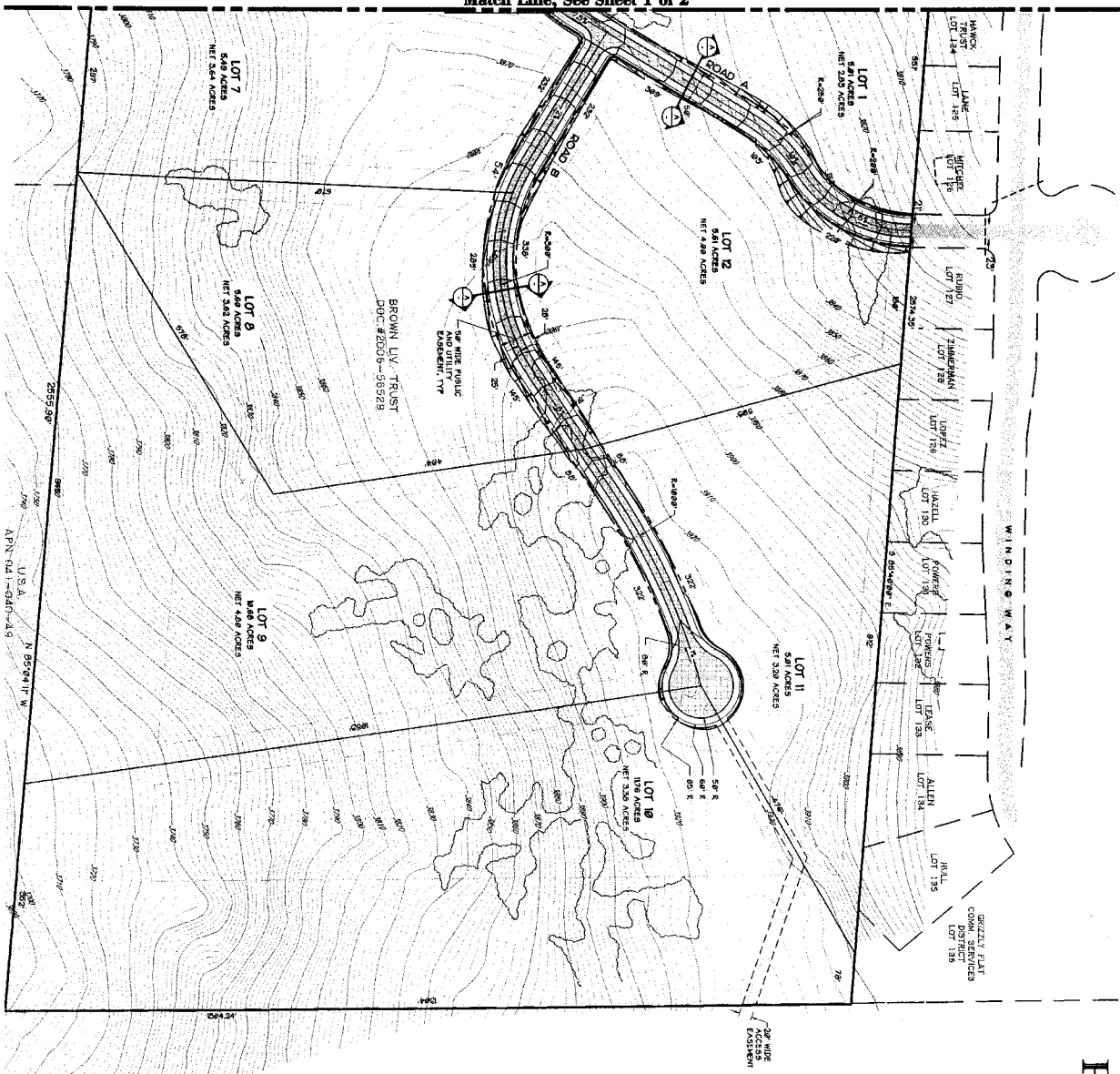
1:6,000



Prepared By:
Gina Paolini
Planning Services Department
April 28, 2010

Exhibit D

Match Line, See Sheet 1 of 2



Preliminary Grading and Drainage Plan

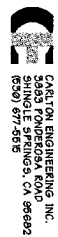
for Tentative Subdivision Map



Bearden Estates - Loop Road - Brown Subdivision Job# 094-01-07
 BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF
 SECTION 14, T. 9 N., R. 15 E., MD. 1
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 APRIL 2009
 SHEET 2 of 2



OWNER / APPLICANT:



CHRISTINE BROWN
 PROJECT MANAGER
 5700 SHILOH DR. #7477
 CARLTON ENGINEERING INC.
 2883 FONDEROSA ROAD
 SHINGO SPRINGS, CA 95602
 (925) 871-5815

MAP PREPARED BY:

Percentage of Disturbed Area:

