

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



Agenda of:	November 12, 2009
Item No.:	9
Staff:	Tom Dougherty

REZONE/PARCEL MAP

FILE NUMBERS: Z06-0040/P06-0043/Marcyán

APPLICANT: Susan Marcyan

AGENT: Baker-Williams Engineering Group

REQUEST: Rezone a 46.23-acre parcel from Residential Agricultural 20-Acre-Planned Development (RA-20-PD) to Residential Agricultural 20-Acre (RA-20) and a Tentative Parcel Map creating two parcels, ranging in size from 20.00 acres and 26.23 acres.

LOCATION: Northwest side of State Route 193, approximately 3,250 feet east of the intersection with Penobscot Road in the Cool area, Supervisorial District IV. (Exhibit A)

APN: 073-020-43 (Exhibit B1)

ACREAGE: 46.23 acres

GENERAL PLAN: Rural Residential-Important Biological Corridor (RR-IBC) (Exhibits C1, C3)

ZONING: Residential Agricultural 20-Acre-Planned Development (RA-20-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures in the Conditions of Approval as listed in Attachment 1; and
3. Approve Rezone Z06-0040 and Tentative Parcel Map P06-0043 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

BACKGROUND: The subject parcel was originally part of a 258-acre parcel acquired by Quitclaim Deed recorded November 27, 1990 in Official Record (O.R.) 3467-371. Quit claim deeds as referenced on Record of Survey (RS) 23-65 (O.R. 3509-700, 706, 709) and four illegal parcels were created from the 258-acre parcel in August 1995. The parcel was legalized by the approval of Certificate of Compliance COC95-0040 on July 12, 1999.

The original 258-acre parcel was originally zoned Exclusive Agricultural (AE) and encumbered by Agricultural Preserve #137. The Board of Supervisors cancelled the Williamson Act Contract in June of 1983 by approving Z82-0032 which re-zoned the site to Residential Agricultural 20-Acre-Planned Development (RA-20 -PD). The Planned Development overlay was added to provide the Planning Commission the opportunity to review development proposals for the 258-acre parcel. It was after that rezone approval that the 258-acre parcel was split into four parcels, in violation of the Subdivision Map Act. The property was designated Rural Residential by the current General Plan adopted July 19, 2004 and on the previous General Plan adopted July 19, 1996.

STAFF ANALYSIS

Project Description: Request is to Rezone the 46.23-acre parcel from Residential Agricultural 20-Acre-Planned Development (RA-20 -PD) to Residential Agricultural 20-Acre (RA-20) and to process a Tentative Parcel Map creating two parcels, 20.00 acres and 26.23 acres in size. The encroachment from proposed Parcel 2 onto State Route 193 would be improved at the time of any future building permit. No interior roadway or encroachment improvements would be required for proposed Parcel 1. The existing structures would remain.

Site Description: The project site is served by a 50-foot road and public utility easement that provides access to adjacent parcels (see Exhibit E). The 46.23-acre site is located between the 1,600 to 1,760-foot elevations above sea level. The parcel has been historically used for grazing. The majority of continual tree-canopied areas are located in the eastern and western portions of the parcel. The rest of the parcel is covered primarily by exotic annual grasses. Proposed Parcel 1 contains the existing single-family dwelling, barn, well, septic and driveway. The western portion of the site slopes gently downward predominately in a northeast direction. There is an intermittent stream crossing the northeast corner of the parcel, a seasonal pond at the western end

of the parcel, some seasonal seeps and wetland swales within the interior, and a Georgetown Divide Public Utility District water conveying ditch that crosses the northwest corner.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RA-20	RR-IBC	Residential agricultural/single-family residence and accessory structures.
North	R2A/RF/RE-5	MDR-IBC	Residential/single-family residences, Auburn Lake Trails Black Oak campground. Four parcels from 5.8 to 27 acres.
South	RA-20 -PD	RR-IBC	Vacant. One 80-acre parcel.
East	RE-10	RR-IBC	Residential/single-family residence across State Route 193. One 6-acre parcel.
West	RA-20 -PD	RR-IBC	Residential agricultural/single family residence. One 43-acre parcel.

Discussion: Exhibits A, B1 to B3, C1 to C3 and D illustrate that the general area consists of two to twenty-acre zones. There are also one to 160-acre land use designations ranging from the more intense areas north in Auburn Lake Trails and on the opposite side of State Route 193 to less intense areas west of this property.

Project Issues: Discussion items for this project include fire safety, impacts to agricultural lands, noise from transportation sources, Planned Development overlay, public services, road improvements and access, visual impacts from SR 193 and water and sewer improvements.

Fire Safety: The El Dorado County Fire Protection District (District) would require the project to meet the minimum fire flow for Fire Safe standards. Pursuant to the District, these standards require water delivery at a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) for a period of 2 hours. In place of fire hydrants, the applicant may choose an approved residential sprinkler system with 3,000 gallons of water storage with deed restrictions for a NFPA 13D residential sprinkler system for all new structures. The existing home on Parcel 1 would require 3,000 gallons of District approved water storage within 150' of the home. A Fire Safe plan approved by the District and Cal Fire would be required. As designed and with fulfillment of the Conditions Approval, the project would meet the minimum Fire Safe requirements.

Impacts to Agricultural Land: General Plan Policy 8.1.4.1 directs that *the County Agricultural Commission review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination would be made by the approving authority that the proposed use would not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities.*

Review of the General Plan land use map for the project area indicates that there are no areas designated as being within the Agricultural District (A) General Plan land use overlay designation within approximately three miles of the project, as shown in Exhibit C2.

On August 12, 2009, the El Dorado County Agricultural Commission reviewed and discussed the subject application requests, as well as the County Agriculture staff's observations and recommendations. The full text of the Memo from the Agricultural Commissioners to Planning staff is included as Exhibit L. The Commission supported the applicant's project request.

General Plan Policy 8.1.3.2 requires a 200-foot setback by policy. At a minimum the applicant would be required to comply with the General Plan requirements during the building permit process however, there are administrative relief procedures for setbacks should they be found to be necessary. On July 31, 2007, the Board of Supervisors adopted Resolution No. 079-2007 that established the *Criteria and Procedure for Administrative Relief from Agricultural Setbacks*. Therefore, staff is not recommending that the 200-foot required setback be shown on the map as the Agricultural Commission has recommended. The proposed parcels have demonstrated that sufficient area exists such that the parcels may be developed and be compliant with the 200-foot agricultural setback.

As conditioned, Planning staff has determined the project would not significantly intensify the impacts to agriculturally zoned land and the rezone and tentative parcel map request could be approved.

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 5.10-3 of the *Draft Environmental Impact Report*, May 2003, lists level specifications for the portion of State Route 193 from State Route 49 in Cool to Greenwood Road. In order to reduce the outdoor exposure to noise levels that would meet those levels defined in Table 6.1, a 273-foot, non-building setback would be required measured from the centerline of the near-travel lane. This setback restriction would include pools as well. Pursuant to the submitted Tentative Parcel Map, this equates to a 225-foot setback from the eastern parcel boundary along the entire length of State Route 193.

Planned Development Overlay: The Planned Development overlay was added by the approval of Z82-0032, to provide the Planning Commission the opportunity to review development for the 258-acre site, previously encumbered by a Williamson Act Contract. The parcels are to be consistent with the zoning and land use designation and therefore the PD designation can be removed.

Public Services: The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees would be paid to the Georgetown Divide Recreation District prior to filing the Parcel Map.

The project is within the Black Oak Mine Unified School District. School impact fees would be assessed during the review of building permits to address school impacts that may be created with the approval of this project.

Road Improvements and Access: The parcels would be accessed by two existing encroachments onto State Route 193. Planning staff, Caltrans and DOT all had concerns for the safety of the egress/ingress locations on State Route 193. The ingress safety would be addressed with the adoption of the recommended Conditions of Approval.

The westernmost encroachment leads to a 50-foot road and public utility easement serving three additional parcels, as shown in Exhibit E. This encroachment would not be improved.

To the east, within proposed Parcel 2, is another existing encroachment on State Route 193 to be used as a driveway access. The applicant met with Caltrans in February 2008 to discuss the legality of two existing encroachments, access locations and the sight distance issues. Caltrans determined both are legal accesses however the encroachment for Parcel 2 would need to be upgraded through the encroachment permit process through Caltrans. The encroachment would need to be approved and finalized prior to final occupancy for any future grading and/or building permit.

Visual Impacts to and From State Route 193: Planning staff has concerns about the visual screening of the homes from the State Route 193, as well as the screening from the homes to the highway. It has been determined that the recommended 225-foot non-building setback from the west parcel boundary required by the Noise element of the General Plan, combined with the existing natural vegetation, would have the potential to adequately address the visual impacts to and from State Route 193.

Water and Sewer Improvements: The subject parcel is within the service area boundary of the Georgetown Divide Public Utility District (GDPUD). There is an existing seasonal irrigation water account with GDPUD and the current parcel owner. The account would need to be assigned to one of the new parcels should the map be recorded. An easement must be reserved for the private service line by the current owner through proposed Parcel 1. The District's Main Ditch #2 traverses the property in the northwest portion of proposed Parcel 1. The easement would need to be between five and ten feet wide, to be determined by GDPUD prior to filing the Parcel Map. GDPUD would also require a 50-foot wide easement be established for maintenance and repair of the existing water ditch. The District's domestic water facilities do not extend into the project area. Domestic water would be supplied by wells. The existing single-family dwelling on proposed Parcel 1 has an existing well with a recently supplied well production report which was reviewed by Environmental Health staff and found to be adequate. Prior to filing the Parcel Map, each parcel would be conditioned to have a safe and reliable water source for that meets the criteria of Environmental Management Policy 800-02.

There are no public sewer lines in the neighborhood, and the owner of Parcel 2 would install on-site septic systems for septic disposal for any future dwelling. Environmental Management staff reviewed the septic capability report prepared by Patterson Development dated September 26,

2008 and found the soils to be adequate to accommodate a septic disposal system. The existing single-family dwelling on proposed Parcel 1 has an approved septic system.

General Plan: The General Plan currently designates the subject site as Rural Residential-Important Biological Corridor (RR-IBC). RR permits an allowable density of one dwelling unit per 10 to 160 acres, and establishes areas for residential and agricultural development where available infrastructure is limited. The proposed 20 to 26.23-acre parcels would conform to the existing General Plan land use designation of RR. The parcel is also located within the IBC overlay. This overlay applies to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors, and the project in relation to that overlay designation, are discussed below in the Policy 7.4.2.9 section. The policies and issues that affect this project are discussed below:

Adequate roads, utilities, public services: Policy 2.1.1.7 directs that *development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructures become available and wildfire hazards are mitigated as required by an approved Wildfire Safe Plan.*

Consistent: As discussed above in the **Project Issues** section, as conditioned and with adherence to County Code, the project would meet the criteria. As a 20+ acre development, minimal infrastructure improvements would be needed.

