

MITIGATED NEGATIVE DECLARATION

FILES: Rezone Z14-0002/Planned Development PD14-0001/Tentative Map TM14-1515

PROJECT NAME: Wilson Estates

NAME OF APPLICANTS: Lisa Vogelsang, Catherine Ryan, and Julie Ryan

ASSESSOR'S PARCEL NOS.: 126-070-22, -23 and -30

SECTION: 14 & 23 T: 10N R: 8E

LOCATION: North side of Green Valley Road, approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area.

- GENERAL PLAN AMENDMENT:** FROM: TO:
- REZONING:** FROM: One-Acre Residential to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD)
- TENTATIVE PARCEL MAP**
- SUBDIVISION** to split 28.18 acres into 28 single-family lots ranging in size from 20,004 to 43,572 square feet in size and: one interior private road lot; two lettered lots for open space, drainage and waterline; and one "new connection" road lot.

SUBDIVISION (NAME): Wilson Estates

- PLANNED DEVELOPMENT:** Development Plan for the proposed subdivision allowing a gross density of one unit per acre, the creation of commonly owned open space, and changes to the R1A development standards (setbacks) as shown on the Tentative Map.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

This Mitigated Negative Declaration was adopted by the Board of Supervisors on _____.

Executive Secretary

EXHIBIT P



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

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: Z14-0002/PD14-0001/TM14-1515/Wilson Estates

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

Contact Person: Tom Dougherty

Phone Number: (530) 621-5355

Property Owners/Applicants' Name and Address: Lisa Vogelsang, Catherine Ryan, and Julie Ryan; 1615 Greenwich Street, San Francisco, CA 94123

Project Agent/Engineer's Name and Address: David R. Crosariol, PE, CTA Engineering, 3233 Monier Circle, Rancho Cordova, CA 95742

Project Location: North side of Green Valley Road, approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area.

Assessor's Parcel Numbers: 126-070-22, -23 and -30 **Acres:** 28.18

Zoning: One-Acre Residential (R1A)

Section: 23 **T:** 10N **R:** 8E

General Plan Designation: High Density Residential (HDR)

Description of Project: The proposed project consists of the following requests:

1. Rezone the 28.18-acre parcel from One-Acre Residential to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD);
2. Tentative subdivision map and development plan to create 28 single-family lots ranging in size from 20,004 to 43,572 square feet in size and: one interior private road lot; two lettered lots for open space, drainage and waterline; and one "new connection" road lot; and
3. Design Waivers for the following:
 - a. Reduce Lot R right-of-way widths from 50 feet to 30 feet;
 - b. Reduce cul-de-sac right-of-way radii from 60 to 50 feet;
 - c. Reduce roadway width from 28-foot 101B width to a modified 101C 22-foot CF/CF asphalt paved with Type E AC Dike and three-foot shoulder as shown; and
 - d. Reduce cul-de-sac Lot R-1 from 60 feet to 50 feet top back of mountable dike at 47 feet, 50 feet to hinge point; 3-foot shoulder designed to support a 40,000 lb. load. The new connector may be installed with an AC Dike in lieu of Type 2 Curb and Gutter with Transportation approval pursuant to note 10 on design plate 101B.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	HDR	Residential/Vacant
North	RE-5	LDR	Residential/Single family residence
South	R1A/PA-20/RE-5	MDR	Residential/Single family residences

East	RE-5	LDR	Residential/Single family residence
West	R1A	MDR	Residential/Single family residences on approximately one-acre parcels, and the 11-acre LD S Church site.
<p><u>Briefly describe the environmental setting:</u> The 28.18-acre parcel varies in elevation from 720 to 860 feet above sea level. The highest point is in the northeastern portion of the parcel which slopes moderately from that area to the west. The majority of the parcel is grassland with approximately 2.90 acres of the 28.18 being covered with oak canopy-the majority of which are single, mature specimens. Dutch Ravine flows intermittently through the eastern portion of the parcel from north to south and exits under Green Valley Road through a culvert. It is bound by existing roads on the north and south sides.</p>			
<p>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)</p> <ol style="list-style-type: none"> 1. Department of Transportation-Grading and Encroachment Permits 2. El Dorado County Air Quality Management District-AQMD Rules, Fugitive Dust Plan and NOR 3. El Dorado County Resource Conservation District-Review of Grading Permits 4. El Dorado Hills Fire Department-Review of applicable Conditions of Approval 5. El Dorado County Surveyor- Review of applicable Conditions of Approval, certification of final maps. 			

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.

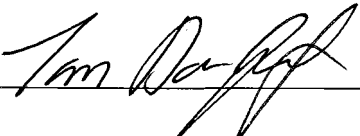
	Aesthetics		Agriculture and Forestry Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources	X	Noise
	Population / Housing		Public Services		Recreation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

DETERMINATION


On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that

earlier EIR or NEGATIVE DECLARATION, including revisions or Mitigation Measures that are imposed upon the proposed project, nothing further is required.

Signature:  Date: 8-28-14

Printed Name: Tom Dougherty, Project Planner For: El Dorado County

Signature:  Date: 8-28-14

Printed Name: Roger Trout, Development Services Director For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed residential project. The project would allow the creation of 28 residential parcels.

Project Description

Rezone the 28.18-acre parcel from One-Acre Residential to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD) and tentative subdivision map and development plan to create 28 single-family lots, one interior private road lot, two lettered lots for open space, drainage and waterline, and one "new connection" road lot.

Project Location and Surrounding Land Uses

The 28.18-acre site is located on the north side of Green Valley Road approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area. The project is located within the El Dorado-Hills Community Region Planning Concept Area. The surrounding land uses are predominantly existing single family residential development, with the exception to the north which is vacant land but with an approved Tentative Subdivision Map for single-family residential lots. There is an existing church facility adjoining the proposed project to the southwest.

Project Characteristics

1. Transportation/Circulation/Parking

The project would be accessed from one proposed encroachment onto the proposed "New Connector-Lot R" road shown on the submitted Tentative Map. Interior roadways are proposed to lead to two courts within the project core area. "New Connection" road is proposed to connect to Green Valley Road. The project would potentially contribute to the Multi-Project Area of Benefit for the Malcolm Dixon Area Traffic Circulation Plan for off-site road improvements as listed in the conditions of approval of the staff report.

The project is proposed to create residential lots, which would require two parking spaces per lot. Parking for each lot would be provided within private garages. No parking is permitted along the interior roadways. No significant impacts to parking would be anticipated to occur as part of the project.

2. Utilities and Infrastructure

The project site is currently undeveloped. As part of the project, the extension of water and sewer utilities services would be required. The project would be required to connect to existing El Dorado Irrigation District water facilities in Green Valley Road and the existing sewer facilities to the west near the intersection of Allegheny and Malcolm Dixon Roads. The sewer improvements are proposed to occur within the existing road and public utility easement within Malcolm Dixon Road.

3. Construction Considerations

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

A six-foot tall masonry sound wall would be constructed within proposed Lot B where it is proposed to adjoin the lots proposed along Green Valley Road as shown in the submitted Fence Exhibit.

4. Background

The previous Z11-0007/TM11-1504 version of Wilson Estates Subdivision and Rezone proposed to create 49 lots. The Board denied the project based on the Findings prepared by the Development Services Division. Those findings stated that the project was: "inconsistent with Policy 2.2.5.21, which requires that development projects be designed in a manner which avoids incompatibility with surrounding land uses; the proposed zoning, design of the subdivision, and the proposed lot sizes are not compatible with the Medium and Low Density Residential land use designations and development patterns on lands surrounding the site of the proposed development; and the proposed tentative map is inconsistent with the Residential One-Acre (R1A) zoning of the site." They direct staff to consult with the applicants to bring back an alternate map reflecting 28 parcels. The current applications were submitted on April 15, 2014.

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 Clearinghouse Number 2009072001) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review 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 El Dorado County 2004 General Plan EIR analysis and all Mitigation Measures are identified herein. The following impact areas are tiering off the El Dorado County 2004 General Plan EIR:

Aesthetics, Air Quality.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

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

- a. **Scenic Vista:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts anticipated.
- b. **Scenic Resources:** The project site is not within 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 (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>)). There would be no anticipated impacts.
- c. **Visual Character:** The project would have views from the outside-in from similar residential neighborhoods with similar-sized lots from the east, west (residences and the church facility), and from future residences to the north. The views from the west and from the church’s north boundary would be buffered with the proposed six-foot tall wooden fencing. The views from the south into the project would be buffered by the masonry sound wall combined with being higher in elevation than Green Valley Road. The views from the north would be buffered by the wooden fencing or metal tube fencing in combination with future resident-installed landscaping.

The DEIR for the General Plan had identified and examined the potential impacts that implementation of the General Plan would have to the visual character of the areas of the County. Section 5.3-2 of the *Executive Summary Table* in the General Plan EIR states that the County mitigate the potential significant impacts by designing new streets and roads within new developments to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety.

Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with aesthetic resources. Cumulative impacts were previously considered and analyzed. With review for consistency with General Plan Policies impacts would be

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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anticipated to be less than significant for properties designated by the General Plan for high density residential uses.

- d. **Light and Glare:** If approved as proposed, the creation of these 28 lots would allow new lighting by creating the potential for residential units on each lot. These impacts would not be expected to be any more than any typical residential lighting similar and typical to other subdivisions created within a land use area designated by the General Plan for High Density Residential uses within the County. Section 5.3-3 of the *Executive Summary Table* in the General Plan EIR states “the potential significant impacts would be mitigated by including design features, namely directional shielding for street lighting, parking lot lighting, and other significant lighting sources, that could reduce the effects from nighttime lighting.” With exception to potential patio and garage entrance lighting, common area lighting is not proposed for this project. All lighting, including patio and garage entrance lighting would be required to meet the County lighting ordinance and must be shielded to avoid potential glare affecting day or nighttime views for those that live or travel through the area.

Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with lighting resources. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies, impacts would be less than significant.

FINDING: The project is not anticipated to significantly impact designated scenic highways, scenic viewpoints as well as outside-in views, and lighting impacts not normally anticipated from similar high density residential developments. As a result, there would be less than significant levels of impacts anticipated.

<p>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:</p>			
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

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

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

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Farmland Mapping and Monitoring Program:** The United States Department of Agriculture Soil Conservation Service Soil Survey, El Dorado Area, California, issued April of 1974 shows that the parcel contains AxD (Auburn very rocky silt loam with 2 to 30 percent slopes) soils. This soil types is not classified as unique, soils of local importance or either prime farmland, statewide important farmland. There would be no impacts.
- b. **Williamson Act Contract and Agricultural Zoning:** The project does not adjoin any parcels zoned for agricultural use or designated as agricultural land uses by the General Plan. The property is not located within a Williamson Act Contract, would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impacts.
- c. **Non-Agricultural Use:** The project does not adjoin any parcels zoned for agricultural use or designated as agricultural land uses by the General Plan. No conversion of agriculture land would occur as a result of the project. There would be no impacts.
- d, e. **Loss of Forest land or Conversion of Forest land, Conversion of Prime Farmland or Forest Land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone and the underlying soil types are not those known to support timber production. As discussed above in Section a, there would be no loss or conversion of prime farmland as well. There would be no impacts.

FINDING: This project would not impact properties subject to a Williamson Act Contract. The location within a Community Region and land use designation of High Density Residential diminish the importance of preserving the land for agricultural purposes. For this “Agriculture” category, there would be no impacts.

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

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

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated 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, anticipated to be below a level of significance.
- b. **Air Quality Standards:** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. Construction related activities would generate PM₁₀ dust emissions that would exceed either the state or federal ambient air quality standards for PM₁₀. This is a temporary but potentially significant effect.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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wood combustion for space and water heating, landscape equipment, and consumer products. This is 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, as conditioned and with compliance with County Codes, the air quality impacts by the project would be anticipated to be less than significant.

- c. **Cumulative Impacts:** The western portion of El Dorado County (where the project is located) is in non-attainment of the state Ambient Air Quality Standard (AAQS) for Particulate Matter, 10 micrometers (PM10) and the federal AAQS for PM2.5 (2.5 micrometers) in size. Additionally, the western portion of the County is also in non-attainment of both the 1-hour and 8-hour state AAQS for ozone, and in severe non-attainment of the 8-hour federal AAQS for ozone. The two ozone precursor pollutants most responsible for ozone generated by this project are Volatile Organic Compounds (VOC, also known as Reactive Organic Gases or ROG) and Nitrogen Oxides (NOx)

The El Dorado County Air Quality Management District (AQMD) has reviewed the proposed Wilson Estates TM. The previous Air Quality Impact Analysis and Greenhouse Gas (GHG) Update (PMC, July 2011 & Oct 2012) was submitted with the current project. The previous proposed project involved the development of a 28.18 acre site with 49 residential lots ranging in size from 10,141 to 62,449 square feet, and associated roadways. The current proposed project involves the development of 17.69 acres with 28 residential lots ranging in size from 20,004 to 43,572 square feet. AQMD determined that by implementing typical conditions that are included in the project permit, as well as a recommended mitigation measure to follow, that the project would be anticipated to have a less than significant level of impact in this category. The conditions are implemented as part of a Fugitive Dust Plan (FDP) to be reviewed and approved by the AQMD prior to and concurrently with the grading, improvement, and/or building permit approvals would manage heavy equipment and mobile source emissions, as well as site disturbance and construction measures and techniques

The AQMD has concerns with long-term operational impacts to air quality. Those concerns are as follows:

“Wood-burning fireplaces or stoves: One of the greatest sources of PM, VOC/ROG, NOx and GHG emissions from this project is residential wood smoke. As such, AQMD recommends the applicant restrict the installation and use of wood-burning heating devices in favor of other heating sources (i.e. propane, natural gas, or electricity). This would significantly reduce potential emissions of these pollutants from the project. (See PMC Feb 2014, CalEEMod printout, Operational category). It will also virtually eliminate the 74 metric tons of CO2equivalent GHG produced per year by the project in the Area source category.

Electric vehicle outlets in garages: Likewise, the greatest contributor to ozone in our County is the emission of ozone precursor pollutants (primarily NOx and VOC) from fossil-fuel combusting engines. Additionally, the greatest source of GHG emissions in the County is fossil-fuel combusting engines. As such, AQMD recommends the applicant install dedicated outlets in the garages for plug-in electric vehicle (PEV) charging. These outlets would only need to be standard 110V AC outlets (Level 1) for the overnight charging of PEV; vehicles which emit no ozone precursor pollutants or GHG. This would significantly reduce potential ozone precursor emissions and GHG emissions from the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Exterior electric outlets for landscaping equipment: This measure will facilitate the use of electric landscaping equipment over gas-powered equipment. Even a new gas powered lawn mower produces volatile organic compounds and nitrogen oxide emissions in one hour equal to the operation of 11 vehicles for one hour.

These measures should drastically reduce both criteria pollutant and GHG pollutant emissions from the project. These measures are not overly burdensome on the applicant, especially since new construction practices in the El Dorado Hills area typically include natural gas burning fireplaces (if fireplaces are installed at all). Additionally, the installations of typical AC outlets on the exterior of the homes and in garages are minor additions.”

The AQMD found that these measures are also consistent with General Plan Policies 6.7.4.6 and 6.7.2.5 shown below. Recommended conditions of approval follow each policy.

Applicable General Plan Policies:

The County of El Dorado’s 2004 General Plan (as amended October 2013) contains two goals specifically addressing air quality: 1) Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board, and 2) Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The General Plan establishes objectives and policies to guide land use development within the County to reach these goals. The General Plan policies AQMD believes are applicable to the proposed project are listed below:

“OBJECTIVE 6.7.4: PROJECT DESIGN AND MIXED USES: Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

Policy 6.7.4.6: The County shall regulate wood-burning fireplaces and stoves in all new development. Environmental Protection Agency (EPA)-approved stoves and fireplaces burning natural gas or propane are allowed. The County shall discourage the use of non-certified wood heaters and fireplaces during periods of unhealthy air quality.”

Recommended Condition: Wood-burning devices: The installation of open hearth wood-burning fireplaces or woodstoves shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas, propane or electricity. If fireplaces are desired, AQMD recommends using “natural-gas or propane only” fireplaces with flues/chimneys designed to only accommodate natural gas /propane burning.

“OBJECTIVE 6.7.2: VEHICULAR EMISSIONS: Reduce motor vehicle air pollution by developing programs aimed at minimizing congestion and reducing the number of vehicle trips made in the County and encouraging the use of clean fuels.

Policy 6.7.2.5: Upon reviewing projects, the County shall support and encourage the use of, and facilities for, alternative-fuel vehicles to the extent feasible. The County shall develop language to be included in County contract procedures to give preference to contractors that utilize low-emission heavy-duty vehicles.”

Recommended Conditions:

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Electric Vehicle Charging: All private garages or parking stalls reserved for residents shall include at a minimum a Level 1 (110V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). These outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure; and

Exterior Electrical Outlets: Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.

In order to reduce long-term operational impacts to air quality, the follow mitigation measure shall be required of all future residences:

Air Quality 1: In order to reduce long-term operational impacts to air quality, the follow shall be required of all future residences:

- a. **Wood-burning devices:** The installation of open hearth wood-burning fireplaces or woodstoves shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas, propane or electricity. If fireplaces are desired, “natural-gas or propane only” fireplaces with flues/chimneys designed to only accommodate natural gas /propane burning shall be permitted.
- b. **Electric Vehicle Charging:** All private garages or parking stalls reserved for residents shall include at a minimum a Level 1 (110V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). These outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure.
- c. **Exterior Electrical Outlets:** Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.