DISTURBED AREA:	3.29 AC
OVERALL AREA:	15.7 AC
PERCENTAGE OF DISTURBED AREA:	21%

Estimate Earthwork Quantities:

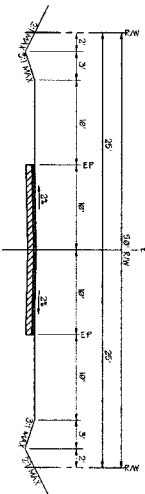
CUT *	6488 CUBIC YARD
FILL *	4552 CUBIC YARD
NET	2286 CUBIC YARD CUT

* ALL VOLUMES - STRIPPING, SHORING, AND SWELL FACTORS NOT TAKEN INTO ACCOUNT

Legend

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- RIGHT LOT LINE
- SETBACK LINE
- PROPOSED LOT LINE

Section A-A



Vicinity Map

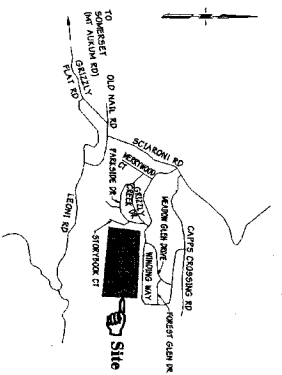
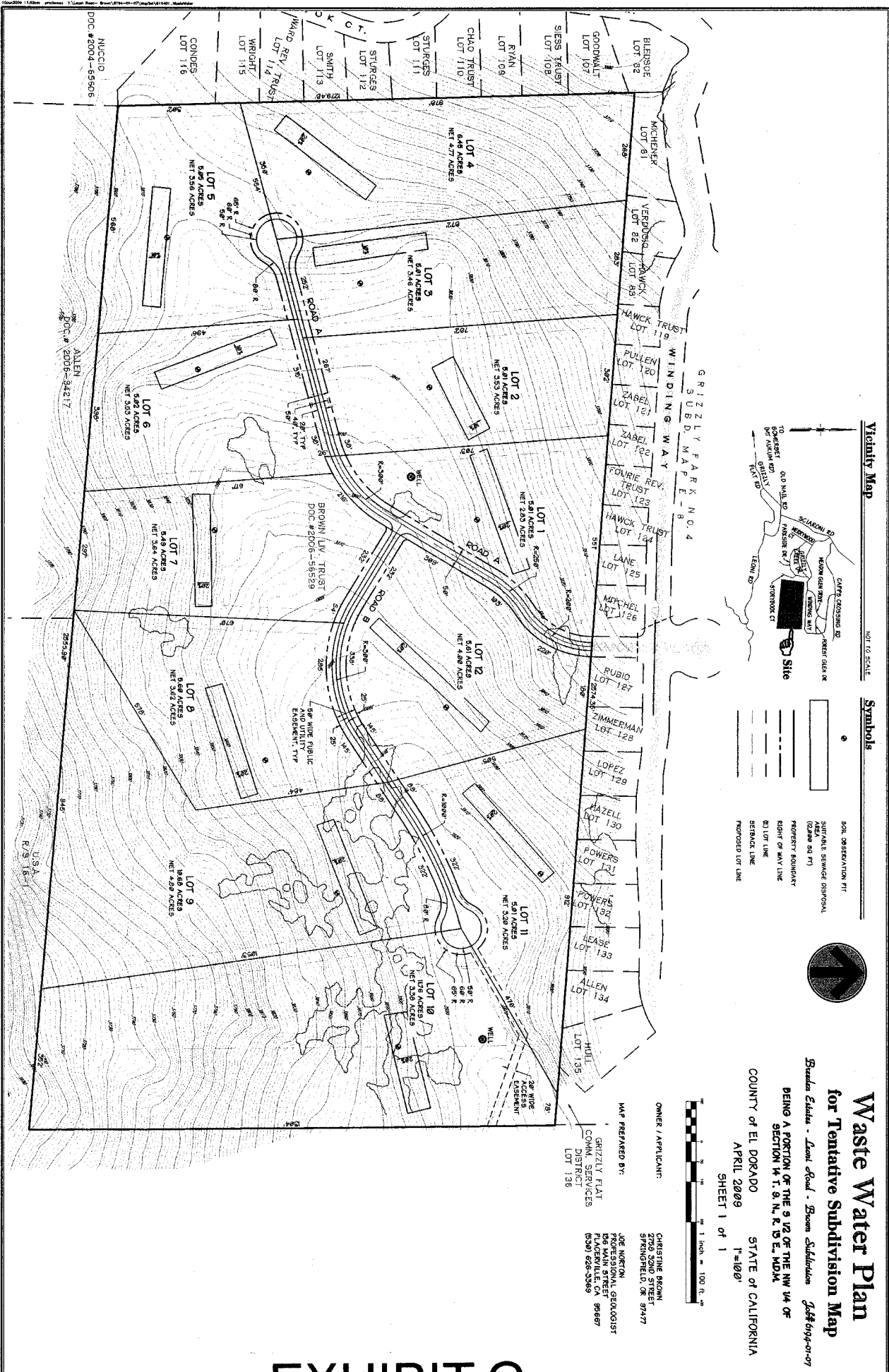