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

Criteria	Consistency
1. <i>Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands.</i>	Consistent: As discussed above in the Project Issues, Water and Sewer Improvements section, GDPUD's domestic water facilities do not extend into the project area. Prior to filing the Parcel Map, each parcel would be conditioned to have a safe and reliable water source that meets the criteria of Environmental Management Policy 800-02. As conditioned, the project would be consistent with this criterion.
2. <i>Availability and capacity of public treated water system</i>	Consistent: A letter received from Georgetown Divide Public Utility District (GDPUD) dated July 17, 2008 stated the District's domestic water facilities do not extend into the project area.
3. <i>Availability and capacity of public waste water treatment system.</i>	Consistent: GDPUD sewer services do not extend into the project area. The applicants submitted an onsite sewage disposal capability report for the subject parcel that has been reviewed by the Environmental Health Division who determined it proved the potential for

	adequate septic facilities.
4. <i>Distance to and capacity of the serving elementary and high school.</i>	Consistent: The project is located within the Black Oak Mine Unified School District. Students would attend Northside School, located approximately 6 miles to the west, for grades K-8. High school students are served by Golden Sierra High School which is located approximately 7.5 miles to the southeast. The District did not respond with any concerns with the project.
5. <i>Response time from nearest fire station handling structure fires.</i>	Consistent: The El Dorado County Fire Protection District would be responsible for serving the project and has recommended Conditions of Approval that would require that the project adhere to the applicable building and fire codes. The District recommends the installation of fire hydrants or alternative, provision of established fire flow and submittal of a fire safe plan. The fulfillment of those recommended conditions would satisfactorily address fire related safety issues.
6. <i>Distance to nearest Community Region or Rural Center.</i>	Consistent: The project site is located approximately 1 mile west of the Greenwood Rural Center boundary and approximately 3.5 miles east of the Cool Rural Center boundary. As proposed, the project is a residential project similar in character to existing and proposed density with combined residential and agricultural uses surrounding the project site.
7. <i>Erosion hazard.</i>	Consistent: The project would not require any new grading prior to filing the Parcel Map. Any future building and/or grading permit for Parcel 2 would require an encroachment permit through Caltrans for that parcel's direct legal access onto SR 193. Erosion hazards would be required to be mitigated by strict adherence to Best Management practices required during the grading permit process by the County and Caltrans.
8. <i>Septic and leach field capability.</i>	Consistent: Proposed Parcel 1 has existing approved septic facilities. The Environmental Health Division reviewed the applicant-submitted on-site <i>Septic Capability Report</i> for the subject parcel and determined it proved the potential for adequate septic facilities for Parcel 2.
9. <i>Groundwater capability to support wells.</i>	Consistent: The El Dorado County Environmental Health Division has reviewed the current application requests and had no specific concerns specifically about the affect of the project on groundwater.
10. <i>Critical flora and fauna habitat areas.</i>	Consistent: The County's General Plan designates areas within the County that have the potential to affect rare plants. The project site is not located within a Rare Plant Mitigation Area. A botanical site assessment done by

	<p>botanist Annie Walker, dated October 28, 2005 that included the results of a survey of the parcel for the special status and locally significant plants and suitable habitat for the same. A follow-up field study was done on April 26, 2007 to encompass the blooming period of the special-status plants with a potential to occur on the site. The survey was done in accordance with the California Native Plant Society Botanical Survey Guidelines. No special-status species were found on the site.</p>
11. <i>Important timber production areas.</i>	<p>Consistent: The project site does not contain nor is adjacent to any important timber production areas.</p>
12. <i>Important agricultural areas.</i>	<p>Consistent: This property and project is not under and would not conflict with an adjacent Williamson Act Contract. The project was reviewed at the El Dorado County Agricultural Commission meeting on August 12, 2009. A full discussion of agriculture impacts is above in the <i>Impacts to Agricultural Land</i> section. The Agricultural Commission Memo with their recommendation is included as Exhibit L.</p>
13. <i>Important mineral resource areas.</i>	<p>Consistent: The project site does not contain nor is located adjacent to any important mineral resource areas.</p>
14. <i>Capacity of the transportation system serving the area.</i>	<p>Consistent: DOT reviewed the proposed project and determined that the existing encroachments for Parcels 1 and 2 would be used and no additional trips would be triggered with this application. Therefore DOT had no recommended conditions and determined the capacity of the transportation system serving the project would be adequate.</p>
15. <i>Existing land use pattern.</i>	<p>Consistent: The project site would be surrounded on the south, east and west by land designated and utilized for rural residential/agricultural uses. Those to the north are designated for Medium Density Residential land use and are located in the Auburn Lake Trails subdivision. The proposed rezone would eliminate the Development Plan requirement for future structures but would not change the existing density and therefore would be consistent with the dominant land use pattern.</p>
16. <i>Proximity to perennial watercourse.</i>	<p>Consistent: The unnamed watercourse that transverses the northeast corner has been designated as an intermittent stream on the Greenwood U.S.G.S Quadrangle as shown in Exhibit I. This stream originates in Auburn Lake Trails subdivision to the north and drains southward where it empties into the nearest perennial stream, Penobscot Creek, approximately 4,000 feet to the south. The County requires setbacks from intermittent streams, as well</p>

	compliance with Mitigation Measure 3. Infringement into the setback would not be permitted without analysis and review by a qualified biological professional. This would reduce potential impacts to the watershed.
17. <i>Important historical/archeological sites.</i>	Consistent: An <i>Amended Cultural Resources Study and Limited Archeological Testing of the Marcyan Four-Way Split Project</i> was completed by Historic Resource Associates, Dana Supernowitz, in January 2007. The report indicated the presence of prehistoric and historic sites of the local area under Criteria 4 of the California Register of Historic Resources. Mitigation has been included to protect the resources.
18. <i>Seismic hazards and present of active faults.</i>	Consistent: As shown in the Division of Mines and Geology's publication, <i>Fault Rupture Hazard Zones in California</i> , there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, seismic ground failure, or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.
19. <i>Consistency with existing Covenants, Conditions, and Restrictions.</i>	Consistent: There are no consistencies issues that exist with Conditions, Covenants, and Restrictions, since none currently exist.

Land Use Compatibility: **Policy 2.2.5.21** directs that *new development be compatible with the surrounding neighborhood.*

Consistent: The project would be in keeping with the General Plan intended development pattern expected in lands designated as Rural Residential and would be compatible and consistent with the dominant pattern of parcel development for the area.

Fire Protection Services: **Policy 5.7.1.1** directs the applicant to *demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.* **Adequate Access for Emergencies:** **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.*

Consistent: As discussed above in the Project Issues section, upon fulfillment of the Conditions of Approval and the requirements of the approved Wildfire Safe Plan, the proposed parcels would provide adequate access and emergency evacuation capabilities.

Noise Impacts: **Policy 6.5.1.8** directs 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 to the levels specified in Table 6-1.

Consistent: As discussed above in the *Project Issues*, *Noise from Transportation Sources* section, a 225-foot non-building setback would be implemented along the eastern parcel boundary to meet the intent of this policy, and mitigate noise impacts.

Wetland buffers: **Policy 7.3.3.4** directs that *buffers and special setbacks of 50 feet from intermittent streams and wetlands.*

Consistent: The applicants submitted a *Jurisdictional Wetland Delineation* map by Parus Consulting, Inc. that determined a total of 4.84 acres of seasonal wetlands that could be classified as Waters of the U.S. within the project. Mitigation Measures 2, 3, and 4 would be recommended which, upon fulfillment, would mitigate the potential impacts to wetlands to a less than significant level. The full discussion of the project impacts in relation to Policy 7.3.3.4 is contained in Section IV in the attached Environmental Checklist.

Biological Corridor: **Policy 7.4.2.9** identifies the site with an *Important Biological Corridor (IBC)* overlay. This would be applied to lands identified as having high wildlife values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district would be subject to the following provisions except that where the overlay is applied to lands that are also subject to the *Agricultural Lands (AL)* designation, the land use restrictions associated with the IBC policies would not apply to the extent that the agricultural practices do not interfere with the purposes of the IBC overlay. Lands located within the overlay district would be subject to the following provisions listed in the table below:

Guideline	Project Design Feature
Increased minimum parcel size	Consistent: As discussed below in the <i>Zoning</i> section, the project would be consistent with the minimum parcel size of 20 acres designated by the RA-20 zone district.
Higher canopy-retention standards and/or different mitigation standards for oak woodlands	Consistent: As discussed in more detail in the General Plan Policy 7.4.4.4 section following this section, two percent of the existing oak canopy is projected to be removed and would be mitigated as described in Mitigation Measure 5, consistent with the General Plan..
Lower thresholds for grading permits	Consistent: No grading would be directly anticipated as a result of the project approval prior to filing the Parcel Map.
Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss	Consistent: Prior to disturbance of any waters of the United States including any wetland features, the wetland delineation study for the project site would be submitted

	<p>to the Corps for their verification and approval. If fill of any potential waters of the U.S would be anticipated, the appropriate Corps 404 permit would need to be obtained prior to fill activity. The appropriate terms of mitigation including the wetland acreage to be mitigated as defined in the issued Corps permit would need to be provided. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated at a "no-net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. A total of 4.84 acres of seasonal wetlands were mapped in the combined study area and infrastructure corridors. Wetland mitigation for this project would be required for future grading and development. Mitigation could include the purchase of mitigation credits from an approved wetland mitigation bank at an appropriate ratio for each acre of wetland /waters proposed to be impacted as determined by the Corps of Engineers. Fulfillment of Mitigation Measure 2 would assure compliance with this criterion.</p>
<p>Increased riparian corridor and wetland setbacks</p>	<p>Consistent: A 50-foot non-building/disturbance setback line would be recorded on the Parcel Map that begins at all high-water marks or the outer boundary of any adjacent wetlands along the unnamed tributary that transverses the northeast corner and is shown on the Greenwood U.S.G.S Quadrangle and as determined by the Corps of Engineer's verified wetland delineation of waters of the United States. Fulfillment of Mitigation Measure 3 would assure compliance with this criterion.</p>
<p>Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Dept. of Fish & Game).</p>	<p>Consistent: The proposed project is not located in an El Dorado County plant Mitigation Area or any Ecological Preserve overlay designation. The soils identified above in the <i>Project Description</i> do not support the rare plants known as <i>Pine Hill Endemics</i> in the General Plan or Nissenan</p>

	Manzanita. No new grading within the parcel would be required prior to filing the Parcel Map.
Standards for retention of contiguous area/large expanses of other (non-oak or non-sensitive) plant communities	Consistent: The project footprints within Parcel 1 exist and a Parcel Map approval would not significantly reduce the area of existing plant communities. The project would allow for large areas to be left undisturbed and all the riparian areas, which contain the majority of the tree cover, would be preserved by required setbacks.
Building permits discretionary or some other type of "site review" to ensure that canopy is retained	Consistent: No new building or grading permits have been applied for by the applicant. There is an existing permitted residential unit, associated accessory buildings, and the access roads, potable water facilities and septic system exist. The project impacts to existing oak tree canopy would be mitigated by recommended Mitigation Measure No. 5.
More stringent standards for lot coverage, floor area ratio (FAR) and building height	Consistent: Given the parcel sizes (20 and 26.2 acres), and relatively small existing and projected project footprints, more stringent standards would not be required for this project.
No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement)	Consistent: The submitted <i>Final Biological Resources Study and Important Habitat Mitigation Program</i> did not find evidence that the parcel was being used as a wildlife corridor. No fences are proposed as part of this project.

The subject parcel has an existing single-family dwelling, infrastructure, utilities, and accessory buildings. The fencing and interior road systems exist and the property has been historically used for grazing. The entire parcel is located within the IBC however; the project would not directly impede the intentions of this policy in a significant manner, because significant disturbances not typical of the existing surrounding developed parcels would not be expected.

Oak tree canopy and replacement: **Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards.

Consistent: Pursuant to the requirements of Policy 7.4.4.4, 90 percent of the existing oak tree canopy coverage for the 46.23-acre project area would be retained as a result findings of the *Tree Canopy Exhibit* map, revised June 11, 2009 which reported a 29 percent oak canopy coverage or 13.27 acres. The report estimated that approximately 0.25 acre of oak canopy would potentially be removed as part of this project proposal which is 2.0 percent of the canopy and thus would

meet the General Plan retention standards. The applicants have the choice to use Options A or B at a 1:1 ratio to mitigate the impacts of the tree canopy removed. With the adoption of Mitigation Measure No. 5 in the Conditions of Approval, the project would be compliant with Policy 7.4.4.4. The full discussion of the project impacts in relation to Policy 7.4.4.4 is contained in section IV in the attached Environmental Checklist.

Conflicts with Agriculture: **Policies 8.1.3.1** (ten-acre buffer for agriculturally zoned lands), **8.1.3.2** (200-foot setback buffer for agriculturally zoned lands), **8.1.4.1** (Agricultural Commission review), and **8.2.2.5** (adequate parcel size to allow adequate setback):

Consistent: The agriculturally zoned lands to the west and south would be buffered by ten-acre sized parcels and 200-foot setbacks. The project would not diminish or impair the existing or potential agricultural use, and would not create conflicts between residential and agricultural activities. Potential conflicts with agriculture because of the approval of the project are also discussed above in the **Project Issues, Impacts to Agricultural Land** section. Staff has found the proposed project would not cause significant conflicts with agriculturally-zoned lands because of the previously stated reasons, as well as the recommendation of approval by the Agricultural Commission and could be approved as proposed.

Conclusion: It has been determined that the project would be consistent with the applicable General Plan Policies. Findings of Consistency with the General Plan are provided in Attachment 2.

Zoning: The subject site is currently zoned Residential Agricultural 20-Acre -Planned Development (RA-20 -PD). The rezone request seeks to change that designation to RA-20 and eliminate the Planned Development overlay. RA-20 permits a minimum parcel size of 20 acres. The proposed 20 to 26.23-acre parcels would conform to the new zoning and the development standards in Section 17.30.050 for minimum lot width of 300 feet, minimum parcel size of 20 acres, building setback requirements of 30 feet from parcel boundaries and road easements, or 50 feet for agricultural structural setbacks. As discussed above in the **Project Issues, Impacts to Agricultural Land**, other special setbacks may apply. The elimination of the Planned Development overlay would allow construction of residential structures with a building/grading permit without the need for a Planned Development application and Planning Commission review.

Conclusion: As discussed above, staff finds that the project can be found to conform to the intent of the Zoning Code and that the necessary findings can be made to support the request for a Tentative Parcel Map creating two parcels. The details of those findings are contained in Attachment 2.