Monitoring Responsibility: Planning Services and El Dorado County Air Quality Management District (AQMD).

Monitoring Requirement: The applicant shall record a Notice of Restriction (NOR) requiring that each new parcel owner shall include the provisions of a-c above in the building plans for their building permit. Planning Services shall review each building permit for the inclusion of those provisions. The AQMD shall review and approve the language of the NOR prior to recordation, and recordation shall occur with the recording of each final map.

In addition, the General Plan DEIR Section 5.11 addresses air quality from transportation sources, specifically those generated by vehicles that travel on roadways in the County, partially from US Highway 50 as a generator. Such source emissions have already been considered with the adopted 2004 General Plan and EIR. Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with air quality standards. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies, and implementation of the mitigation measures, impacts would be anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Sensitive Receptors:** The CEQA Guide identifies sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the affects of air pollutants. Hospitals, schools and convalescent hospitals are examples of sensitive receptors. The AQMD reviewed the project and identified this site as not being within the asbestos review area. A church abuts the project site on the southwest side that is intermittently attended however, by implementing ADMD Rules 223, 223 – 1, a Fugitive Dust Control Plan, as well as implementing typical conditions for the development of the site as it relates to pollutant concentrations based on Environmental Management rules, regulations, and standards, the impacts associated with this category would be anticipated to 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 anticipated to be less than significant.

FINDING: The project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less-than-significant level. The project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts, that were not anticipated by the General Plan for areas designated for high density residential uses. Mitigation Measure Air Quality 1, and standard conditions of approval, as required by the El Dorado County Air Quality Management District (AQMD), are included as part of the project permit. These conditions are typical for most projects throughout the County. As such, the proposed residential development of 28 lots would have a less than significant impact in this category.

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 Wildlife 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 Wildlife or U.S. Fish and Wildlife Service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural			X	

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

Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				
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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:** The project parcel does not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. The project site is located within Rare Plant Mitigation Area 2 which designates areas not known to contain listed species but that are within the EID service area. A *Jurisdictional Delineation and Special Species Evaluation*, dated January 2009, and *Special Status Plant Surveys*, dated August 2011 were submitted for the project. The studies reported findings obtained from site assessments for the wetland delineation, wildlife habitat and species surveys, and general botanical surveys. The site assessment consisted of biologists walking the site, recording notes of species observed or signs of their presence, and assessing the habitats existing within the project site boundaries for the potential occurrence of special status species. The studies found that the site does not have soils derived from serpentine rock or gabbro soils that are known to support special status plants.

The studies reported potential habitat for some species of concern however, the results of field studies for the *Special Status Plant Surveys* performed on June 27 and August 2, 2011 reported that no special status plant species were found within the project parcel study area. (See Attachment 7, Special Status Plant Surveys, Gibson & Skordal, Inc., August 2011).

The project could have an impact on nesting raptors or other protected migratory birds by the estimated 0.20 acres of potential oak tree canopy removal. Depending on the timing of construction, site disturbance could result in disturbance of breeding and nesting activity of this species. According to the California Department of Fish and Game Code 3503, "take" of the nest or eggs of any bird is prohibited, except upon approval from the California Department of Fish and Game. Disturbance of active nests can be avoided during construction through appropriate measures. To the extent feasible, ground disturbance and removal of vegetation should be avoided during the typical breeding and nesting period for this species. If construction activities cannot be avoided during the typical breeding season, the applicant would be required to retain a qualified biologist to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence of active nests. If no nesting activities are detected within proposed work areas, construction activities may proceed. If, however, active nests are found, construction should be avoided until after the young have fledged from the nest and achieved independence, or upon approval from the California Department of Fish and Game. Impacts to biological resources would be anticipated to be less than significant with adherence to General Plan Policies, and the following mitigation incorporated into the project description:

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BIO-1: If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests. If construction is scheduled to begin between 1 February and 31 August then a qualified biologist shall conduct a preconstruction survey for active nests at the construction site. In order to avoid take (FGC § 86) of protected birds and raptors (FGC § 3503, 3503.5, 3511, and 3513), a pre-construction bird and raptor nest survey shall be conducted within 10 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist in order to identify active nests in the project site vicinity. The results of the survey shall be submitted to CDFW. If active raptor nests are found, a quarter-mile (1,320 feet) initial temporary nest disturbance buffer shall be established. If active passerine nests are found, a two hundred foot (500 feet for special status species) initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an on-site biologist/monitor experienced with the species' behavior shall be retained by the project proponent to monitor the nest, and shall along with the project proponent, consult with the CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if birds/raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated on-site biologist/monitor shall be on-site daily if necessary while construction related activities are taking place and shall have the authority to stop work if birds/raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the birds/raptors, over time it may be determined that the on-site biologist/monitor may no longer be necessary due to the birds/raptors' acclimation to construction related activities.

Monitoring Responsibility: Planning Services.

Monitoring Requirement: 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 all grading plans. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

b-c. **Riparian Habitat, Wetlands:** The *Jurisdictional Delineation and Special Species Evaluation* reported that approximately 0.0748 acre of Dutch Ravine was mapped within the study area. The stream was determined to be intermittent, and identified as a tributary to New York Creek which empties into Folsom Lake. It travels through the eastern portion of the project area from north to south. Policy 7.3.3.4 directs that buffers and special setbacks of 50 feet from intermittent streams and wetlands.

The stream would be fully contained within the 3.64-acre eastern portion of the project area shown as "Lot C." This lot would be rezoned to Open-Space-Planned Development. Residential development within this lot would be prohibited. The project plans were reviewed by both the U.S. Army Corps and California Fish and Wildlife and neither responded with any concerns.

Appropriate storm water Best Management Practices (BMPs) would be required to be in place to catch runoff during the grading permit process for the "New Connector-Lot R" roadway to assure there would be no significant effect to the stream. The following is a list of examples of the BMPs that the project would be required to adhere to as a part of the grading permit requirements by County Code. The Transportation Plan Checker will review the grading plan and verify that the plan includes BMPs consistent with the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, prior to grading permit issuance:

Erosion Control	Sediment Control	Tracking Control	Non Storm Water Management
o Hydroseeding	o Silt Fence	o Stabilized Construction Entrance	o Water Conservation Practices
o Straw Mulch	o Fiber Rolls	Waste Management	o Vehicle and Equipment Cleaning
o Geotextiles and Mats	o Gravel Bag Berm	o Material Delivery and Storage	o Vehicle and Equipment Maintenance
Erosion Control	o Street Sweeping and Vacuuming	o Material Use	Non Storm Water Management

Although no development is currently proposed adjacent to the stream, the following Mitigation Measure is recommended to be included into the project conditions of approval as an extra precaution, in order to reduce the potential future impacts to the Dutch Ravine creek area to a level that would be less than significant:

BIO-2: No Disturbance Buffer: A 50-foot setback line shall be shown on the Final Map that begins at all high-water marks or the outer boundary of any adjacent wetlands identified in the area identified in the submitted Jurisdictional Delineation, dated January 2009, and as determined by the Corps of Engineer's verified wetland delineation of waters of the United States. No development shall occur within the setback area. The identification shall be made on the Final Map, Site Plan Review, grading and building plans where applicable.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to filing of the Final Map, Site Plan Review (SPR), grading and/or building plan approval, Development Services shall verify that the identification has been made on the Final Map, Site Plan Review, grading and building plans where applicable. The setback lines shall be shown on any submitted development plans submitted for the grading permit and Development Services shall verify this prior to issuance of any development permit.

- d. **Migration Corridors:** Review of the California Department of Fish and Game California Wildlife Habitat Relationship System indicates that there are no mapped critical deer migration corridors on the project site. The majority of the existing oak trees within the western approximately 85 percent of the project area are single mature indigenous blue oaks, typically standing alone-not part of a vegetative corridor. As discussed above, these individual specimens are typically important to migratory birds individually and a mitigation measure has been recommended to attempt to address that issue, in tandem with what Policy 7.4.4.4 allows, as discussed further below.

The primary vegetative corridor presumed to be used by wildlife species as a corridor would be that along the Dutch Ravine. This corridor would be preserved with 50-foot, non-building setbacks on both sides. As conditioned, mitigated, and with adherence to County Code, impacts would be anticipated to be less than significant.

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- 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. Rare plants were discussed above in the Special Status Species section.

General Plan Policy 7.3.3.4 requires a minimum non-development setback of 50 feet from intermittent streams. As previously stated, a 50-foot non-building setback from both sides of the Ordinary High Water Marks would be required to be recorded on the final map.