EXHIBIT F



Vicinity Map

NOT TO SCALE

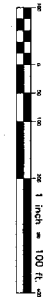
Symbols

- SOIL OBSERVATION PIT
- SURFACE SEWAGE DISPOSAL (GRADE OR PIT)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- STRIPACK LINE
- PROPOSED LOT LINE



Waste Water Plan for Tentative Subdivision Map

Grizzly Park - Lot 12 - Sewer Subdivision J# 09-07
 BEING A PORTION OF THE 9 1/2 OF THE NW 1/4 OF
 SECTION 14, T. 9 N., R. 15 E., MDM.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 APRIL 2009
 SHEET 1 of 1



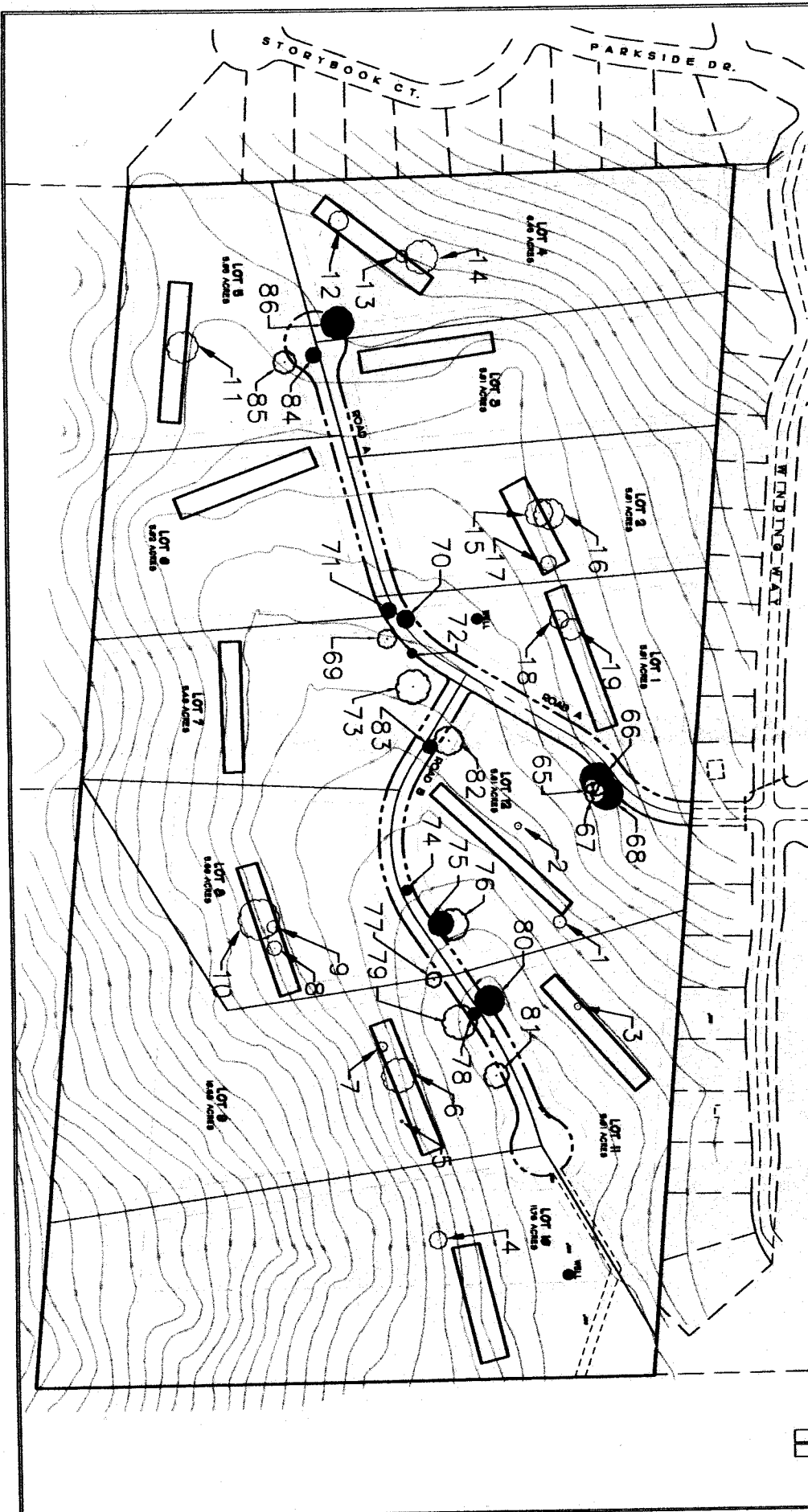
OWNER / APPLICANT: CHRISTINE ARON
 2729 32ND STREET
 SPRINGFIELD, OR 97477

MAP PREPARED BY: GRIZZLY FLAT
 COMM. SERVICES
 DISTRICT
 LOT 136

JOE NORTON
 1505 MAIN STREET
 PLACERVILLE, CA 95667
 (530) 626-3569

EXHIBIT G

FIGURE 7. Oak Trees to be Removed for Road Improvements.