Tentative Parcel Map: The Tentative Parcel Map would create two parcels, 20.00 acres and 26.23 acres in size from a 46.23-acre site (see Exhibit F). An account of the proposed parcel details is included in the table below:

Parcel Number	Gross Area	Existing Improvements
1	26.23 acres	2,259 sq. ft. single family residence, 748 sq. ft. garage, and one inspection exempt barn.
2	20 acres	No improvements.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with discussion provided in Exhibit M) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project in the areas of biological, cultural resources and noise. Staff has determined that significant effects of the project on the environment have been mitigated; therefore a Mitigated Negative Declaration has been prepared.

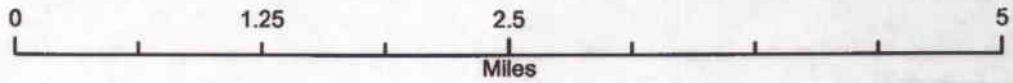
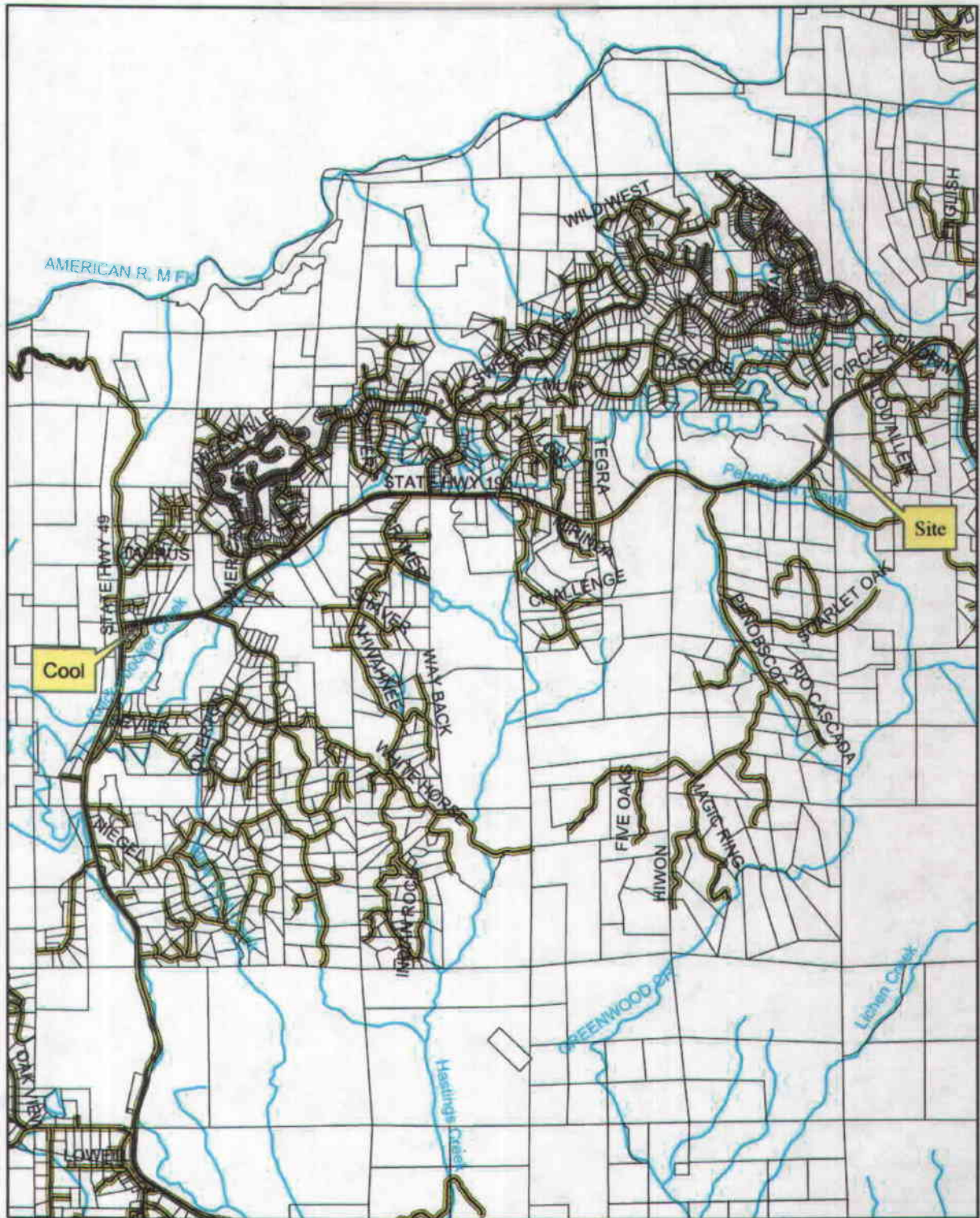
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation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

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibits B1, B2, B3	Assessor's Parcel Maps
Exhibit C1	General Plan Land Use Designations
Exhibit C2	General Plan Agricultural Overlay Map
Exhibit C3	General Plan Important Biological Corridor Map
Exhibit D	Zoning Designations Map
Exhibit E	Record of Survey 23/65
Exhibit F	Tentative Parcel Map revised June 11, 2009
Exhibit G	Tentative Parcel Map with Aerial revised June 11, 2009
Exhibit H	Soils Map
Exhibit I	Greenwood USGS Quadrangle
Exhibit J1, J2, J3	Site Visit Photos
Exhibits K1 and K2	Aerial Photo
Exhibit L	Agricultural Commission Memo to Planning Services dated August 20, 2009, (two pages).
Exhibit M	Environmental Checklist (CEQA)

Location Map



File No. Z06-0040, P06-0043

Exhibit A

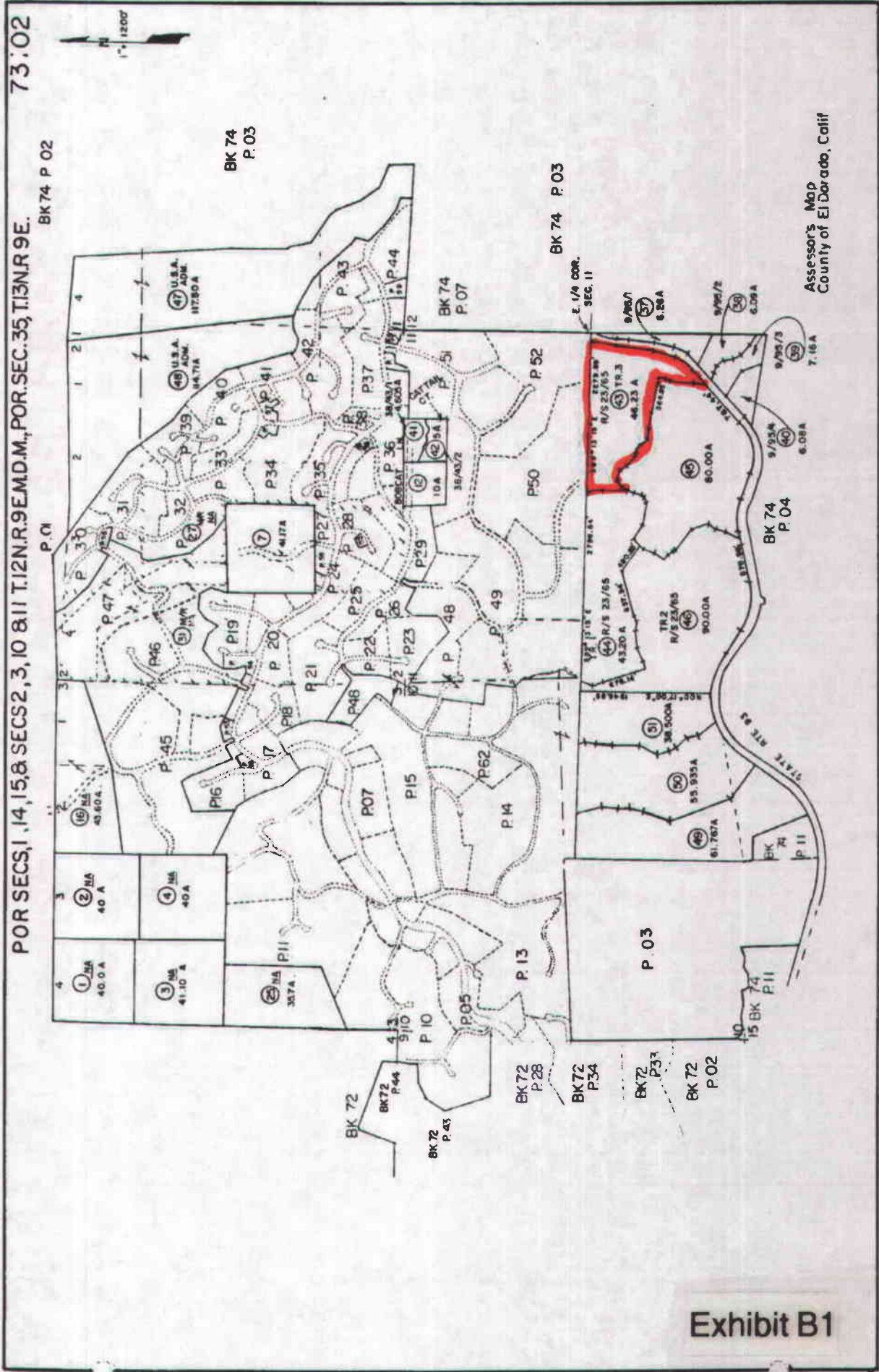
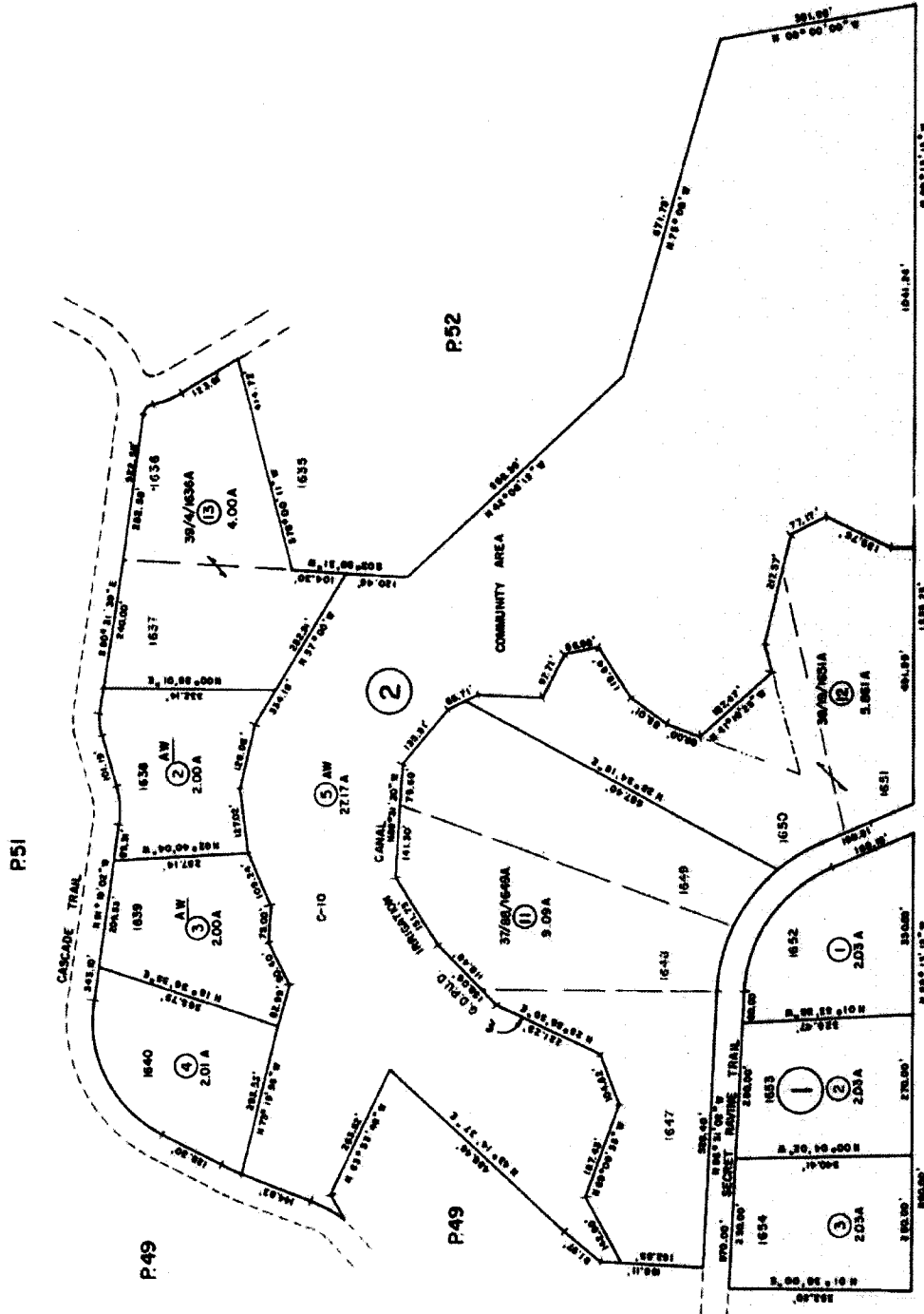
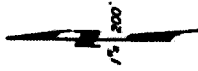