As conditioned, mitigated and with adherence to County Codes, the project would incorporate “Best Management Practices” and Mitigation Measures to minimize impacts on the wetlands, and could be found to be consistent with the intent of El Dorado County General Plan Policy 7.3.3.4 and the Interim Interpretive Guidelines for that Policy.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. Impacts to oak woodlands have been addressed in the El Dorado County General Plan EIR, available for review online at http://edcgov.us/Government/Planning/General_Plan_Supporting_Documents.aspx, or at El Dorado County Planning Services office located at 2850 Fairlane Court, Placerville, CA, 95667. Mitigation in the form of General Plan policies has been developed to mitigate impacts to less than significant levels. In this instance, adherence to General Plan Policy 7.4.4.4 and measures contained within the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A), amended October 12, 2007 would mitigate impacts to oak woodland to less than significant levels.

The Preliminary Grading and Drainage Plan, and Tree Preservation Plan dated July 2014 (Attachment 23) shows the project area has 2.90 acres of the total 28.18 project acres covered in indigenous oak canopy which is ten percent of the project area. General Plan Policy 7.4.4.4, Option A, would therefore require the retention of 90 percent of the indigenous oak tree canopy for the project area which means the General Plan allows 10 percent of the 2.90 acres to be removed (up to 0.29 acres) and to be mitigated at a 1 to 1 ratio. The project would remove approximately 0.06 acres of indigenous oak tree canopy for lot development which is less than what is allowed to be removed. The majority of the site contains large, mature, single-specimen oak tree canopy, and the majority of those are single specimens that are proposed to be preserved during the grading proposed for development of the lots. The applicant has demonstrated in the submitted Tree Preservation Plan (Attachment 22), as well as on the Tentative Map dated August 2014 (Attachment 3) that the project can provide 1 to 1 replacement plantings onsite within Lot B. That planting is required to be carried out in compliance with the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A). The project is conditioned that the final landscape/oak tree planting plan be reviewed and approved by Planning Services prior to issuance of any grading or building permit for the masonry wall/Lot B area. As conditioned, the project would be compliant with Policy 7.4.4.4, Option A.

- f. **Adopted Plans:** This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be a less than significant impacts anticipated in this category.

FINDING: For the “Biological Resources” category, as conditioned, mitigated and with adherence to County Code, the thresholds of significance would not be anticipated to be exceeded.

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

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

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

a-c. **Historic or Archeological Resources:** The submitted *Phase 1 Archeological Study of the Wilson Estates Project*, dated January 2011 reported that no prehistoric sites or artifacts were found within the project area other than foundations from the Charles Dixon Farm historic site. The study reported that the Charles Dixon Farm Site and Live Oak School historic sites existed primarily north of the subject project area and Malcolm Dixon Road, but had at one time included portions of the project which had been subject of archeological test excavations consisting of metal detection and surface scrapes. No tangible archeological deposits were found besides building foundations and the Study determined that the subject property does not appear to be a significant historical resource for the California Register of Historic Resources under Criterion 4. The Live Oak School building exists today but is not located within the proposed project area. However, the Study has recommended that the following mitigation measures be included to reduce potential impacts of finding any new artifacts during project grading that were not previously identified to a less than significant level:

Cultural Resources 1: During the course of grading activities within the perimeter of the Charles Dixon Farm Site as defined by Figure 1 of the *Phase 1 Archeological Study of the Wilson Estates Project*, dated January 2011, archeological monitoring shall occur. If previously unidentified or subsurface archeological sites or features are discovered, work shall stop at that location and the discovery shall be examined for its potential significance and removed if deemed of scientific value, after which work can proceed once again.

Monitoring Responsibility: Planning Services and Applicant

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Monitoring Requirement: A note shall be placed on the grading plans for this particular area of the project. Planning Services shall confirm that the mitigation has been included on the plans prior to issuance of any grading permit for this particular area of the project.

Cultural Resources 2: An interpretive sign shall be designed in consultation with the El Dorado County Historical Museum to commemorate the location of the location of the Charles Dixon Farm and the Live Oak School. The sign shall be located in an appropriate location near the site and along Malcolm Dixon Road.

Monitoring Responsibility: Planning Services and Applicant

Monitoring Requirement: The applicant shall provide Planning Services with proof this has been completed prior to approval and recordation of the final map.

- 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 anticipated to 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 be anticipated to have a less than significant impact within the Cultural Resources category.

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

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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. Impacts would be anticipated to be less than significant.
- ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be anticipated to be less than significant.
- iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be anticipated to 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 be anticipated to reduce potential landslide impacts to less than significant levels.

b, c **Soil Erosion, Geologic Hazards:** According to the Soil Survey for El Dorado County, the soil type is classified as AxD (Auburn very rocky silt loam with 2 to 30 percent slopes) which has slow to medium surface runoff and slight to moderate erosion hazards.

All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. Project grading and improvements would occur on-site and off-

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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site. Improvements that would be required for the project for access roads and driveway, water and sewer line connections. All grading plans and activities would be designed to address pre-and post construction Best Management Practices (BMPs) for erosion and sediment controls. As a result, impacts within this category would be anticipated to be less than significant.

- d. **Expansive Soils:** All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. According to the *Soil Survey of El Dorado Area, California, 1974* Based on the *Soil Survey of El Dorado Area, CA*, issued April 1974, the area where development would occur has a stable soil type that has a low shrink-swell capacity and anticipated to be suitable for residential development. There are no fault lines known to exist within the property and the project is not located within a seismic fault buffer. Any future development of the property must be designed to conform to the *County of El Dorado Grading, Erosion, and Sediment Control Ordinance* and the *Uniform Building Code (UBC)*. Impacts would be anticipated to be less than significant.
- e. **Septic Capability.** The project would be served by EID for wastewater services. There would be no impacts related to septic systems.

FINDING: A review of the soils and geologic conditions of the property finds that the site comprises of stable soils that would be suitable for the type of development proposed. The site has areas of variable slopes with different degrees of steepness, including some of which that are 30 percent and steeper along Dutch Ravine. All grading would be designed to meet *County of El Dorado Grading and Drainage* standards. Any future construction of residential development would be designed to meet the *Uniform Building Code (UBC)* Seismic Safety Zone 3 construction standards that would apply to residential development. In this category, the threshold of impacts would not be anticipated to be exceeded.

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:

Background/Science

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO₂), methane (CH₄) and nitrous oxides (N₂O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO₂ equivalents; therefore CO₂ is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH₄ than CO₂. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e/yr). The three other main GHG are Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride. While these compounds have significantly higher global warming

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potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

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

Regulation

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

In June 2008, the California Governor’s Office of Planning and Research’s (OPR) issued a Technical Advisory² providing interim guidance regarding a proposed project’s GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project’s GHG emissions, assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.³

Analysis Methodology

PMC prepared an updated Air Quality and Greenhouse Gas Impact Analysis dated September 2012 for the proposed project, which included the project’s potential GHG emissions. The study used the California Emissions Estimation Model (CalEEMod) version 2011.1.1 for quantification of project-related GHG and criteria pollutant emissions. The study found the project’s estimated GHG emissions resulting from both construction and operations would equal 949 metric tons of CO₂e per year.

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

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

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

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El Dorado County Air Quality Management District (EDCAQMD) reviewed the applicant’s Air Quality and Greenhouse Gas Impact Analysis and concurs with its findings and conclusions.

Impact Significance Criteria

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

Unlike thresholds of significance established for criteria air pollutants in EDCAQMD’s *Guide to Air Quality Assessment* (February 2002) (“CEQA Guide”),⁴ the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it’s appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the San Luis Obispo Air Pollution Control District (SLOAPCD) to determine the significance of GHG emissions.

These thresholds are summarized below:

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

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

Project Emissions Analysis

The project site contains approximately ten percent (2.9 acres) tree canopy with the remainder grassland. Development of the site with 28 single family dwellings and associated infrastructure would result in uses typically associated with a residential subdivision located within a Community Region Planning Concept area. The project does not include a stationary source of pollution, {i.e. a wastewater treatment facility, gas station, dry cleaner, etc.}

⁴ EDCAQMD CEQA Guide:
http://edcgov.us/Government/AirQualityManagement/Guide_to_Air_Quality_Assessment.aspx

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which would be subject to EDCAQMD Permitting Rules.⁵ The proposed project would contribute to increases of GHG emissions primarily from motor vehicles, and- energy usage.

The proposed project’s short-term construction-related GHG emissions and long-term operational project GHG emissions were estimated using CalEEMod. The assumed project operational year used in the model is 2013.

Short-Term (Construction) GHG Emissions

Estimated increases in GHG emissions associated with construction of the proposed project are summarized below

Unmitigated Construction GHG Emissions	
Year	CO2 emissions (MTCO ₂ e)
2013	330.11
<i>Source: CalEEMod Version 2011.1.1</i>	

Based on the modeling, short-term unmitigated emissions of GHG associated with construction of the proposed project are estimated at 330.11 MTCO₂e/yr. Construction GHG emissions are a one-time release and, therefore, typically not expected to generate a significant contribution to global climate change.