Tree #	Common Name	DBH" (in.)	Canopy Area (sq. ft.)	Tree #	Common Name	DBH" (in.)	Canopy Area (sq. ft.)
66	Black oak	14	3421	75	Black oak	36	902
69	Black oak	40	3217	76	Black oak	0	452
70	Black oak	7	909	80	Black oak	42	2642
71	Black oak	11.5	707	86	Black oak	17	3217
72	Black oak	10	255				
74	Black oak	20	314	TOTALS		213.5	13,676

NOTE: Trees 65 & 64 will be removed but are nearly dead for the reason they are not included in the table above.





AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@co.el-dorado.ca.us

Greg Boeger, Chair – Agricultural Processing Industry
Lloyd Walker, Vice-chair – Other Agricultural Interests
Chuck Bacchi – Livestock Industry
Bill Draper, Forestry /Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
John Smith – Fruit and Nut Farming Industry
Gary Ward, Livestock Industry

RECEIVED
PLANNING DEPARTMENT
MAY -4 AM 11:17

MEMORANDUM

DATE: April 29, 2010
TO: Gina Paolini, Development Services/Planning
FROM: Greg Boeger, Chair ^{AB}

SUBJECT: Z 09-0003 & TM 09-1488 – BREEDEN ESTATES – LEONI ROAD SUBDIVISION (CHRISTINE BROWN/CARLTON ENGINEERING, INC.)

During the Agricultural Commission’s regularly scheduled meeting held on April 14, 2010 the following discussion and motion occurred regarding Z 09-0003 & TM 09-1488 – Breeden Estates – Leoni Road Subdivision (Christine Brown/Carlton Engineering, Inc.): A request to rezone from Residential-Agricultural-40 Districts (RA-40) to Estate Residential Five-Acre Zone Districts (RE-5) and a tentative subdivision map to create 12 lots ranging in size from 5 acres to 12 acres. The property identified by Assessor’s parcel number 041-040-15, consists of 75.7 acres, and is located on the east side of Parkside Drive approximately 165 feet south of the intersection with Winding Way and Winding Way Court, in the Grizzly Flat area. (District 2)

Bill Draper recused himself from this item as he was the Registered Professional Forester who prepared the Wildland Fire Safe Plan for the project.

Staff reported on the site visit. The property consists of 75.7 acres, is not in an Ag District and is in the Grizzly Flat Rural Center. The Land Use Designation is Medium Density Residential (MDR). This land use designation establishes areas suitable for detached single-family residences with larger lot sizes which enable limited agricultural land management activities. This designation is applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. The surrounding land use consists of High-Density Residential (HDR), Medium-Density Residential (MDR) and Natural Resource (NR). The parcel’s current zoning is Residential Agricultural 40-Acre (RA-40). The adjacent zonings consist of One-Family Residential (R1), Residential Agricultural Forty-Acre (RA-40), and Agricultural. The approximate elevation is: 4,000 feet. The parcel’s soil types are:

- CrE – Crozier Cobbly Loam, 9 to 50% Slopes (Class VI)
- JrD* – Josephine Gravelly Loam, 15 to 30% Slopes (Class IV – Soil of Local Importance)
- JsE – Josephine Very Rocky Loam, 15 to 50% Slopes (Class VI)

EXHIBIT I

MrC* – Musick Sandy Loam, 9 to 15% Slopes (Class IV – Soil of Local Importance)
MtE – Musick Very Rocky Sandy Loam, 15 to 50% Slopes (Class VI)
SdE – Shaver Very Rocky Coarse Sandy Loam, 15 to 50% Slopes (Class VI)

* El Dorado County Choice Agricultural Soils

Relevant General Plan Policies:

Note: Due to the interpretation of General Plan Policies 8.1.3.1 and 8.1.3.2 by the Board of Supervisors, these policies will not apply to this project, as the parcels are located within a Rural Center, were assigned the Medium Density Residential land use designation in the 2004 General Plan, and there is not a current agricultural operation on the agriculturally zoned parcels to the south and southeast.

Policy 8.1.4.1: The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

A family member, representing the applicant, had no additional comments.