Exhibit B1

73:50

Tax Area Code

POR. SEC. 11, T.12N., R.9E., M.D.M.
AUBURN LAKE TRAILS UNIT NO. 6
E-113



X

X= Subject Parcel

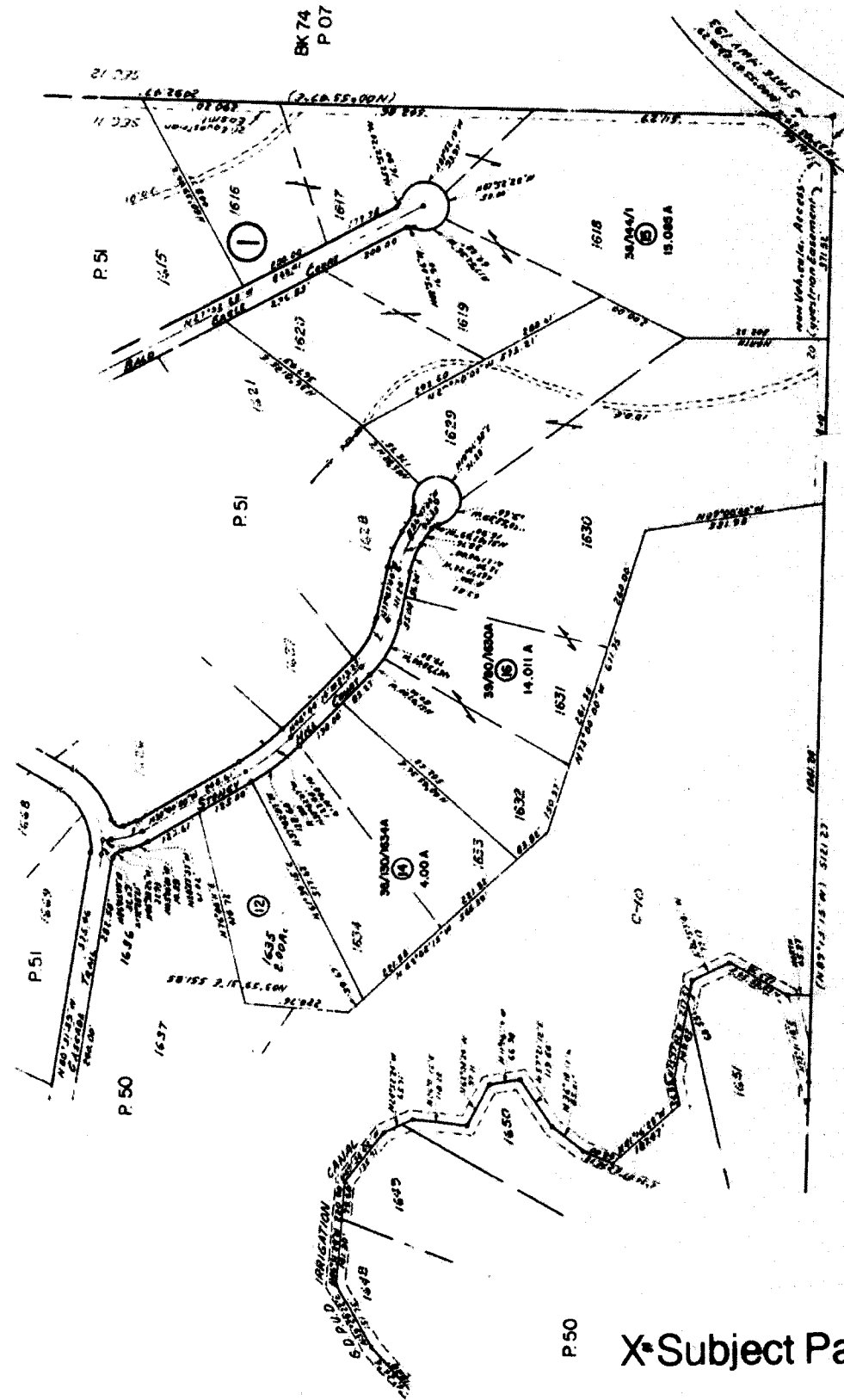
Assessor's Map Blk. 73 - Pg. 50
County of El Dorado, California

NOTE - Assessor's Block Numbers Shown in Red
Assessor's Parcel Numbers Shown in Green

Exhibit B2

73:52

AUBURN LAKE TRAILS UNIT 6
POR. SEC. 2, 3, 10 & 11 T. 12 N. R. 9 E. 8 POR. SEC. 35, T. 13 N. R. 9 E. M. D. M.



X

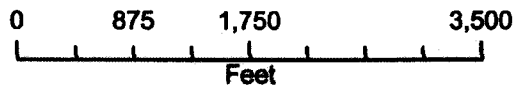
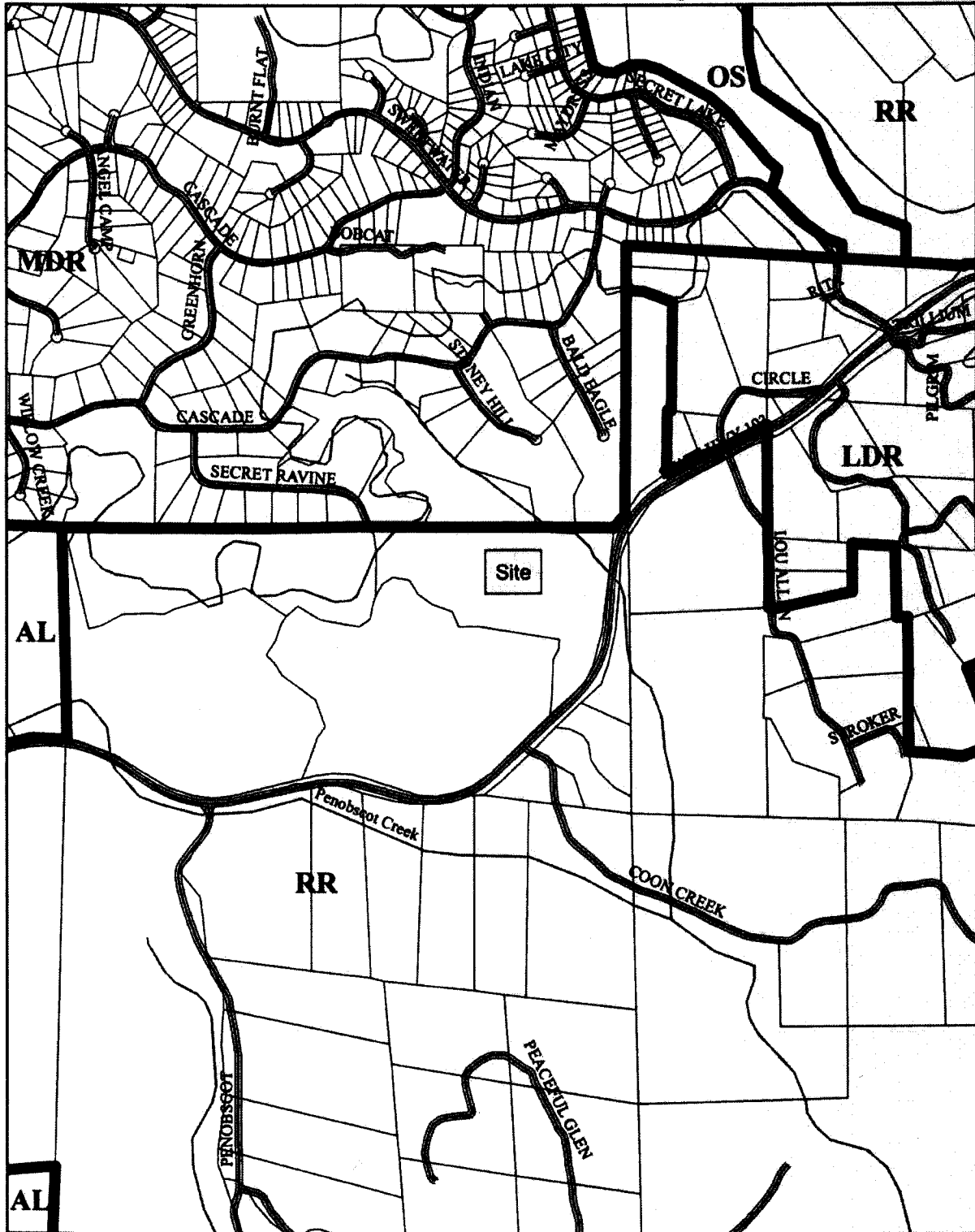
P. 02

X*Subject Parcel

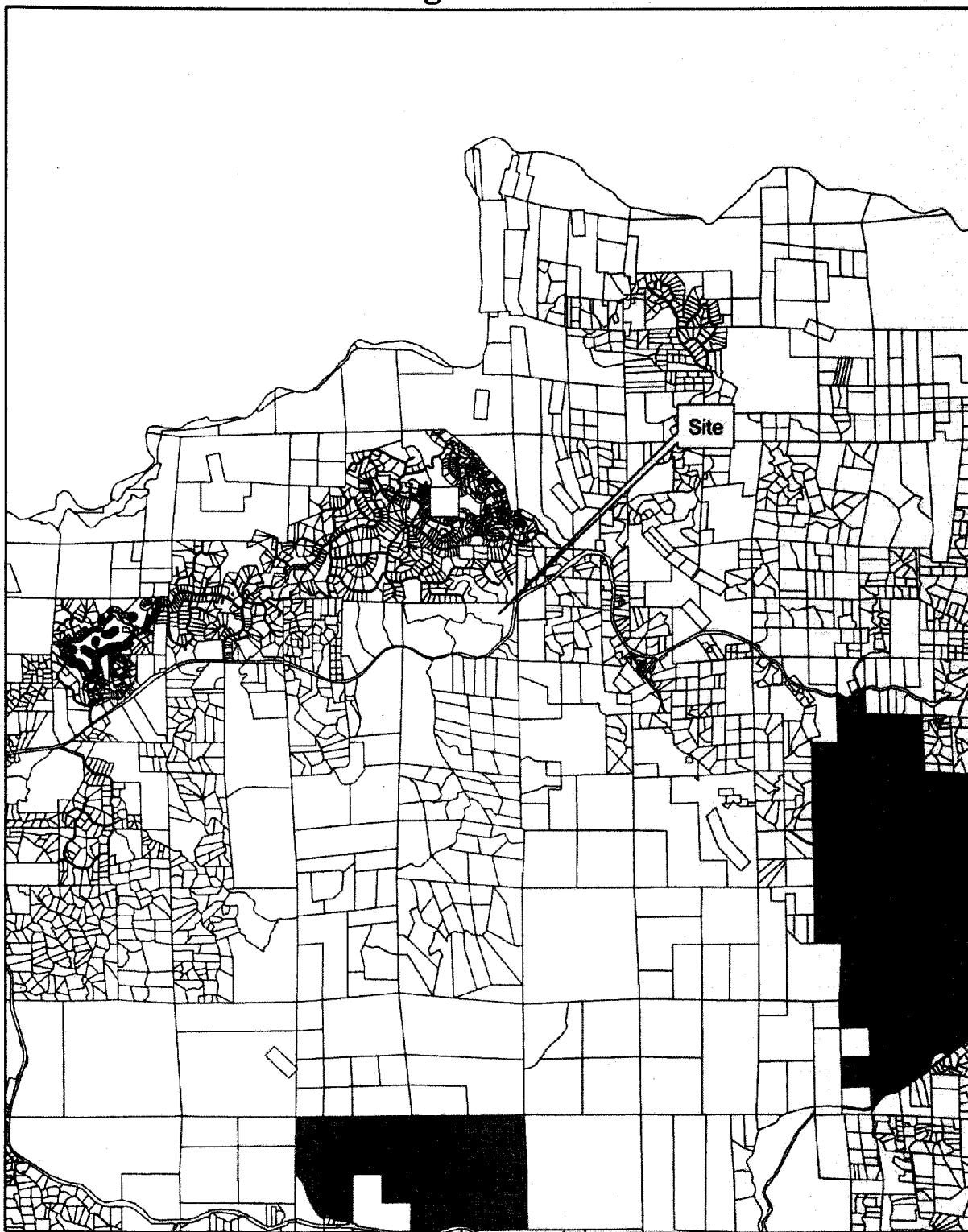
Assessor's Map
County of El Dorado, Calif.