Long-Term (Operational) GHG Emissions

The long-term project operational GHG emissions estimate incorporates potential area source and vehicle emissions, utility, water usage, wastewater and solid waste generation emissions. In order to present a worst-case scenario, the proposed project’s construction-related GHG emissions have been amortized over the lifetime of the proposed project (in this case, 30 years) and included with the operational GHG emissions. Estimated project GHG emissions are summarized below.

Unmitigated Operational GHG Emissions	
Year	Annual CO2 emissions (MTCO ₂ e)
Annual Operational GHG Emissions	938.49
Total Construction GHG Emissions ¹	11
Total GHG Emissions	949
¹ Construction GHG emissions are a one-time release; however, the project’s construction GHG emissions have been amortized over a 30-year period (i.e., the approximate lifetime of the proposed project) and added to the annual operational GHG emissions in order to present an absolute worst-case scenario. Because construction would occur for only one year, assuming construction emissions occur each year presents an exaggerated total value for operational GHG emissions. <i>Source: CalEEMod Version 2011.1.1</i>	

The proposed project’s total unmitigated GHG impacts would be less than the 949 MTCO₂e/yr for the previous 49-lot proposal because the project was reduced to 28 lots, and that level does not exceed the established 1,150 MTCO₂e/yr threshold. Therefore, project GHG impacts would be less than significant, and no further mitigations would be required.

⁵ EDCAQMD Rules: <http://www.arb.ca.gov/drdb/ed/cur.htm>

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Conclusion

Short-term construction GHG emissions are a one-time release of GHG and are not expected to significantly contribute to global climate change over the lifetime of the proposed project. Construction emissions have been included with the operational emissions in order to present a worst-case scenario. While the project does not require GHG emissions mitigation, the project does incorporate various features consistent with those mitigation measures suggested by the Office of the Attorney General and the California Air Pollution Control Officers Association (CAPCOA) such as providing open space. Finally, future structural development of the site will be required to comply with the 2010 California Green Building Standards Code (CALGreen Code), which includes measures to increase the energy efficiency of homes. Therefore, the proposed project’s GHG emissions would be less than significant. (Attachment 5, Wilson Estates Air Quality and Greenhouse Gases, PMC, July 2011, and Attachment 6 Wilson Estates Air Quality and Greenhouse Gases, PMC, October 2012).

FINDING: For this “Greenhouse Gas Emissions” category, as conditioned, and with adherence to County Code, impacts would be anticipated to be less than significant.

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

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- 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 impacts would be anticipated to be less than significant.
- c. **Hazardous Materials near Schools:** The residential project would not directly allow any operations that would use acutely hazardous materials or generate hazardous air emissions. There are no schools within one-quarter mile of the project. The closest school to the project site is the Jackson Elementary School, located approximately 5,000 feet to the southwest. There is a church facility abutting the project to the southwest which intermittently hosts church-related classes. The residential project is not anticipated to emit significant levels of hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The site grading may cause temporary emissions and dust from construction vehicles however, by implementing ADMD Rules 223, 223 – 1, a Fugitive Dust Control Plan, as well as implementing typical conditions for the development of the site as it relates to pollutant concentrations based on Environmental Management rules, regulations, and standards, the temporary impacts associated with this category would be anticipated to be less than significant.
- d. **Hazardous Sites:** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List). No activities that could have resulted in a release of hazardous materials to soil or groundwater at the subject site are known to have occurred. There would be no direct impacts anticipated.
- e. **Aircraft Hazards:** The project site is not within any airport safety zone or airport land use plan area. There would be no impacts anticipated.
- f. **Private Airstrips:** There are no private airstrips in the vicinity of the project site. There would be no impacts anticipated.
- g. **Emergency Plan:** The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. The Fire Department reviewed the project and has conditioned it to insure safe emergency access. Impacts would be anticipated to be less than significant.

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- h. **Wildfire Hazards:** The project site is in an area of moderate hazard for wildland fire pursuant to Figure V.4-2 of the 1996 General Plan Draft EIR and Figure 5.8-4 of the 2004 General Plan Draft EIR. Compliance with the conditions required by the El Dorado Hills Fire Department, compliance with the approved Fire Safe Plan dated September 2, 2011, and implementation of California Building Codes, would be anticipated to reduce the impacts of wildland fire to a less than significant level. (See Attachment 14, Wildland Fire Safe Plan, William Draper, Registered Professional Forester #898, dated September 2, 2011, and Attachment 15, Wildland Fire Safe Plan, Amendment A, dated May 28, 2014).

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 Environmental Management. The project includes conditions of approval and an approved Fire Safe Plan anticipated to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would anticipated to be less than significant.

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

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IX. HYDROLOGY AND WATER QUALITY. *Would the project:*

j. Inundation by seiche, tsunami, or mudflow?				X
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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.

Any grading and improvement plans required by the El Dorado County Department of Transportation (DOT) and/or Building Services would be prepared and designed to meet the *County of El Dorado Grading, Erosion and Sediment Control Ordinance*. These standards require that erosion and sediment control be implemented into the design of the project. Combined with the design standards outlined by the *El Dorado Design and Improvement Standards Manual (DISM)*, as well as the *Off-Street Parking and Loading Ordinance*, all stormwater and sediment control methods required by the ordinance would be implemented and engineered correctly for the final design, including those necessary for site grading and drainage facilities. Grading and drainage designs would be designed pursuant to a project specific Storm Water Mitigation Plan (SWMP). This would address Storm Water Prevention and Pollution Program (SWPPP) standards in order to adhere to the state requirements, as well as the federal, National Pollution Discharge Elimination System (NPDES) requirements for water quality and water discharge. As a result, impacts would be anticipated to be less than significant.

b. **Groundwater Supplies:** The project would connect to public water and would not utilize any groundwater as part of the project. There is no known evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Construction activities may have a short-term impact as a result of groundwater discharge however adherence to the Grading Ordinance would reduce impacts to a less than significant level.

c, d. **Drainage Patterns:** All grading and drainage activities would be required to implement *El Dorado County Grading, Erosion and Sediment Control Ordinance* standards to insure that grading and/or ground disturbance include proper designs that would reduce and/or eliminate run-off pre-and post-construction. Should the backyards of the higher lots drain to the backyards of the lower lots, interceptor drains would be necessary and required and should be shown on the improvement plans. Offsite drainage easements would need to be obtained for any offsite drainage. All stair-step effects from grading would be required to be minimized through the use of Contour Grading. The final drainage plan would be required to be designed

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to meet the *El Dorado County Grading Erosion and Sediment Control Ordinance*. As conditioned, and with adherence to County Code, there would be less than significant impacts anticipated in these categories.

- e. **Stormwater Runoff:** The project would alter drainage patterns due to grading activities and road improvements. Stormwater runoff has the potential to increase due to the introduction of impervious surfaces into areas not previously developed. Primary increases in runoff would be attributed to road surfaces, and the future single-family dwellings and supporting infrastructure. The rate of surface runoff from development would be minimized through the application review process. The access roads and lot pad areas would require modifications to comply with Transportation and Fire Code regulations, and adherence to Resource Conservation District Best Management Practices.

The Drainage Manual Sections 1.3 & 1.4 requires that a project mitigate for increased runoff. The pre-project runoff and post-project 10-year flows must be equal or post-project flows must be less. If post-project flows exceed pre-project flows, the project must incorporate detention for the stormwater drainage. An area would be required by Transportation to be set aside for stormwater detention due to stormwater runoff to assure stormwater is handled as discussed above. The project grading and drainage plan has been reviewed by Transportation and conditions of approval have been added to the project. As conditioned by Transportation, and with adherence to County Code, impacts would be anticipated to be reduced to less than significant levels. (See Attachment 11, Revised Drainage Report Wilson Estates, CTA Engineering and Surveying, July 2012).

- f. **Degradation of Water Quality:** The project would not be anticipated to result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. Stormwater and sediment control measures outlined by the *Grading, Erosion and Sediment Control Ordinance* that implement a project specific Storm Water Mitigation Plan (SWMP), the state’s Storm Water Pollution and Prevention Program (SWPPP) and National Pollutant Discharge Elimination Systems (NPDES) would be required to be designed with grading and drainage plans. The designs would also include and implement pre- and post- construction Best Management Practices (BMPs), as well as permanent drainage facilities, in order to address the issue of water quality. In addition, as discussed above in the *Biological Resources* section above, a 50-foot non-building setback line would be required from the high-water marks surrounding Dutch Ravine. As conditioned, mitigated, and with adherence to County Code, there would be less than significant impacts anticipated.

- 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 impacts anticipated.