Bill Draper, speaking as a Registered Professional Forester, stated that he had prepared the Fire Safe Plan for this project and feels that staff's recommendation for the two lots is prudent as there is National Forest on the east and southeast corners of the property and in order to maintain the appropriate buffer the rezone for lots 9 and 10 to RE-10 (Estate Residential Ten-Acre) would be logical.

It was moved by Mr. Smith and seconded by Mr. Walker to recommend APPROVAL of Z 09-0003, and TM 09-1488 as General Plan policies 8.1.3.1 and 8.1.3.2, as interpreted by the Board of Supervisors, do not apply to this project; the parcels were given a land use designation of Medium Density Residential and were included in the Grizzly Flat Rural Center in the 2004 General Plan, the proposed project is consistent with the parcel's land use designation, and all of the findings can be made for General Plan Policy 8.1.4.1, "...the proposed use:

- A) Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities;***
- B) Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and***
- C) Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.***

Gina Paolini
Meeting Date: April 14, 2010
RE: Brown, Christine/Carlton Eng.
Page 3

Furthermore, the Commission recommends that to be consistent with the proposed parcel sizes, Lot 9 and Lot 10 be rezoned to Estate Residential Ten-Acre (RE-10).

Motion passed.

AYES: Bacchi, Mansfield, Smith, Walker, Boeger

NOES None

RECUSED: Draper

ABSENT: Ward

If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (530) 621-5520.

GB:na

cc: Christine Brown
Carlton Engineering, Inc.



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Breeden Estates-Leoni Road Subdivision/A10-0001/ Z09-0003/ TM09-1488

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: Christine Brown, 2758 32nd Street, Springfield, OR 97477

Project Applicant's/Agent's Name and Address:

Carlton Engineering, Inc., 3883 Ponderosa Road, Shingle Springs, CA 95682

Project Engineer's / Architect's Name and Address:

Carlton Engineering, Inc., 3883 Ponderosa Road, Shingle Springs, CA 95682

Project Location: The project is located on the east side of Parkside Drive 165 feet south of the intersection with Winding Way and Winding Way Court in the Grizzly Flat area.

Assessor's Parcel Number(s): 041-040-15

Zoning: Residential Agricultural -- 40 (RA-40)

Section: 14 **T:** 9N **R:** 139E

General Plan Designation: Medium Density Residential (MDR)

Description of Project: The project would include a General Plan Amendment, Rezone and Tentative Subdivision Map. The General Plan Amendment would change the land use from Medium-Density Residential to Low-Density Residential. The Rezone would amend the parcels zoning from RA-40 to RE-5.

The Tentative Map would create 12 residential lots. The residential lots would range from 5-acres to 12-acres.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	RA-40	MDR	Undeveloped
North	R1	HDR	Single Family Residential/ Residence
South	RA-40/A	MDR/NR	Bureau of Land Management/Undeveloped
East	A	NR	Bureau of Land Management/Undeveloped
West	R1	HDR	Single Family Residential/ Residence

Briefly Describe the environmental setting: The project site is 75.7-acres located within the Grizzly Flat Rural Center at an elevation of 3,800 feet. The site was cleared under a Timber Harvest Plan. A 1,700 foot long seasonal road was provided along the east side of the property to maintain access during site clearance. Two (2) permanent culverts to drain a class III water course were installed during this process. A 500 foot long seasonal road was constructed to provide access to the southeast side of the property. Access throughout the site is currently provided. Slopes on the site range from 5.7 percent on the ridge running from the northeast corner to the southwest corner of the site. Maximum slopes are found at the northwest and southeast corners of the site which range from 21.5 to 25.2 percent slope. Vegetation on the site consists of the Sierran mixed conifer. The tree canopy contains a mixture of incense cedar, ponderosa pine, white fir, sugar pine, Douglas-fir, California

EXHIBIT J

black oak, canyon live oak and western dogwood.
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. Pioneer Fire District
6. CAL Fire
7. El Dorado County Surveyor

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
X	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: Gina Paolini Date: May 18, 2010

Printed Name: Gina Paolini For: El Dorado County

Signature: Pierre Rivas Date: 6-1-10

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 and commercial development.

Project Description

The "project" would include a General Plan Amendment of the site from Medium-Density Residential to Low-Density Residential and a Rezone of the site from RA-40 to RE-5 and a Tentative Subdivision Map to subdivide the property into twelve parcels ranging in size from 5.01 acres to 11.76 acres.

Project Location and Surrounding Land Uses

The 75.7-acre site is located on the east side of Parkside Drive 165 feet south of the intersection with Winding Way and Winding Way Court in Grizzly Flat. The surrounding land uses are existing single family residential development.

Project Characteristics

1. Transportation/Circulation/Parking

The project would be accessed via existing roadways within the Grizzly Flat Rural Center. Winding Way is a County-maintained roadway. Winding Way Court is a non-county maintained road. Two (2) interior roadways are proposed for the project. The proposed roadway shall be consistent with DISM Design Standard Plan 101C and Sec 3.A.9. These sections require the roadway to be 20-foot wide asphalt paved with 10-foot shoulders on both sides.