Exhibit B3

General Plan Land Use Designation



Closest Agricultural Districts

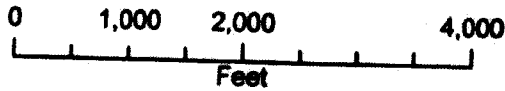
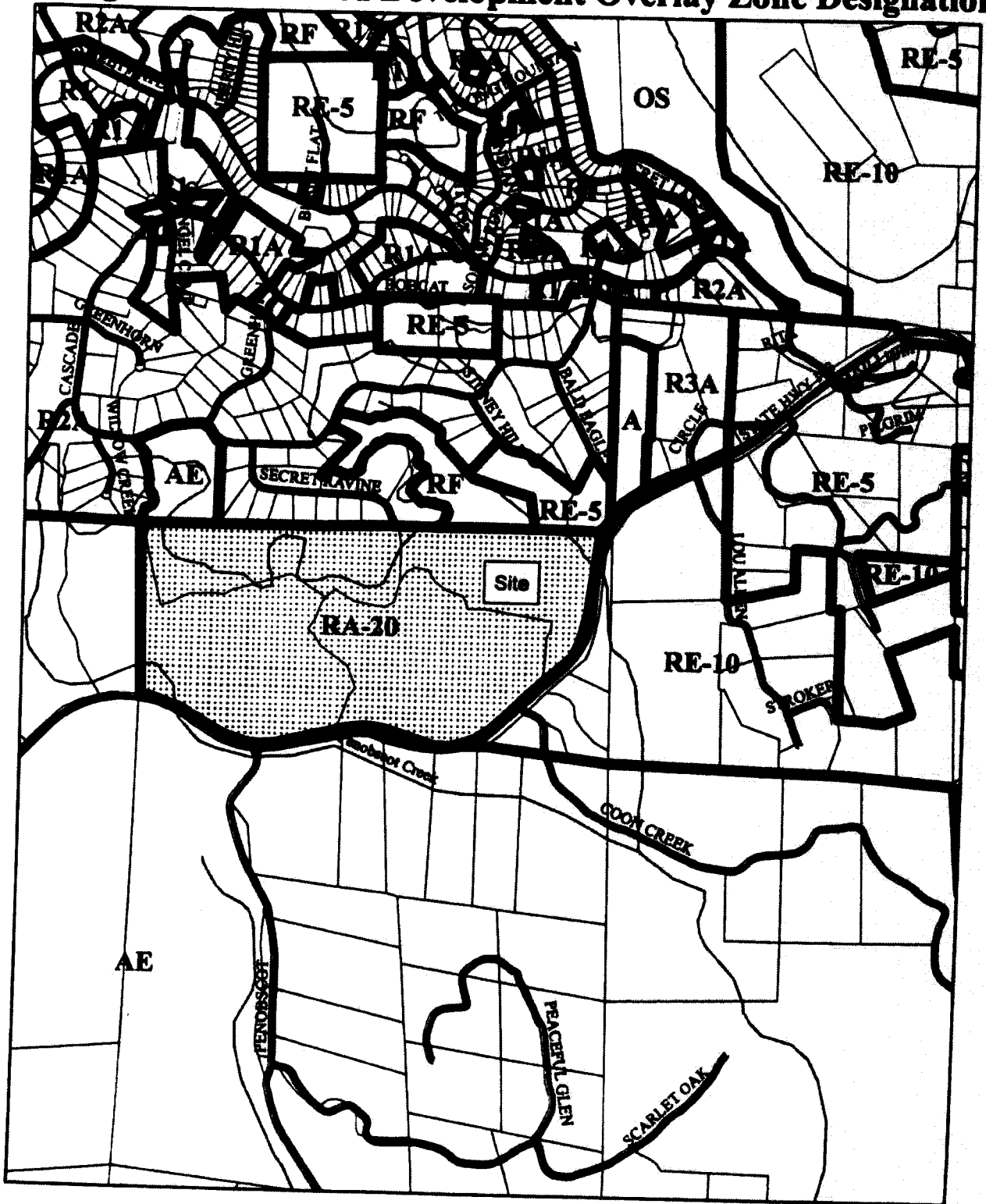


 Agricultural Districts

File number: Z06-0040 and P06-0043

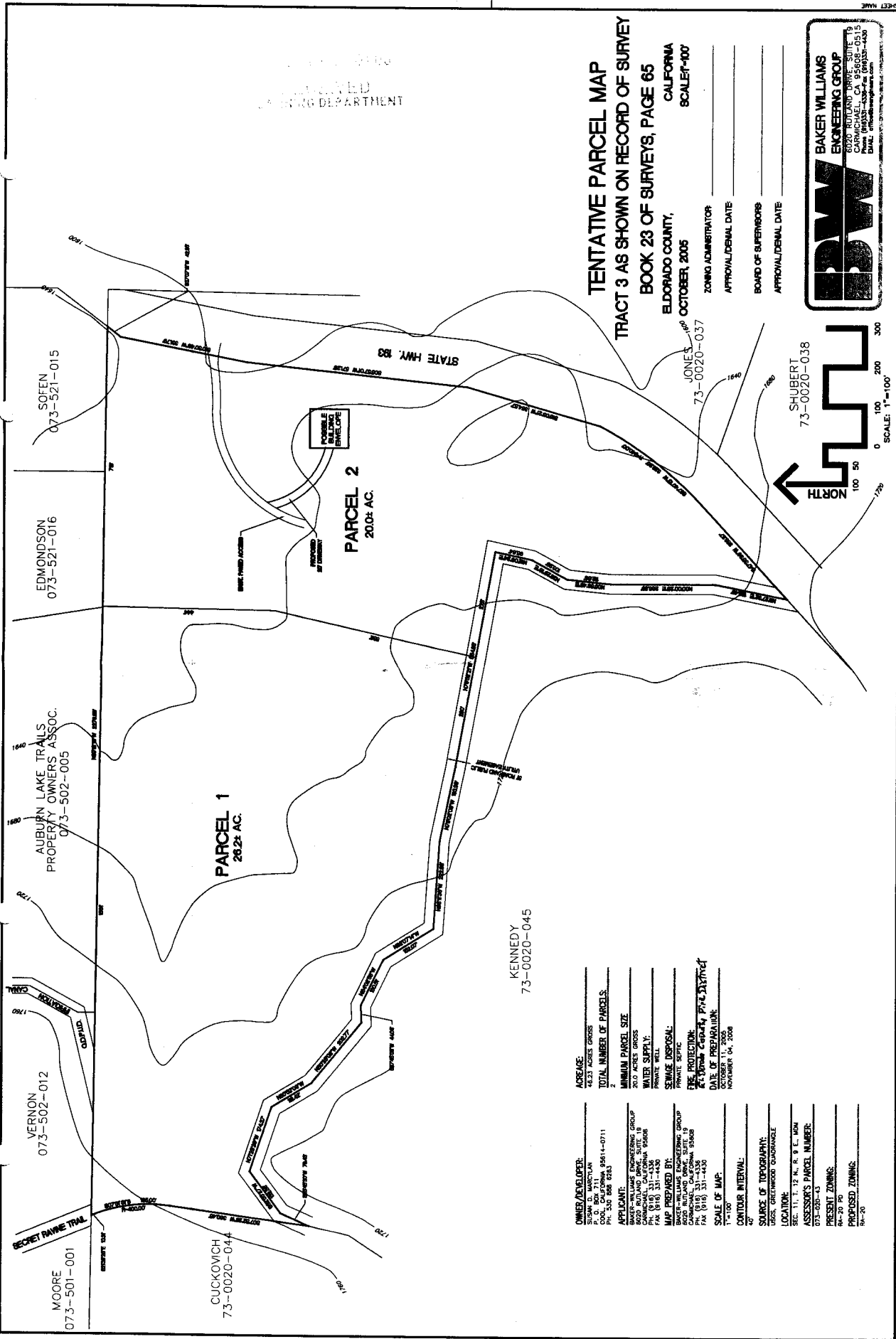
Exhibit C2

Zoning - With Planned Development Overlay Zone Designation



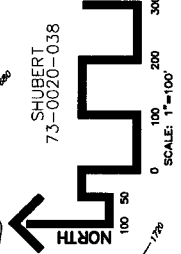
 Planned Development Designation

Exhibit D



TENTATIVE PARCEL MAP
TRACT 3 AS SHOWN ON RECORD OF SURVEY
BOOK 28 OF SURVEYS, PAGE 65
CALIFORNIA
SCALE 1"=100'

EL DORADO COUNTY,
 OCTOBER, 2005
 ZONING ADMINISTRATOR
 APPROVAL/DENIAL DATE
 BOARD OF SUPERBORS
 APPROVAL/DENIAL DATE



OWNER/DEVELOPER:
 CUCKOVICH
 73-0020-044

APPLICANT:
 BAKER WILLIAMS ENGINEERING GROUP
 6300 REDWOOD DRIVE, SUITE 100
 CARMICHAEL, CALIFORNIA 95608
 PH: (916) 331-4338
 FAX: (916) 331-4339

MAP PREPARED BY:
 BAKER WILLIAMS ENGINEERING GROUP
 6300 REDWOOD DRIVE, SUITE 100
 CARMICHAEL, CALIFORNIA 95608
 PH: (916) 331-4338
 FAX: (916) 331-4339

SCALE OF MAP:
 1"=100'

CONTOUR INTERVAL:
 40'

SOURCE OF TOPOGRAPHY:
 USGS, GREENWOOD QUADRANGLE

LOCATION:
 SEC. 11, T. 12 N., R. 9 E., 10W

ASSESSOR'S PARCEL NUMBER:
 073-002-43

PRESENT ZONING:
 R-20 PD

PROPOSED ZONING:
 R-20

ACREAGE:
 42.23 ACRES GROSS

TOTAL NUMBER OF PARCELS:
 2

MINIMUM PARCEL SIZE:
 20.0 ACRES GROSS

WATER SUPPLY:
 PERMIT WELL

SEWAGE DISPOSAL:
 PERMIT SEPTIC

FIRE PROTECTION:
 4-EL DORADO COUNTY FIRE DISTRICT

DATE OF PREPARATION:
 NOVEMBER 04, 2008

Exhibit F

RECEIVED
PLANNING DEPARTMENT



TENTATIVE PARCEL MAP
TRACT 3 AS SHOWN ON RECORD OF SURVEY
BOOK 23 OF SURVEYS, PAGE 65
CALIFORNIA
SCALE 1"=100'
ELDORADO COUNTY,
NOVEMBER, 2008
ZONING ADMINISTRATOR: JONES, 73-0020-037
APPROVAL/DEAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DEAL DATE: _____



MOORE
073-501-00

CUCKOVICH
73-0020-01

OWNER/DEVELOPER:
MARTIN LUTHER KING, JR. CENTER
P.O. BOX 71
COLUMBIA, CALIFORNIA 95914-0071
PH: 530 888 2825

APPLICANT:
BAKER WILLIAMS ENGINEERING GROUP
5505 RIVER PARK DRIVE, SUITE 10
CARMICHAEL, CALIFORNIA 95008
PH: (916) 437-4400
FAX: (916) 437-4439

MAP PREPARED BY:
BAKER WILLIAMS ENGINEERING GROUP
5505 RIVER PARK DRIVE, SUITE 10
CARMICHAEL, CALIFORNIA 95008
PH: (916) 437-4400
FAX: (916) 437-4439

SCALE OF MAP:
1"=100'

CONTOUR INTERVAL:
10'