FINDING: The drainage facilities on and off-site would be conditioned to have adequate capacity for the run-off that would be associated to the project. Water would be provided for this project by connections to the EID system, as well as adequate capacity to connect to the existing EID septic facility system. All grading, drainage, to include BMPs for pre-and-post-construction for erosion and sediment controls, would be incorporated into the final grading and drainage design for the project. As conditioned, mitigated, and with adherence to County Code, impacts within this category would be anticipated to be less than significant.

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

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community:** The project would not create any physical divisions of an established community. The project area is part of the El Dorado Hills Community Region and is designated by the General Plan for High Density Residential (HDR) land uses. As designed and by rezoning the project parcel to R1A-PD, the project would provide an appropriate density of single-family residential development in an area intended for HDR land uses. The locations of the new lots consider the sensitive environmental resources that exist on the property, including the single native oak trees and vegetated riparian habitat. The density and pattern of parcel development for the project vicinity has been established and this project is substantially consistent and compatible with other established areas similarly designated by the General Plan within the El Dorado Hills Community Region. Impacts would be less than significant.
- b. **Land Use Consistency:** The three parcels are currently zoned One-Acre Residential (R1A) which has been determined to be consistent with the High Density Residential land use designation. The rezone is to add the PD combining Zone District to allow smaller lots and thus more preserved open space and existing oak trees. An approved project would result in a gross density of one unit per acre, consistent with the existing land use designation of HDR. The project has proposed larger lot sizes (43,470 and 43,566 square feet), as well as a six-foot tall wooden fence for the portion of the project abutting the residences along the west property line (Note: One acre = 43,560 square feet). The 3.64-acre "Lot C" open space parcel would create a transition to the larger parcel to the east. These larger sized parcels and setbacks were designed by the applicant to provide a more efficient transition from the MDR designated lots to the west and the LDR designated lots to the east. The proposed rezones, and tentative subdivision map, as conditioned, are consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan.
- c. **Habitat Conservation Plan:** There are no adopted habitat conservation plans or natural community plans within the project vicinity. Impacts are less than significant. As noted in Item IV (Biological Resources),

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the project site is located in an ecological preserve mitigation area established for the Pine Hill rare plants or red-legged frog core area. The project would not conflict with any known habitat conservation plan. Impacts would be less than significant.

FINDING: The proposed use of the land would be consistent with the General Plan policies for high density residential uses. With that approval, there would be no anticipated significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. For this "Land Use" category, the thresholds of significance are not anticipated to be exceeded.

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:** The project site is not located within a Mineral Resource Zone (MRZ) as mapped by the State of California Division of Mines and Geology and is not classified or affected by any Mineral Resource overlays of the El Dorado County General Plan.

The western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2 contain discovered mineral deposits that have been measured or indicate reserves that have been identified and calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. There would be no impacts anticipated.

FINDING: There are no known mapped mineral resources or deposits on this property. No known impacts to energy and mineral resources are anticipated with the proposed project either directly or indirectly.

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

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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:** Noise from Transportation Sources: Table 6-1 of the General Plan provides details for projects subject to maximum allowable noise exposures from a transportation source. Table 5.10-8 of the Draft Environmental Impact Report, May 2003, lists level specifications for the portion of Green Valley Road, from Salmon Falls Road to Deer Valley Road. In order to reduce the outdoor exposure within the area of the proposed residences to noise levels that would meet the 65 dBA levels defined in Table 6-1, a 389.5-foot, non-building setback would be required, measured from the centerline of the near-travel lane. To reach the 60dBA level, a setback of 837.1 feet would be required. This setback restriction would include pools as well.

The following General Plan Policies apply to mitigating noise impacts from transportation sources upon new residential development. Policy 6.5.1.3 states that noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings. Policy 6.5.1.8 states that new development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6-1 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 6 1.

The applicants have submitted an Environmental Noise Assessment dated May 3, 2012 (Attachment 12), and Environmental Noise Assessment Wilson Estates Memorandum, Bollard and Associates dated May 20,

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2014 (Attachment 13) which analyzed the noise scenario in the context of the project proposal. Those Assessments found that future Green Valley Road traffic noise levels at the outdoor activity areas (backyards) of the Wilson Estates project site are expected to exceed the exterior El Dorado County traffic noise level standard. As a means of achieving compliance with the exterior standard, 6-foot high noise barriers were recommended at the locations depicted in Figure 1 of the Noise Assessment. As a result, Green Valley Road traffic noise exposure at the outdoor activity areas (backyards) would be expected to be less than 60 dB Ldn. The Assessment found that the barriers should be constructed of concrete or masonry block, or precast concrete. Wood was not recommended due to eventual warping and shrinking of materials which results in openings and cracks which compromise the barrier longevity.

The Assessment estimated that future (2035) traffic noise exposure from Green Valley Road may be as high as 66 dB Ldn at second-floor building facades facing the roadway. These facades would not benefit from topographic shielding or significant ground absorption unlike ground-floor receivers, and would therefore experience incrementally higher noise exposure. The Assessment found that standard residential construction would provide a minimum exterior-to-interior noise level reduction of 25 dB with windows and exterior doors closed, interior noise exposure from future (2035). Green Valley Road traffic may be as high as 38 dB Ldn and 41 dB Ldn within the closest first-floor and second-floor project rooms, respectively. Therefore, future traffic noise exposure within project dwellings would not be expected to exceed the applicable 45 dB Ldn limit. The Assessment assumed that all project dwellings would be provided with appropriately designed mechanical systems so that windows and exterior doors may be closed when needed for noise insulation. The applicant has included a masonry sound wall in the project proposal which is further back from Green Valley Road than Exhibit N of the Assessment and therefore would offer better noise attenuation. The location and construction of the wall is shown on the Fence Exhibit dated August 2014 (Attachment 4). The Assessment determined the masonry sound wall would be adequate to meet the County's noise standards.

The following Mitigation Measure is recommended to be included into the project conditions of approval to reduce the noise impacts to a less than significant level:

Noise 1: A six-foot masonry block sound wall shall be constructed and located as shown in the Fence Exhibit G, dated August 2014, and shall not result in the removal of oak trees.

Monitoring Responsibility: Planning Services and Applicant

Monitoring Requirement: Planning Services shall review the final development plan for the construction of the wall prior to issuance of the building and/or grading permit. Planning Services shall confirm that the wall has been constructed in compliance with this mitigation measure prior to building permit final, which shall occur prior to approval and recordation of the final map.

- 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 for the infrastructure grading required by DOT would limit the ground shaking effects in the project area. Impacts would be anticipated to be less than significant.
- c. **Permanent Ambient Noise Increases:** The existing ambient noise in the project vicinity is defined primarily by existing traffic on Green Valley Road. This project would not add significantly to the existing

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ambient noise levels of the surrounding area. The overall types and volumes of noise would not be anticipated to be excessive and would be similar in character to surrounding land uses on the north, south and west which are low and medium density residential in nature. Impacts would be anticipated to be less than significant.

- d. **Temporary Ambient Noise Increases:** The construction phase of the project would result in an increase in noise levels to surrounding residences as the access roads and building pads are graded, the rough utility infrastructure installed, and subsequently when individual homes are built on lots. Construction noise would be temporary and would be minimized by compliance with Policy 6.5.1.11 of the El Dorado County General Plan Noise Element. Project operation would also result in periodic noise generation above current levels from the use of vehicles, landscaping equipment, etc. The overall types and volumes of noise from project operation would not be anticipated to be excessive and would be similar in character to anticipated and expected by the General Plan for land uses within a high-density designated area. Thus, as a result, the impacts would be anticipated to be less than significant.
- e-f. **Aircraft Noise:** The project is not located adjacent to or in the vicinity of a public airport or private airstrip and would not be anticipated to experience noise from a private airport. There would be no impacts within this category.

FINDING: As conditioned, mitigated, and with adherence to County Code, no significant impacts to or from noise have been anticipated. For this “Noise” category, the thresholds of significance are not anticipated to be exceeded.

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:** The proposed project would not induce growth directly or indirectly by providing infrastructure that would create development beyond what is currently anticipated in the General Plan because the land use designation would not change and the existing designation of High Density Residential (HDR) permits 1-5 dwelling units per 1.0 acre and the project proposes 28 lots for 28.18 total acres or 1 unit per acre. Using the 2000 U.S. Census figures which established that, in the unincorporated areas of the County, the average household size was 2.70 persons/occupied unit. The approval of the applications as proposed would potentially add single-family units which at 2.70 persons/occupied unit

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currently propose to potentially add 76 persons to the neighborhood. Assuming all residential units include a primary and secondary unit, the population could increase to approximately 152 persons. Each of those could potentially have second dwelling units, however pursuant to El Dorado County Building Permit data, out of 10,597 building permits issued between the years of 2001 to 2006, 323 were second dwelling units which is three percent which could lead to the conclusion that they are an insignificant factor when looking at population impacts. The proposed 28 residential lots would result in an increase of population in the El Dorado Hills Community Region Planning Concept Area but would be consistent with the anticipated residential density of the High Density Residential land use designation. The project would not add significantly to the population in the vicinity.