2. Utilities and Infrastructure

The project site would be serviced by onsite septic systems and well water. Power utilities and telephone service would be extended to the site by local utility companies.

3. Population

The proposed 12 residential parcels would result in an increase of population in the Grizzly Flat Rural Center but 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:

Biological Resources
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
--------------------------------	---	------------------------------	-----------

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. **Scenic Vista.** The project site is located in the rural center of Grizzly Flat. The project site and vicinity is not identified by the County as a scenic view or resource. There would be no impact.
- b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.
- c. **Visual Character.** The project would not affect the visual character of the rural center 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.

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

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

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 and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.
- c. **Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. There would be no impact.
- d-e. **Loss of forest land/conversion of forest land to non-agricultural use.** The project would not convert forest land to non-agricultural or non-forest use.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	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.

- 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 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.
- 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.

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

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 Air Quality Assessment prepared for the project determined that the construction activities would be below the AQMD emission thresholds of significance of 82 pounds per day each of ROG or NOx. AQMD has reviewed the assessment and concurs with the analysis and that 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 12 residential lots within the Grizzly Flat Rural Center. 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	
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

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

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
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.** A Biological Resources Evaluation was prepared for the project site. The field study surveyed the project site for plant and animal species subject to protection by state and federal statutes. The study did not identify any special status plant species.

The study did conclude that there may be potential habitat for species of concern at the project site; therefore, the following Mitigation Measures shall be implemented to reduce potentially significant impacts to a less than significant level:

BIO-1 Pre-construction Survey Required: Removal of vegetation within the project area shall be conducted between August 15 and February 28 if feasible which is outside of the peak nesting period for most migratory bird species and nesting raptor species.

If construction activities are scheduled to occur within the typical breeding season for raptors (March 1 through August 31), on-site pre-construction surveys for raptors and their nests shall be conducted by a qualified biologist no more than 30 days prior to initiation of the proposed development activities. The survey results shall be submitted to the California Department of Fish and Game (CDFG) and Planning Services prior to issuance of a grading permit. If active raptor nests are found on or immediately adjacent to the site, consultation must be initiated with CDFG to determine appropriate avoidance measures. The applicant shall follow the appropriate avoidance measures issued by CDFG, and no construction activities shall occur on the project site until the avoidance measures are issued and implemented. If no active nests are found, then no further action is required, and construction activities may proceed upon approval by Planning Services.

MONITORING: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on the grading plans. Planning Services shall review the surveys prior to issuance of a grading permit.

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

- b-c. Riparian Habitat.** The Biological Resources Evaluation prepared for the project indicated the absence of Wetlands or riparian habitat at the project site; however an ephemeral stream has been identified off-site.
- d. Migration Corridors.** The Biological Resource Evaluation determined that the California Department of Fish and Game had designated the area as a critical winter range for migratory deer habitat. The parcel sizes would range from 5 to 12 acres. Any single family development on the sites 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 rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. The project site is not located in a Rare Plant Mitigation Area.

Grizzly Creek, identified as an ephemeral stream has been identified off the northwest corner of the project site. The El Dorado County General Plan Policy 7.3.3.4 requires setbacks from intermittent and ephemeral riparian areas. The applicant would be required to demonstrate at time of building permit that a 50-foot setback from the creek would be maintained.

The tree canopy analysis prepared for the project determined oak canopy to be 7.3 percent of the project site. The El Dorado County Oak Woodland Management Plan requires 90 percent retention of existing canopy cover for parcels over one acre having 1-9 percent oak canopy cover. Twelve black oaks would be removed for road construction for this project, which would be .05 percent of the calculated oak canopy. Fourteen oak trees were found within the proposed septic leach areas, which would be .07 percent of the calculated oak canopy. The proposed project estimates tree removal for lot development and roadways to be 0.7 acres. The estimated tree canopy retention after road improvements and lot development would be 87 percent, which would be below the 90 percent retention requirement. The applicant would be required to pay into the conservation fund under "Option B" of Policy 7.4.4.4. The applicant would comply with General Plan Policy 7.4.4.4 during the grading and building permit processes.

FINDING: Potentially significant impacts relating to Biological Resources include impacts to riparian areas, impacts to protected animal species, and removal of oak woodland habitat. Implementation of Mitigation Measures **BIO-1** would require pre-construction surveys to reduce impacts to protected animal species. For this 'Biological Resources' category, the above Mitigation Measure would be required to reduce potentially significant impacts to a less than significant level.