SOURCE OF TOPOGRAPHY:
AERIAL PHOTOGRAPHY

LOCATION:
SECTION 17, T34N, R12E, S10N

ASSESSOR'S PARCEL NUMBER:
073-000-03

PRESORT ZONING:
R1-20 PD

PROPOSED ZONING:
R1-20

ACREAGE:
48.33 ACRES GROSS
2

TOTAL NUMBER OF PARCELS:
2

MINIMUM PARCEL SIZE:
20.0 ACRES GROSS

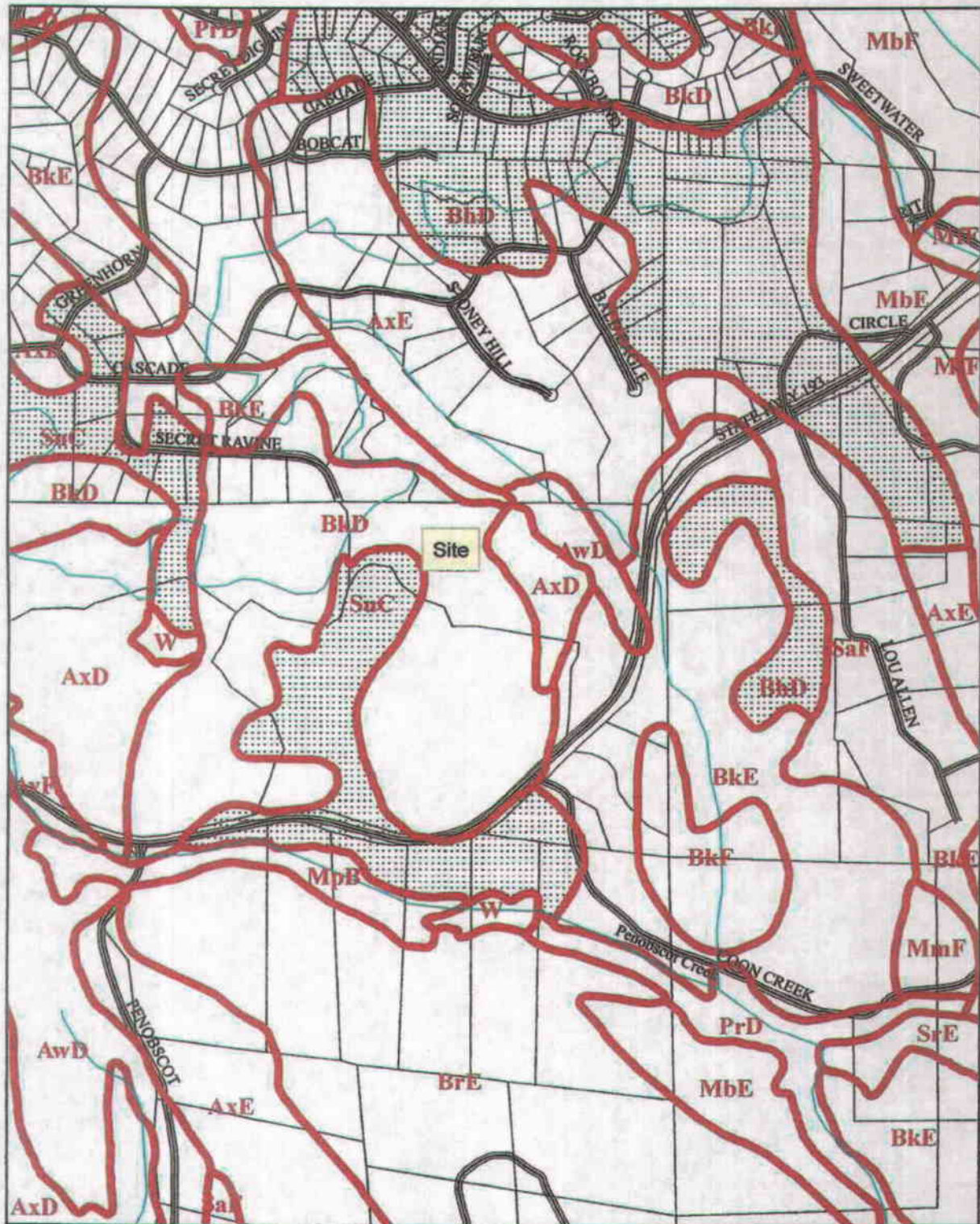
WATER SUPPLY:
PRIVATE WELL

SEWAGE DISPOSAL:
PRIVATE SEPTIC

FIRE PROTECTION:
GARDEN VALLEY FIRE DISTRICT

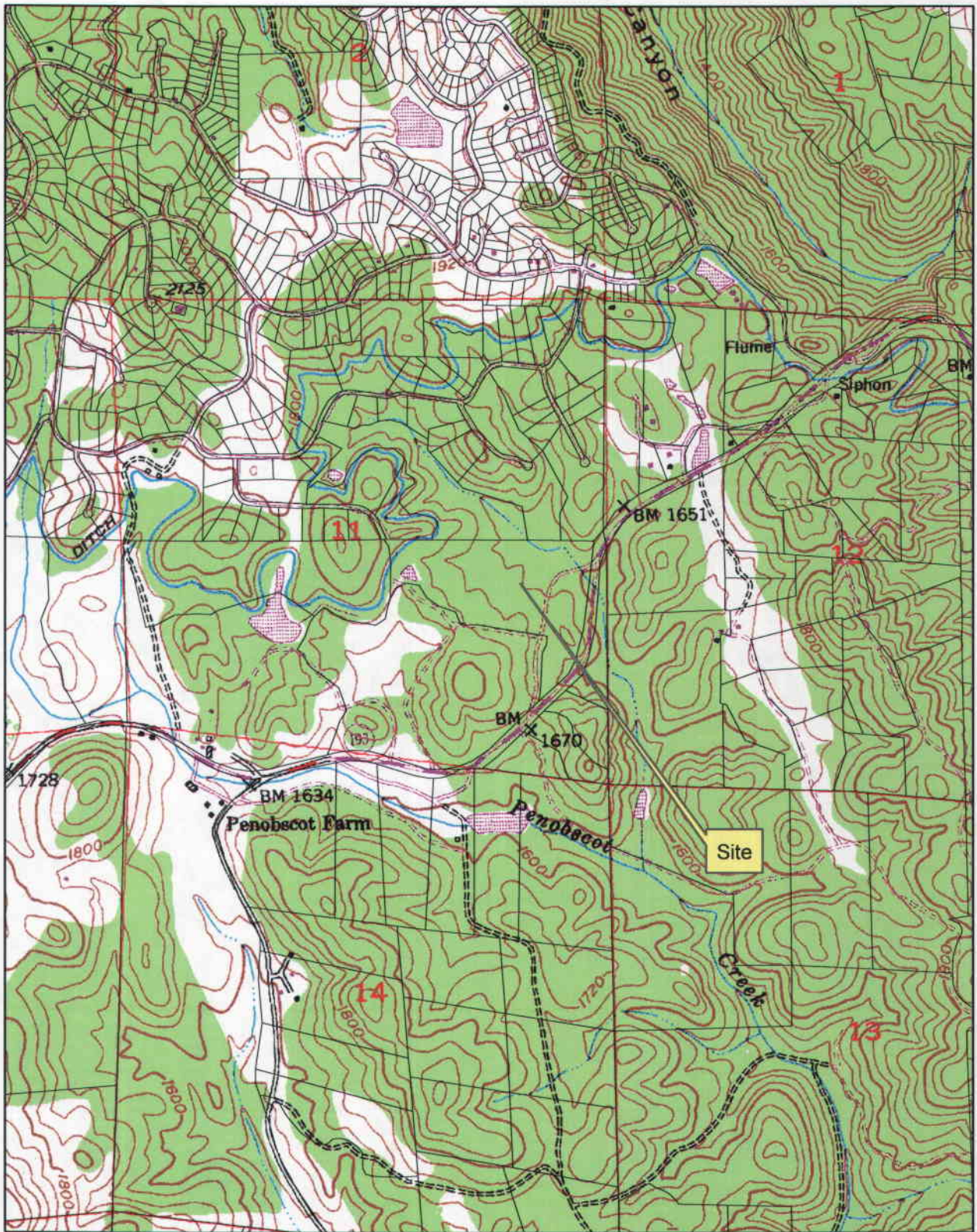
DATE OF PREPARATION:
OCTOBER 11, 2008
NOVEMBER 04, 2008

Soils



Choice Soils

Greenwood U.S.G.S Quadrangle with El Dorado County Parcels Overlaid



File number: Z06-0040 and P06-0043

Exhibit I

09-1437.C.28



Comment [TD1]: Current westernmost encroachment onto State Route 193.



Comment [TD2]: Traveling north into the parcel on the existing road after you leave the encroachment.

Exhibit J1



Comment [TD3]: The existing interior road as it heads west.



Comment [TD4]: Standing near proposed Parcel 2 looking west to the existing residence on proposed Parcel 1.

Exhibit J2



Comment [TD5]: Standing on proposed Parcel 1 looking north towards the Auburn Lake Trails campground.



Comment [IT6]: Standing on SR 193 looking west at the existing encroachment into proposed Parcel 2.

0 125 250 500 750 1,000 Feet



Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Exhibit K 1

0 500 1,000 2,000 3,000 4,000 Feet



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Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Exhibit K2



AGRICULTURAL COMMISSION

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

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

MEMORANDUM

DATE: August 20, 2009
TO: Tom Dougherty, Development Services/Planning
FROM: Greg Boeger, Chair
SUBJECT: Z06-0040/P06-0043 – MARCYAN REZONE & PARCEL MAP

RECEIVED
PLANNING DEPARTMENT
AUG 24 11:32

During the Agricultural Commission's regularly scheduled meeting held on August 12, 2009, the following discussion and motion occurred regarding Z06-0040/P06-0043 – Marcyan Rezone & Parcel Map (Susan D. Marcyan/Baker-Williams Engineering Group): A request to rezone the subject parcel from Residential Agricultural 20-Acre/Planned Development (RA-20/PD) to Residential Agricultural 20-Acre (RA-20) and a parcel map request to create two parcels of 20 and 26.2 acres in size. The property, identified by Assessor's Parcel Number 073-020-43, consists of 46.23 acres and is located on the west side of State Route 193 approximately 600 feet east of the intersection with Coon Creek Road in the Cool area. (District 4)

Staff reported on the site visit. The original rezone and parcel map request was heard by the Agricultural Commission on February 14, 2007. The current proposed zone change and parcel map has been changed from the original proposal. The subdivision of 46.23 acres to two parcels (26.2 acres and 20.0 acres) is consistent with the current zoning of RA-20 (Residential Agricultural – 20 District). The minimum parcel size for a parcel zoned RA-20 is twenty acres. The subject parcel's General Plan Land Use Designation is RR (Rural Residential). The proposed parcel sizes and zoning are consistent with this designation. Auburn Lake Trails subdivision is directly north of the subject parcel with zonings of R2A (Two-Acre Residential), RF (Recreational Facilities) and RE-5 (Estate Residential Five-Acre). The parcels to the west and south of the subject parcel have zonings of RA-20 PD and Land Use Designations of RR (Rural Residential). Parcels to the east, across Hwy 193, are zoned RE-10 (Estate Residential Ten-Acre) and have Land Use Designations of RR (Rural Residential). Compatibilities with Agricultural General Plan Policies:

Policy 8.1.3.1: proposed parcels are larger than 10 acres and have the same width to length ratio as other parcels.

Policy 8.1.3.2: 200 foot agricultural setbacks would apply to the eastern and southern property lines of the two proposed parcels. Staff recommends that the 200 foot agricultural setback be included on the tentative and final parcel maps.

Exhibit L

Policy 8.1.3.5: it is staff's opinion that the request to rezone the subject parcel from RA-20 PD to RA-20 and create two 20+ acre parcels would not diminish or impair the existing or potential agricultural use.

Policy 8.1.4.1: it is staff's opinion that the applicants rezone request and proposed subdivision will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

There is no apparent agricultural operation occurring on the ag zoned parcel to the south. Kent Baker, representing the applicant, stated that this application is simply a request to remove the PD zoning from the parcel and create two parcels consistent with their current zoning.

It was moved by Mr. Walker and seconded by Mr. Smith to recommend APPROVAL of the request for a zone change from Residential Agricultural – 20 District, Planned Development (RA-20 PD) to RA-20 and the request for a parcel map to create two parcels consisting of 26.2 acres and 20 acres as the proposed parcel sizes are consistent with the current and proposed zoning, are consistent with the parcel's land use designation, and all of the findings can be made for General Plan Policy 8.1.4.1, "...the proposed use:

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

Additionally, if the project is approved, the Commission recommends that all parcels created adjacent to agriculturally zoned land, be required to incorporate the 200 foot agricultural setback on the tentative and final parcel maps.

Motion passed.

AYES: Draper, Mansfield, Smith, Walker, Boeger
NOES: None
ABSENT: Ward
ABSTAIN: Bacchi

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

GB:na

cc: Baker-Williams Engineering Group
Susan D. Marcyan

09-1437.C.35



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0040/P06-0043/Marcyana Rezone and Tentative Parcel Map

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

Contact Person: Tom Dougherty

Phone Number: (530) 621-5355

Property Owner's Name and Address: Susan Marcyan, P.O. Box 711, Cool, CA 95614

Agent's Name and Address: Baker/Williams Engineering Group, 6020 Rutland Dr., Ste. 19, Carmichael, CA 95608

Project Location: On the west side of State Route 193 approximately 0.7 miles northeast of the intersection with Penobscot Road in the Cool area, El Dorado County.

Assessor's Parcel Number: 073-020-43 (46.23 acres)

Zoning: Residential Agricultural 20-Acre -Planned Development, (RA-20-PD)

Section: 28 **T:** 10N **R:** 12E

General Plan Designation: Rural Residential-Important Biological Corridor (RR-IBC)

Description of Project: Request would be to rezone the 46.23-acre parcel from Residential Agricultural 20-Acre-Planned Development (RA-20-PD) to Residential Agricultural 20-Acre (RA-20) and to process a Tentative Parcel Map creating two parcels, 20.00 acres and 26.23 acres in size. The encroachment from proposed Parcel 2 onto State Route 193 would be improved at the time of any future building permit. No interior roadway or encroachment improvements would be required for proposed Parcel 1. The existing structures would remain.