- b. **Housing Displacement:** The project would result in the creation of 28 residential lots on currently vacant parcels. No displacement or relocation housing would result as part of the project because the subject parcel is currently vacant. There would be no impacts.
- c. **Population Displacement:** The proposed project would not displace any people because the subject parcel is currently vacant. There would be no impacts.

FINDING: There is limited potential for a significant impact due to substantial growth with the proposed project that was not anticipated by the General Plan. The project would not displace housing or cause substantial growth either directly or indirectly as the project site was designated by the General Plan for the proposed density. Impacts would be anticipated to be less than significant.

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

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;

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- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Be inconsistent with County adopted goals, objectives or policies.
- a. **Fire Protection:** The El Dorado Hills Fire Department (Fire Department) currently provides fire protection services to the project area. The Fire Department was solicited for comments to determine compliance with fire standards, El Dorado County General Plan, and State Fire Safe Regulations as adopted by El Dorado County, and the 2007 California Uniform Fire Code. The Fire Department did not have any concerns that the level of service would fall below the minimum requirements as a result of the proposed Tentative Subdivision Map, with adherence to a Fire Safe Plan approved by Fire Department and Cal Fire staff, as well as the Fire Department recommended conditions of approval for the project. The Fire Department would review building permit plans to determine compliance with their fire standards as well. Fire districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Development of the project would result in an incremental increase in demand for fire protection services but would be less than significant.
 - b. **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department (Department) with a response time depending on the location of the nearest patrol vehicle. The minimum Department service standard is an eight-minute response to 80 percent of the population within Community Regions and their stated goal is to achieve a ratio of one sworn officer per 1,000 residents. If approved as proposed, the Tentative Subdivision Map would create 49 residential lots. The development of additional residential lots on the project site may result in a small increase in calls for service but would not be anticipated to significantly impact the Department any more than was anticipated by the General Plan for lands designated for high density residential uses. An approved project would not be anticipated to significantly impact current Sheriff's response times to the project area. The impacts would be anticipated to be less than significant.
 - c. **Schools:** Elementary and middle school students are served by the Rescue Union School District for elementary and middle schools. High school students would be served by the El Dorado Union High School District. Neither school district responded with concerns about the project proposal. Fees for schools would be collected at the time of building permit issuance. The impacts would be anticipated to be less than significant.
 - d. **Parks:** If approved as proposed, the project would add 28 lots of housing units and would create a slight increase in the population in the County as a result. The additional units, however, would not trigger a significant impact that would require the project to develop new park facilities. Section 16.12.090 of County Code establishes the method and procedures to account the acquisition and development of parklands with discretionary subdivisions of land. This section outlines the in-lieu fee options available for residential projects of this size. For this project, a condition of approval is added to the project permit that would require the payment of park acquisition fees to the El Dorado Hills Community Service District prior to the filing of the final map. Additionally, park impact fees would also be assessed during the building permit review phase to offset general park facility impacts. Impacts would be anticipated to be less than significant.
 - e. **Government Services:** Other local services such as libraries would be anticipated to experience minor impacts. No other government services would be anticipated to be required as a result of the rezone, Development Plan, and Tentative Subdivision Map. The impacts are expected to be incremental and would be anticipated to be less than significant.

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FINDING: Adequate public services appear to be available to serve the project. Increased demands to services would be addressed through the payment of established impact fees. The project would not be anticipated to result in a significant increase of public services. For this 'Public Services' category, impacts would be anticipated to 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:** Park facilities in the location of the project parcels are maintained by the El Dorado Hills Community Services District. As discussed above in the Population and Housing Section, the proposed rezone, and Tentative Subdivision Map would not result in a significant population increase not anticipated by the General Plan for high density residential land uses. Therefore, the project is not anticipated to contribute significantly to increased demand on recreation facilities or contribute to increased use of existing facilities. Impacts to parks would be anticipated to be less than significant.
- b. **Recreational Services:** There would be no other construction or expansion of recreational facilities proposed for this project. The increased demand for services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be anticipated to be less than significant.

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

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

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

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

a, b, **Traffic Increases, Levels of Service Standards:** One interior private road lot (Lot R) is proposed to provide direct access to the lots. Access to the subdivision is proposed from Green Valley Road via one exterior road “Lot A, New Connector” road to the project entrance. By constructing the “Lot A, New Connector” intersection on Green Valley Road, the project has been conditioned to construct a left turn pocket on Green Valley Road. A fire access road is proposed to be built to an interim roadway grade of less than 20 percent between the private access connection and Malcolm Dixon Road with a controlled access that consists of a locked gate at each end with a Knox lock for the Fire Department. A secondary right out only access to Malcolm Dixon Road is proposed from the “Lot R” interior roadway with an emergency only right in for the benefit of the Fire Department. The El Dorado Hills Fire Department determined that parking would not be allowed on the interior roads (“Lot R”).

A Traffic Impact Analysis (TIA) was prepared for the 49-lot prior configuration of the project (TM11-1504). The current 28-lot project will generate substantially fewer traffic impacts than the prior project.

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The TIA dated March 3, 2011, and supplemental TIA dated May 3 2012 prepared by Kimley-Horn and Associates identified three intersections that the project would potentially impact:

1. Green Valley Road / El Dorado Hills Blvd. / Salmon Falls Road;
2. El Dorado Hills Blvd. / Francisco Drive, and;
3. El Dorado Hills Blvd / US-50 WB Ramps.

The mitigation for each of these potential impacts is included in the County’s 5-year Capital Improvement Program (CIP), represented (respectively) by the following CIP Projects:

1. Project No. 73151, Green Valley Road Traffic Signal Interconnect;
2. Project No. 71358 Francisco Drive Right-Turn Pocket, and;
3. Project No. 53124 U.S. 50 HOV Lanes Phase 0 (El Dorado Hills Blvd. Interchange).

Since these projects are included in the County’s 5-year CIP program, with funding and delivery dates identified, no further mitigation by this project is required. The project’s fair share of mitigation is payment of TIM fees at the time of Building Permit.

Multi-Project Area of Benefit: The project as proposed does not impact Malcolm Dixon Road to a degree that would require full participation in the Malcolm Dixon Area of Benefit Improvements. If this project proceeds in advance of any other project that is required to construct improvements as identified in the Exhibit X & Y of the Malcolm Dixon Area Traffic Circulation Plan (MDATCP), this project would construct the left turn pocket intersection improvements on Green Valley Road and a portion of the “Lot A, New Connector” road from Green Valley Road to the project entrance (approximately 331 feet, or 61 percent of the New Connector) only. In constructing these improvements at the sole cost of the project, the burden of constructing the remaining improvements identified in the MDATCP would be reduced proportionately.

However, if the MDATCP improvements are constructed by others, the project would realize a significant benefit. Therefore, in the event that the Malcolm Dixon Area of Benefit Public Financing District (District) is formed, and the MDATCP improvements are constructed by others, the applicant would be required to participate in the District and pay their fair share of the cost of those improvements.

The project has been conditioned to dedicate right of way and design slope easements and set-backs consistent with the MDATCP Improvements. Therefore, this project as proposed does not preclude the creation of the District, or the construction of the MDATCP improvements.

The area of benefit includes the following approved tentative maps: a. La Canada Tentative Map TM06-1421 (47 lots, 10/27/09); b. Alto LLC Tentative Map TM06-1408 (23 lots, 5/5/09); c. Grande Amis-Chartraw-Malcolm Dixon Road Estates Tentative Map TM05-1401 (8 lots, 6/15/10); and d. Diamante Tentative Map TM06-1421 (19 lots, 10/27/09).

Area of Benefit Improvements: Improvements identified in the MDATCP include widening of Malcolm Dixon Road, realignment of the two curves on Malcolm Dixon Road and the connection to Green Valley Road through this project. The projects within the District will share the cost of all of the improvements. The first project will be required to build all of the improvements and then be reimbursed by the subsequent projects their fair share of the costs. Public funds will not be utilized for the improvements.

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Transportation Division’s recommended conditions incorporate the same Area of Benefit conditions to the approved tentative maps listed above in the event that another project constructs the improvements in advance of this project. At the time of this staff report, no Final Maps have been submitted for any of the approved Tentative Maps.

Policy 6.2.3.2 directs that the applicant demonstrate that adequate access exists, or can be provided, to ensure that emergency vehicles can access the site and private vehicles can evacuate the area. Transportation and the Fire Department have recommended conditions to address concerns with the emergency ingress/egress capabilities of the project.