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	

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

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 Study was prepared for the site by Historic Resources Associates (November 2008). A potentially significant ditch was identified; however it was determined to lack integrity. In conclusion, the ditch segment does not appear to be a significant resource for listing on the California Register of Historic Resources. The presence of historical or archeological resources would be remote. 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: No significant cultural resources were identified on the project site. Standard Conditions of Approval would be required with requirements for accidental discovery during project construction. This project would have a less than significant impact within the Cultural Resources category.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		X	
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?		X	
iv) Landslides?		X	
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	

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

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
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.

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.

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

- b. **Soil Erosion.** According to the Soil Survey for El Dorado County, the soil types found include MrC (Musick Sandy Loam) and SdE (Shaver), both with hydrologic soil group classifications of B. The project engineer conducted a site reconnaissance, with twelve open test pits and soil cutting. Visual observations were made of the existing subsurface soils within the test pits. Based on the characteristics of the anticipated soils, there is no reasonable danger from earthquake-induced liquefaction, seismic settlement, significant mass-wasting land sliding. 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 based on the soils observed during the site reconnaissance and the general lithology of the underlying geologic units. 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 served by individual sewage disposal areas. The sewage disposal area would be located in areas with ground slopes of less than 30 percent. The depth of topsoil varies from 2 to 6 feet. The depth of soil (weathered rock/parent material with anticipated porosity of at least 15 percent) would be anticipated to exceed at least 10 feet below the ground surface based upon observation of representative soil test trenches excavated in and near the proposed disposal areas.

The weathered bedrock observed in the excavations generally exhibits close to very close fracturing, a high degree of weathering (highly to completely weathered), and a moderate presence of fine-grained materials (silt and clay) within the fractures. The dense bedrock found below the weathered zone would have a lower permeability than the shallower soil and weathered bedrock, and that characteristic combined with the filtering capacity of the soil and weathered bedrock zone should prevent direct infiltration of wastewater in the proposed disposal areas into the deeper bedrock fracture system.

Soil test trench evaluations were conducted on the proposed lots throughout the project in 2008. Neither groundwater nor gleyed soil conditions were observed in the profiles of the soil test trenches excavated in and near the identified disposal areas. The soil within the identified disposal areas would be considered to be appropriate for wastewater disposal based on the conditions observed in the soil test trenches. Disposal areas of 12,000 square feet are required for lots greater than 5 acres. Disposal areas have been identified for long-term onsite wastewater disposal for each lot.

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.

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

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

a-b. Generate Greenhouse Gas Emissions and Policy. 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.

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.

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

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 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 12 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 will 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, and large lot sizes to avoid the site's sensitive natural resources. 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			X

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

VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
project area?			
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

Discussion:

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

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

- a-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.

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

- g. **Emergency Plan.** As discussed in the Traffic category, the project would impact the existing road systems. The project would be required to make road improvements which would address the additional impacts to the road systems. Impacts would be less than significant.
- h. **Wildfire Hazards.** The Pioneer Fire District and Department of Forestry and Fire Protection has reviewed the project and determined that the construction of roadways to Fire Safe Regulation standards, and implementation of a fire safe plan would reduce impacts to a less than significant level.

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 Pioneer Fire 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

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

XI. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a. **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 individual domestic water wells. Ground water recharge at the site occurs from rainfall, and aquifer conditions underlying the site are characterized as a fractured igneous/metamorphic bedrock system. Groundwater flow is considered to be governed by topography, subsurface geologic conditions (rock units/aquifers), and geologic contracts. Water wells would be constructed to intersect fracture zones that provide sufficient quantities of water for domestic/residential supply design needs. There would be no known problem areas for water availability at the project site.

Two water wells constructed to domestic supply well specifications exist on the property, and during March of 2009 the wells were pump-tested to verify production over a 24-hour period. The reported stabilized water level pumping rates at the end of the 24-hour pumping period were 6.06 and 12.03 gallons per minute.

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

c-f. **Drainage Patterns.** A Preliminary Drainage Report has been prepared for the project site. The project is situated on top of and bisected by a northeast-southwest trending ridgeline. The existing watershed was identified as Shed A and Shed B. The runoff from Shed A sheet flows into multiple concentrated flow channels that generally flow to the northwest towards the property boundary, or the North Point of Interest. The Runoff from Shed B sheet flows into multiple concentrated flow channels that generally flow to the south towards the property boundary, or the South Point of Interest.

The proposed development would not alter the drainage patterns, and time of concentration of existing Sheds A and B. A new roadside ditch would convey water north along Road A to two existing 12 inch culverts at the intersection of Road A, along and across existing Winding Way, which would be required to be upsized to allow for the drainage flows to cross the proposed improvements and maintain pre-development drainage patterns.

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

A new roadside ditch would convey water southwest along Road A to the proposed cul-du-sac where the ditch would end at an energy dissipater and flow level spreader. The level spreader would help change a concentrated flow back into sheet flow.