Environmental Setting: The project site would be served by a 50-foot road and public utility easement serving three additional parcels. The 46.23-acre site is located between the 1,600 to 1,760-foot elevations above sea level. The parcel has been historically used for grazing. Proposed Parcel 1 contains the existing single-family dwelling, barn, well, septic and driveway. The western portion of the site slopes gently downward predominately in a northeast direction. There is an intermittent stream crossing the northeast corner of the parcel, a seasonal catch-basin ponding area at the western end of the parcel, and a Georgetown Divide Public Utility District water conveying ditch that crosses the northwest corner.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park)
Site:	RA-20 -PD	RR-IBC	Residential agricultural/single-family residence and accessory structures
North:	R2A/RF/RE-5	MDR-IBC	Single-family residences/Auburn Lake Trails campground. Four parcels from 5.8 to 27 acres.
East:	RE-10	RR-IBC	Residential/single-family residence across State Route 193, one 6-acre parcel.
South:	RA-20 -PD	RR-IBC	Vacant. One 80-acre parcel.
West:	RA-20 -PD	RR-IBC	Residential agricultural/single-family residence. One 43-acre parcel.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): El Dorado County Department of Transportation, El Dorado County Fire Protection District, El Dorado County Surveyor's Office, El Dorado County Environmental Health Division, U.S. Army Corps of Engineers, California Department of Fish and Game, and Caltrans.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture Resources		Air Quality
X	Biological Resources	X	Cultural Resources		Geology / Soils
	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: Tom Dougherty Date: 9/28/09
 Printed Name: Tom Dougherty, Associate Planner For: El Dorado County

Signature: Pierre Rivas Date: 9-26-09
 Printed Name: Pierre Rivas, Principal Planner 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 two residential parcels.

Project Location and Surrounding Land Uses

The project site is located within a Rural Region. The project site is surrounded by existing developed and undeveloped residential parcels and a campground.

Project Characteristics

The project would rezone the 46.23-acre parcel from Residential Agricultural 20-Acre/Planned Development (RA-20 -PD) to Residential Agricultural 20-Acre (RA-20) and to process a Tentative Parcel Map creating two parcels, 20.00 acres and 26.23 acres in size. No new residential development would directly be a result of this parcel map.

1. Transportation/Circulation/Parking

Access to the project parcels would be provided from existing encroachments onto SR 193. The existing encumbered road easement and encroachment onto SR 193 would remain to provide access to adjoining parcels to the west and would not be required to be improved. The encroachment access to Parcel 2 would be required by Caltrans to be improved through an encroachment permit process prior to issuance of final occupancy for any future grading or building permit.

Parking standards have been met for Parcel 1 and would be required for the Parcel 2 at the time of building permit issuance. No impacts to parking would occur as part of the project

2. Utilities and Infrastructure

Proposed Parcel 1 has phone, electrical facilities, an existing well, Georgetown Divide Public Utility District (GDPUD) irrigation ditch water service and septic facilities. Prior to filing the Parcel Map, a safe and reliable water source would be required for proposed Parcel 2. A septic capability study has been provided for Parcel 2 which demonstrates septic facilities could be developed at the site.

3. Population

The 2000 U.S. Census figures established that, in the unincorporated areas of the County, the average household size was 2.70 persons/occupied unit. The proposed project would potentially add 1 single-family unit to Parcel 2 which at 2.70 persons/occupied unit could add approximately 2.7 persons for the project. The project could potentially allow two additional second residential units on each parcel which would add 5.4 more persons for a total of 10.8 additional residents for the project.

4. Construction Considerations

No interior road construction and grading would be required for Parcel 1. Prior to issuance of final occupancy of any grading and/or building permit for any new structure on proposed Parcel 2, a finalized encroachment permit from the Caltrans for State Route 193 encroachment would be required.

The property owner/applicant for Parcel 2 would be required to obtain permits for grading from Development Services for any future driveway accessing Parcel 2. The proposed project is within the Asbestos Review Area; therefore the El Dorado County Air Quality Management District (AQMD) would require adherence to AQMD Rule 223.2 Fugitive Dust-Asbestos Hazard Mitigation as well as any requirements of an Asbestos Dust Mitigation Plan (ADMP) Application.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

ENVIRONMENTAL IMPACTS

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 are 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 impact as a result of development of the proposed project.
- 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 impact.
- c) The project would not directly impact views nor degrade the character of surrounding residential area. Impacts would be less than significant.
- d) The project would allow new residential development on a newly created parcel. Lighting would be required to comply with County Ordinance requirements Section 17.14.170.C.1. Residential lighting shall be hooded or screened downward as to not negatively impact adjacent residential properties. Impacts would be less than significant with implementation of County Ordinance.

Finding: The project would comply with County lighting requirements therefore, for this "Aesthetics" category, impacts would be less than significant.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
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	

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

II. AGRICULTURE RESOURCES. *Would the project:*

c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

		X	
--	--	---	--

Discussion: A substantial adverse effect to 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 b, c) The project is located within the Auburn silt loam (Awd) with 2 to 30 percent slopes, Auburn very rocky silt loam with 2 to 30 percent slopes (AxD), Auburn very rocky silt loam with 30 to 50 percent slopes (AxE), Boomer gravelly loam (BkD) with 3 to 30 percent slopes, Boomer very rocky loam (BkE) with 30 to 50 percent slopes and Sobrante silt loam (SuC) with 3 to 15 percent slopes. SuC soils are classified by the Agricultural Department as Unique and/or Soils of Local Importance. The soil type is shown to be located within the southern boundary of proposed Parcel 1. General Plan Policy 8.1.3.2 requires a 200-foot non-building setback by policy for structures determined to be incompatible with agriculture. On August 12, 2009, the El Dorado County Agricultural Commission reviewed and discussed the subject application requests, as well as the County Agriculture staff's observations and recommendations. The applicant would be required to comply with the General Plan requirements as set forth in General Plan Policies 8.1.3.2 and 8.4.1.2 and further implemented in the County Interim Guidelines.

Review of the General Plan land use map for the project area indicates that there are no areas designated as being within the Agricultural District (A) General Plan land use overlay designation within approximately three miles of the project. The project would result in a rezone of Residential Agricultural 20-Acre/Planned Development land by removing the Planned Development overlay. The 20+ acre parcel sizes would be maintained. The required agriculture buffering would be provided. Therefore, it can be found that the project would not significantly intensify the impacts to agriculturally zoned land.

The project is not located within the Agricultural Districts (A) General Plan Land Use Overlay. The project would not result in the conversion of farmland to non-agricultural uses. As conditioned, impacts would be less than significant.

Finding: This project would have no significant impact on agricultural lands, would not convert agricultural lands to non-agricultural uses, and would not affect properties subject to a Williamson Act Contract. For the "Agriculture" category, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

III. AIR QUALITY. *Would the project:*

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	

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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III. AIR QUALITY. <i>Would the project:</i>			
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) The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.
- b, c) Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM10) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

Short-term impacts related to construction activities; and
 Long-term impacts related to the project operation.

Short-term, minor grading and excavation activities would occur with the development of single family and secondary dwellings. These activities would last a few days would be intermittent.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing

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winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Pollution Control District standards.

The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. These measures are included as standard grading permit requirements and would reduce impacts to a level of less than significant.

The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that a fugitive dust mitigation plan would be required for grading activity. The proposed project is within the Asbestos Review Area; therefore AQMD would require the paving of any future driveways or the application of a minimum of three (3) inches in depth, asbestos free gravel, for all roads and driveways. AQMD Rule 223.2 Fugitive Dust-Asbestos Hazard Mitigation, which addresses the regulations and mitigation measures for fugitive dust emissions would need to be adhered to during the construction process. An Asbestos Dust Mitigation Plan (ADMP) Application would need to be approved by AQMD prior to start of project construction. Strict adherence to AQMD rules would reduce the project impacts to a less than significant level.

- d) Sensitive receptors include such groups as young children and the elderly and such sites as schools, hospitals, daycare centers, convalescent homes, and high concentrations of single-family residences. The project is sufficient distance from any sensitive receptors in the area. Impacts would be less than significant.
- e) The project would not create any excessive objectionable odors. There would be no impact.

Finding: A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. For this "Air Quality" category, impacts would be less than significant.

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

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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

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

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

a) A botanical site assessment was completed for the project by botanist Annie Walker, dated October 28, 2005. A follow-up field study was completed on April 26, 2007 to encompass the blooming period of the special-status plants. The survey was completed in accordance with the California Native Plant Society Botanical Survey Guidelines. No special-status species were found on the site.

The parcels do not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7). Impacts would be less than significant.

b, c) The project is not located within a sensitive natural community of the County, state or federal agency, including but not limited to an Ecological Preserve or USFWS Recovery Plan boundaries.

Potential Jurisdictional Waters of the U.S.: The site supports potentially jurisdictional waters of the U.S. These areas are likely regulated by the U.S. Army Corps of Engineers (Corps) and the El Dorado County General Plan. As stated in Policy 7.3.3.4 of the General Plan, El Dorado County requires a 100-foot setback from all perennial streams, rivers, and lakes and a 50-foot setback from all intermittent streams and wetlands (El Dorado County 2004). There is an unnamed intermittent stream that originates in Auburn Lake Trails to the north and transverses the northeast corner of the parcel, draining south at the western boundary draining approximately 4,000 feet south to Penobscot Creek. The habitat is characterized by blue oak-foothill pine woodland of varying density. Implementing a 50-foot buffer from the drainage and proposed development would protect the riparian habitat values and quality of the drainage in the open space corridor.

The applicants submitted a *Jurisdictional Wetland Delineation* map prepared by Parus Consulting, Inc. dated December 30, 2005. The map indicates the site has a total of 4.84 acres of Waters of the U.S. The project engineer provided details indicating development could avoid wetland areas however; these building envelopes would not be recorded. A 12-foot wide driveway would serve proposed Parcel 2 and there is an existing roadbed with an existing culvert which would require resurfacing. Adherence to Best Management Practices during grading activities would be required, including implementation of erosion control measures. In order to mitigate wetland impacts to a level that is less than significant, the following mitigation measures are recommended for all potential infrastructure improvements that would occur with any future development for the project:

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Prior to disturbance of any waters of the United States including any wetland features, the wetland delineation study for the project site shall be submitted to the Corps for their verification and approval. If fill of any potential waters of the U.S are anticipated, the appropriate Corps 404 permit must be obtained prior to the fill activity occurring. The appropriate terms of mitigation including the wetland acreage to be mitigated for would be defined in the issued Corps permit. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated at a "no-net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the Corps. A total of 4.84 acres of seasonal wetlands were mapped in the combined study area and infrastructure corridors. Wetland mitigation for this project shall be required. Mitigation may include the purchase of mitigation credits from an approved wetland mitigation bank at an appropriate ratio for each acre of wetland /waters proposed to be impacted as determined by the Corps of Engineers. [MM Bio 1].

Monitoring: *The applicant shall provide a copy of the 404 permit, if required, to Planning Services prior to issuance of the grading permit. If no permits are required by the Corps, a letter from the Corps shall be provided to Planning Services stating that no permit shall be required for this project.*

A 50-foot setback line shall be recorded on the Parcel Map that begins at all high-water marks or the outer boundary of any adjacent wetlands along the unnamed tributary that transverses the northeast corner and is shown on the Greenwood U.S.G.S Quadrangle 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 Parcel Map, Site Plan Review, grading and building plans where applicable. [MM Bio 2].

Monitoring: *Prior to filing of Parcel Map, Site Plan Review (SPR), grading and/or building plan approval, Planning Services shall verify that the identification has been made on the Parcel Map, Site Plan Review, grading and building plans where applicable.*

A Streambed Alteration Agreement shall be obtained from CDFG, if applicable, pursuant to Section 1602 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures would be developed in coordination with CDFG in the context of the 1602 agreement process. Authorization prior to placement of any fill is required from the Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat. This authorization may require mitigation as deemed necessary by the Corps of Engineers. [MM Bio 3].

Monitoring: *The applicant shall provide a copy of the 1602 permit, if applicable, to Planning Services prior to issuance of the grading permit.*

In addition to the mitigations, the County requires that pre and post construction Best Management Practices (BMPs) be implemented into the design of grading and improvement plans to reduce or eliminate run-off. Such BMPS would be required to meet the County's Storm Water Mitigation Plan (SWMP), the state's Storm Water Pollution and Prevention Program (SWPPP) criteria, and the National Pollutant Discharge Elimination Systems (NPDES) standards. As conditioned, mitigated and with strict adherence to applicable County Code, impacts in this category would be reduced below a level of significance.