Transportation has included conditions of approval to address the direct and cumulative impacts traffic impacts. As conditioned, impacts are anticipated to be less than significant. The Traffic Impact Analysis (TIA) dated March 3, 2011 and Supplemental TIA dated May 3, 2012, and Kimley-Horn and Associates, Inc., Traffic Impact Analysis Addendum 2, Wilson Estates, May 15, 2014, are provided as Attachments 17, 19, and 20.

- c. **Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.
- d. **Design Hazards:** The project would not create significant traffic hazards. The proposed encroachments would be designed and constructed to AASHTO, Caltrans and/or County standards in accordance with General Plan Policy TC-1a. The traffic analysis did not identify hazards associated with the design of the project. The project would provide secondary access for emergency ingress and egress constructed in accordance with current standards. Impacts would be less than significant.
- e. **Emergency Access:** The applicant would be required to construct new access roads, which would be built to current standards and Fire Department Fire Safe standards to connect to existing roadways in the project area. Adequate primary and secondary access would be provided. The applicants would be required to adhere to the project’s approved Fire Safe Plan. As conditioned, impacts would be less than significant.
- f. **Alternative Transportation:** The proposed project does not conflict with the adopted General Plan policies, adopted plans, or programs supporting alternative transportation. The project was distributed to the El Dorado County Transportation Commission, as well as El Dorado County Transit, neither responded with any concerns or recommendations about the project pertaining to alternative transportation. There would be no impacts.

FINDING: As discussed above, traffic impacts at area intersections and roadways would be addressed with Capital Improvement Plan projects (CIP), and with Transportation-required conditions of approval. As discussed above, and as conditioned, no significant traffic impacts are anticipated for the proposal. For this “Transportation/Traffic” category, the thresholds of significance will not be exceeded.

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			X

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

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

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

a, e. **Wastewater Requirements and Treatment Capacity:** The project is required to comply with requirements for the treatment, collection, processing, and disposal of waste as established by the Regional Water Quality Control Board (RWQCB). The project would connect to an existing EID public wastewater treatment system and would be required to extend those facilities to handle the increased capacity. There is an existing sewer facility located at the intersection of Malcolm Dixon and Allegheny Roads. The project proposes to set a connecting line in the existing Malcolm Dixon Road public utility easement from the project site to an existing manhole located within Uplands Drive. It is not proposed to require crossing the existing bridge located west of Uplands Drive. The El Dorado Irrigation District has indicated in the submitted Facility Improvement Letter (FIL) dated September 14, 2012 (Attachment 20) states that the project will require 49 EDUs of sewer service and that the existing sewer line has adequate capacity for the proposed project at this time, with extensions of facilities of adequate size. Impacts would be less than significant. Since the FIL was prepared, the project is changed to a 28-lot subdivision requiring 28 EDUs. (See also the Preliminary Onsite/Offsite Sewer Exhibit dated July 2014, Attachment 21).

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- b. **New Facilities:** No new water or wastewater treatment plants are proposed or are required because of the project. The proposed sewer line extension to connect to the existing sewer facilities west of the project are proposed to be installed within an existing EID utility easement along Malcolm Dixon Road. This will not cause a significant environmental impact.
- c. **New Stormwater Facilities:** On-site storm water drainage facilities would be installed and maintained in order to control, reduce, and/or eliminate run-off from this development. All storm water drainage facilities shall be designed to meet the *El Dorado County Grading, Erosion, and Sediment Control Ordinance*, as well as the *Drainage Manual* standards in order to reduce discharge levels to County, state, and federal standards, and to maintain such flow based on the outcome identified by the preliminary drainage study prepared for this project. Transportation would review a future Engineer's Report to identify maintenance and fee responsibilities associated with project drainage facilities, as a condition of the permit. Impacts would be less than significant.
- d. **Sufficient Water Supply:** Water for the project would be provided by the El Dorado Irrigation District. EID has indicated in the FIL that they have the ability to serve the project with existing mains. This system would need to tie into the existing 12-inch water line in Green Valley Road. The FIL makes it clear that is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve the proposed project. In terms of water supply, as of January 1, 2012, there were 4,752 equivalent dwelling units (EDUs) available in the El Dorado Hills Water Supply Region. The FIL states that the project would require 50 additional equivalent dwelling units (EDUs) of water supply. Since the FIL was prepared, the project is changed to a 28-lot subdivision requiring 28 EDUs. The resulting lots for the current proposal would be required to establish separate domestic water service accounts with EID. The applicant would be responsible for the installation of all improvements to the District's Water, Sewer and Recycled Water Design and Construction Standards necessary to provide these services. Impacts would be less than significant.
- f, g. **Solid Waste:** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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

County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection and storage of trash, recycling and related refuse containers. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For residential development

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some on-site separation of materials is required and areas are required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319. Chapter 8.42.640C of the county Ordinance requires that solid waste, recycling and storage facilities must be reviewed and approved by the County prior to building permit issuance. Impacts would be anticipated to be less than significant.

FINDING: Adequate water and sewer systems are available to serve the project. There is a safe and reliable water source available for each lot, available capacity in the County refuse and recycling system, and associate collection areas that are available for this 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 proposed project has the potential to significantly impact biological resources as well as cultural resources as discussed in this document. The project would require oak woodland habitat removal, and potential modification an onsite riparian feature. Mitigation Measures Bio 1 and 2 reduce these impacts, as well as those to protected animal species during project construction to a less than significant level. As conditioned and mitigated, and with adherence to County General Plan policies and permit requirements, the project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Potential impacts from the project would be considered less than significant due to the design of the project and required standards and mitigations that would be implemented with the process of the final map and/or any required project specific improvements.
- b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts." Based on the analysis in this study, and with the inclusion of Mitigation Measure Air Quality-1, the project would have a less than significant impact based on the issue of cumulative impacts. The project has impacts that could be considered cumulatively significant based on- as well as off-site improvements necessary to develop the project. The

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project would connect to existing public water and sewer services within existing utility easements. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. The primary cumulative impact on a project specific level would be to transportation and circulation. As discussed in the Transportation section the cumulative impact at specified intersections will be reduced to less than significant by the fair share payment of the project-related TIM fees for those intersections.

- c. Noise impacts from Green Valley Road traffic would be a significant impact on future residents, as discussed in the Noise Section. The inclusion of a masonry sound wall would reduce those impacts to a less than significant level. Mitigation Measure Noise 1 would reduce this impact to less than significant.

INITIAL STUDY ATTACHMENTS

- Attachment 1..... Location Map
- Attachment 2..... Clarksville U.S.G.S. 7.5 Minute Quadrangle
- Attachment 3..... Tentative Map, dated August 2014
- Attachment 4..... Fence Exhibit dated August 2014
- Attachment 5..... Wilson Estates Air Quality Impact Analysis and Greenhouse Gases, PMC, July 2011
- Attachment 6..... Wilson Estates Air Quality and Greenhouse Gas Emissions Update, PMC, October 2012
- Attachment 7..... Special Status Plant Surveys, Gibson & Skordal, Inc., August 2011
- Attachment 8..... Jurisdictional Delineation and Special Species Evaluation, Gibson & Skordal, Inc., January 2009
- Attachment 9..... U.S. Army Corps Wetland Jurisdictional Determination dated August 23, 2011
- Attachment 10..... Phase 1 Archeological Study of the Wilson Estates Project, Historic Resource Associates, January 2011
- Attachment 11..... Revised Drainage Report Wilson Estates, CTA Engineering and Surveying, July 2012
- Attachment 12..... Environmental Noise Assessment Wilson Estates, Bollard and Associates, May 3, 2012
- Attachment 13..... Environmental Noise Assessment Wilson Estates Memorandum, Bollard and Associates dated May 20, 2014
- Attachment 14..... Wildland Fire Safe Plan, William Draper, Registered Professional Forester #898, dated September 2, 2011
- Attachment 15..... Wildland Fire Safe Plan, Amendment A, William Draper, Registered Professional Forester #898, dated May 28, 2014
- Attachment 16..... Traffic Impact Analysis, Wilson Estates (WO#38), Final March 3, 2011, Kimley-Horn and Associates, Inc.
- Attachment 17..... Memorandum, Wilson Estates TIS WO #38, Dowling Associates to Eileen Crawford, El Dorado County DOT, April 4, 2011
- Attachment 18..... Kimley-Horn and Associates, Inc., Supplemental Traffic Analysis for Wilson Estates (WO #38), May 3, 2012
- Attachment 19..... Kimley-Horn and Associates, Inc., Traffic Impact Analysis Addendum 2, Wilson Estates, May 15, 2014
- Attachment 20..... El Dorado Irrigation District Facility Improvement Letter dated September 14, 2012
- Attachment 21..... Preliminary Onsite/Offsite Sewer Exhibit dated July 2014
- Attachment 22..... Preliminary Grading and Drainage Plan, and Tree Preservation Plan dated July 2014

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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