The project HydroCAD model for the project showed that the 10 year post-development scenario increased the runoff to the north by 6.3 percent (0.6 cfs) and 1.2 percent (0.1 cfs) to the south. The 10 year -24 hour event flow increase would be minimal; however if detention were determined to be necessary the approximate detention capacity for a system would be 32,230 cubic feet. The project would be conditioned to provide a location and design of a detention system, if one is warranted, prior to issuance of a grading permit for the site. 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 located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

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;
- 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.

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

- a. **Established Community.** The project is located within the Grizzly Flat Rural Center. The project is bounded to the north and east by single family residential development, and open space on the south and 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 includes a General Plan Amendment to amend the land use from Medium-Density Residential (MDR) to Low-Density Residential. The project would be for 12 lots ranging in size from 5 acres to 12 acres on a 75.7 acre site, with a rezone to Residential Five-Acre (RE-5), resulting in a net density of one unit per 6.3 acres. Therefore, the proposed parcels would conform to the General Plan land use designation of Low-Density Residential with approval of the amendment. The project would comply with applicable General Plan policies and Conditions of Approval consistent with adopted policy and ordinances. The project would be consistent with policies relating to slope, biological resources, and traffic.
- 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.

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	

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

XII. NOISE. <i>Would the project result in:</i>			
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 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm 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 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	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 12 residential units. Assuming 2.8 persons per household² in the primary units, population could increase by approximately 34 persons. Assuming all residential units include a primary and secondary unit, the population could increase to approximately 68 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 12 residential lots. No displacement or relocation housing would result as part of the project. There would be no impact.

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.

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

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

XIV. PUBLIC SERVICES. *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:*

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 Pioneer Fire Protection District provides structural fire protection to the project site. The District would require fire protection measures that would be included as Conditions of Approval of the project. These measures include the preparation of a 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 Pioneer Union School District. The proposed residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.
- d. **Parks.** As discussed in the 'Recreation' category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.
- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

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

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

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

Discussion:

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

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

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

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

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

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 12 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. Roads A and B would be improved in accordance with DISM Design Standard Plan 101C and Sec 3.A.9. These sections require the roadway to be 20 foot wide asphalt paved with 10 foot shoulders on both sides. Payment of TIM fees and road improvements consistent with County Design Standards would reduce potential impacts related to traffic. Upon payment of applicable TIM fees and construction of the required road improvements, impacts would be less than significant.

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.

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

- 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. The project would provide adequate turnarounds at the end of the onsite dead-end roadways consistent with the provisions of County Standard Plan 114 or approved equivalent for emergency ingress and egress constructed in accordance with the County Design Manual. Impacts would be less than significant.
- e. **Emergency Access.** The project Conditions of Approval would require the improvement plans to include turnouts along driveways exceeding 150 feet in length, but less than 800 feet in length, near the midpoint of the driveways. Where a driveway exceeds 800 feet, turnouts would be provided no more than 400 feet apart (Article 2. Emergency Access, Section 1273.10(a) of the Fire Safe Regulations). 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:

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

- 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 individual onsite septic facilities. Wastewater treatment would not be required. Impacts would be less than significant.
- b. **Construction of New Facilities.** The project is within the Grizzly Flats Community Services District. The project requested water service from the District on July 13, 2009. The District Board denied the request to provide water to the project due to the current state of the District's water supply. No expansion to the existing system would be necessary to serve the project. Impacts would be less than significant.
- c. **New Stormwater Facilities.** The project would be required to upsize an existing 12 inch culvert along and across Winding Way. In addition, roadside ditches would be required to be constructed. 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 individual wells. Two wells have been drilled at the site and have been tested for Coliform and E.coli, which resulted in negative findings, complying with California Title 22 maximum contaminant level for total Coliform and fecal Coliform bacteria in drinking water. The water passed State and Federal requirements for microbiological analysis of drinking water. The Conditions of Approval would require that each individual parcel have a safe and reliable water source prior to recording of the Final Map. Impacts would be less than significant.
- e. **Adequate Capacity.** The project does not require wastewater treatment as each lot would have individual on-site septic facilities. Impacts would be less than significant.
- f. **Solid Waste Disposal.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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

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

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

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.

- 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 and a Mitigation Measure requiring pre-construction surveys to reduce impacts to protected animal species during project construction. 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 outside of the Rural Center. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern with the amendment. 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 12 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, Preservation and Replacement Plan, Ruth A. Wilson, March 2009.

Biological Resources Evaluation Report, Ruth A. Wilson, March 2010.

Air Quality Impact Analysis, Carlton Engineering Inc., March 2010.

Land Capability Report. Carlton Engineering Inc., April 2009.

Site and Geology Investigation, Carlton Engineering Inc., January 2009.

Preliminary Drainage Report, Carlton Engineering Inc., March 2009.

Wildland Fire Safe Plan, William F. Draper, May 2009.

Cultural Resources Study of the Leoni Road Tentative Subdivision Map Project, Historic Resource Associates, November 2008.