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- d. The Department of Fish and Game's *Migratory Deer Herd Map* indicates the project site does not lie within the range of a deer herd. The project would have a less than significant impact on deer migration patterns.
- e) The subject parcel is within the blue oak-foothill pine habitat types. (El Dorado County General Plan EIR, 5.12-7, May 2003). A Tree Canopy Study was provided dated June 11, 2009 which indicated 29 percent of the site (13.27) had oak canopy coverage. Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards and requires that 98 percent of the existing oak tree canopy coverage be retained. Approximately 0.25 acre of oak canopy would potentially be removed as part of the project which would be two percent of the canopy and thus would comply with the General Plan retention standards.

The applicant has the choice to use Options A or B at a one to one ratio to mitigate the impacts of the tree canopy removed. The following mitigation measure would be recommended:

The applicant shall pay the in-lieu fee for 0.25 acre oak canopy removed. The fee shall be paid at a 1:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the fee established by the Board of Supervisors.

Monitoring: *The applicant shall provide to Planning Services proof of payment of the in-lieu fee prior to issuance of a grading permit. [MM Bio 4].*

With the adoption of the recommended Mitigation Measure No. 5 in the Conditions of Approval, the project would be compliant with Policy 7.4.4.4. As conditioned, mitigated, and with strict adherence to applicable County Code, impacts would be reduced to less than significant.

- f) The project would not conflict with the provisions of any adopted or approved habitat conservation plan. There would be no impact.

Finding: As discussed above, as conditioned, mitigated and with strict adherence to applicable County Code, the impacts to biological resources would be reduced to a less than significant level.

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

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:

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

a, b) Historic Resource Associates prepared a *Cultural Resource Study* for the site in October 2005, and an amended study in January 2007. Both reports indicated important pre-history or history of the local area, under Criteria 4 of the California Register of Historic Resources. The cultural resources reports recommended that the one significant resource identified be protected from any future development. The following mitigation measure would be recommended. With the adoption and implementation, impacts would be less than significant:

A deed restriction and permanent easement shall be placed over the site area identified for protection by the Cultural Resource Study for the site in October 2005, and the amended study dated January 2007. The purpose of said easement shall be for the prevention of any use or impact to that portion of the parcel. The easement area shall be shown on the final Parcel Map.

Monitoring: *The applicant shall supply a letter from the qualified archeologist to Planning Services staff that the location noted on the map is accurate, prior to filing the Parcel Map. [MM Cult Res 1].*

c, d) Future ground disturbances could lead to the discovery of significant cultural resources or human remains therefore, the following standard conditions would be added to the project:

If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

Finding: As conditioned and mitigated based upon the cultural resource study prepared for the site, it has been determined that for this "Cultural Resources" category, impacts would be less than significant.

VI. GEOLOGY AND SOILS. Would the project:				
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	

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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
ii) Strong seismic ground shaking?			X
iii) Seismic-related ground failure, including liquefaction?			X
iv) Landslides?			X
b. Result in substantial soil erosion or the loss of topsoil?			X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
 - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur. There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. All other faults in the County, including those closest to the project site are considered inactive. (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001). Impacts would be less than significant.

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- b, c) **Soil Erosion and loss of topsoil:** All grading activities exceeding 50 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, 3-13-07 (Ordinance #4719). 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. There would be the potential for erosion, changes in topography, and unstable soil conditions with future development. These concerns would be addressed during the grading permit process. Impacts would be less than significant.
- d) **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site is located on Auburn silt loam (Awd) with 2 to 30 percent slopes, Auburn very rocky silt loam with 2 to 30 percent slopes (AxD), Auburn very rocky silt loam with 30 to 50 percent slopes (AxE), Boomer gravelly loam (BkD) with 3 to 30 percent slopes, Boomer very rocky loam (BkE) with 30 to 50 percent slopes and Sobrante silt loam (SuC) with 3 to 15 percent slopes all of which have low to moderate shrink swell capacity. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Impacts would be less than significant.
- e) A *Septic Capability Report* prepared by Patterson Development dated September 26, 2008 was submitted for the project. The report indicated that the soils would be adequate to accommodate a septic disposal area on Parcel 2. A permit would be required from Environmental Management for the septic disposal area prior to issuance of a building permit. There would be a less than significant impact.

Finding: No significant geophysical impacts would occur from the parcel map request either directly or indirectly. For this "Geology and Soils" category, the thresholds of significance have not been exceeded.

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

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

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a, b) **Hazardous Substances:** The project would not introduce, transport, store, or dispose of hazardous materials in such quantities that would create a hazard to people or the environment. Impacts would be less than significant.
- c) **Hazardous Emissions:** The project would not directly allow any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no direct impact.
- d) **Hazardous Materials 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 impact with the approval of this project request.
- e) **Public Airport Hazards:** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f) **Private Airstrip Hazards:** There are no private airstrips in the vicinity of the project site. There would be no impact.
- g) **Emergency Response 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. There would be no impact.

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- h) **Fire Hazards.** The project site is in an area of very high 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 County Fire Protection District, implementation of the required Fire Safe Plan and California Building Codes, impacts of wildland fire would be reduced to a less than significant level.

Finding: No Hazards or Hazardous conditions would occur with the project and no mitigation is required. For this "Hazards" category, the thresholds of significance have not been exceeded.

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

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

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

- a) **Water Quality Standards:** Stormwater runoff from potential development would be directed to an engineered drainage system and would contain water quality protection features in accordance with an NPDES stormwater permit, as deemed applicable. The project would not violate water quality standards. Impacts would be less than significant.
- b) **Groundwater:** Potable water would be supplied by private wells. El Dorado County lies within the Central Sierra Nevada geomorphic province. The geology of the Western Slope portion of El Dorado County is principally hard crystalline, igneous or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. There are 357 defined groundwater basins in California, but no designated basins are identified in El Dorado County. A well production report was submitted for the project by Tanko Inc., dated April 19, 2006. The El Dorado County Environmental Health Division reviewed the report and found it indicated adequate production for Parcel 1. The Division did not report concerns with groundwater impacts caused by the project. Impacts would be less than significant.
- c) **Erosion Control Plan:** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan would reduce erosion and siltation on and off site. A grading permit through either Development Services or El Dorado County Department of Transportation would be required for any future development to address grading, erosion and sediment control. Impacts would be less than significant.
- d, e, f). **Existing Drainage Pattern:** The proposed project encompasses 46.23 acres. The rate of surface and stormwater runoff from development would be minimized from the project. Pre and post development drainage would be reduced during the grading permit process.

There is an existing culvert that the intermittent stream that passes through the northeast corner of the project parcel flows through that is reported to have provided adequate flow for many years, except in the instances when it gets clogged by debris, as is the case with all culverts. Regular maintenance expected for all culvert success typically solves that issue. During the grading permit review for a future driveway, the culvert would be re-evaluated for impacts of a grading action and the implementation of Best Management practices would be enforced to assure the culvert remains working adequately. Impacts would be less than significant.

- g, h, i) **Flooding:** No portion of the project is within the limits of the floodplain, as identified on the Flood Insurance Rate map 06017C0200E dated 9/26/08 which states the parcel is located within Flood Zone X. No flooding impacts would be anticipated.

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- j) **Inundation:** A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami is considered less than significant because the project site is not located within the vicinity of a water body. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. There would be no potential impact from mudflow because the project site is not located within the vicinity of a large dammed lake or other major water body. The seasonal, earthen dam at the project site would not be expected to hold large amounts of water and fail, creating significant downhill damage from mudflow. Impacts would be less than significant.

Finding: Any future development plans submitted for a building and/or grading permit would be analyzed to address erosion and sediment control. As conditioned and with strict compliance to County Code, no significant hydrological impacts would be anticipated to occur with the project. For this "Hydrology" category, impacts would be less than significant.

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

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a) **Established Community:** The project would not conflict with the General Plan intended development pattern expected in a Rural Residential (RR) land use designated area and would be compatible with the existing development pattern in the area. The proposal would not physically divide an established community as residential development expected within a Rural Region. There would be no impact.
- b) **Land Use Plan:** The General Plan designates the subject site as Rural Residential. This land use designation identifies those areas suitable for single-family residential development at densities of one dwelling unit per 10 to 160 acres. The creation of the two parcels would be compatible and appropriate within the RR designated area. The rezone would not directly impede the intentions of this policy in a significant manner, because the rezone and Parcel Map approvals would retain parcels 20+ acres. All the riparian areas, which contain the majority of the oak canopy, would be protected with a 50-foot development setback. Significant disturbances not typical of the existing surrounding residentially developed parcels would not be expected. The 20+-acre parcels would provide an

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adequate buffer for residential agriculturally zoned lands from the MDR designated areas to the north in the Auburn Lake Trails subdivision. This is discussed in more detail above in section II, Agricultural Resources. Impacts would be less than significant.

- c) **Habitat Conservation Plan:** The proposed project is not located in an area covered by a Habitat Conservation Plan (HCP) or a Natural Community Conservation Plan (NCCP). There would be no impact.

Finding: The proposed project would be consistent with the General Plan intent for RR-IBC designated areas as well as be consistent with the existing dominant neighborhood parcel development pattern. There would be no significant impact from the project due to a conflict with the General Plan. For this "Land Use" category, impacts would be less than significant.

X. 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 in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist are present, (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001), and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7). There would be no impacts.

Finding: No impacts to energy and mineral resources would occur and no mitigation is required. For this "Mineral Resources" category, there would be no impacts.

XI. 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 ground borne vibration or ground borne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. NOISE. <i>Would the project result in:</i>			
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) Table 6-1 of the General Plan provides details for projects as being a use subject to maximum allowable noise exposures from transportation source. Table 5.10-3 of the Draft Environmental Impact Report, May 2003, lists noise level specifications for the portion of SR 193 from SR 49 in Cool to Greenwood Road. In order to reduce the outdoor exposure to noise levels that would meet those levels defined in Table 6.1, a 273-foot, non-building setback would be required measured from the centerline of the near-travel lane. Pursuant to the submitted tentative parcel map, this equates to a 225-foot setback from the western parcel boundary along the entire length of State Route 193. Therefore, the following mitigation measure would be recommended. With the adoption of the mitigation measure, impacts would be less than significant.

A 225-foot non-building setback from the western parcel boundary along the full length of where it adjoins State Route 193 shall be shown on the final map. [MM Noise-1].

Monitoring: *El Dorado County Planning Services Division will be responsible for assuring that the 225-foot non-building setback is shown on the final map prior to approval. The final Parcel Map shall have a note explaining that the setback line is for the purpose of protecting the residents from traffic noise and for aesthetic reasons for views from State Route 193, pursuant to the adopted Mitigated Negative Declaration.*

- b, c, d) Short-term noise impacts would be associated with excavation, grading, and construction activities. El Dorado County would require that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. Noises associated with residential uses are not anticipated to increase ambient noise levels. The creation of the parcels would not require road improvements or new construction prior to filing the Parcel Map. Impacts would be less than significant.

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- e) General Plan Policy 6.5.2.1 requires that all projects, including single-family residential development, within the 55 dB/CNEL contour of a County airport be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site would not be within the defined 55dB/CNEL noise contour of a County owned/operated airport facility. Georgetown Airport is approximately 2.2 miles away as the crow flies. There would be no impact.
- f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project would not be subjected to excessive noise from a private airport. There would be no impact.

Finding: For the 'Noise' category, as mitigated and with strict compliance with County Code, impacts would be less than significant.

XII. 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) The proposed project has been determined to have a minimal growth-inducing impact as the project includes the creation of two parcels where one currently exists. 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 proposed project would potentially add 1 single-family unit to Parcel 2 which at 2.70 persons/occupied unit could add approximately 2.7 persons for the project. The project could potentially allow two additional second residential units on each parcel which would add 5.4 more persons for a total of 10.8 additional residents for the project

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. The development area on the project site is designated on the 2004 General Plan Land Use Map for Rural Residential development and is located within a Rural Region. Parcel 1 has an existing residence and could currently add a second residential unit. Approval of this map would not change that current potential impact. Impacts would be less than significant.

b, c) The proposed parcel split would not displace people or existing housing, which would prevent the construction of replacement housing elsewhere. There would be no impact.

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Finding: The project would not displace housing. There is no potential for a significant impact due to substantial growth with the creation of these two parcels either directly or indirectly. For this "Population and Housing" category, impacts would be less than significant

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

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

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

- a) **Fire Protection:** The El Dorado County Fire Protection District currently provides fire protection services to the project area. The District was solicited for comments to determine compliance with fire standards, El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the California Uniform Fire Code. The District did not respond with any concerns that the level of service would fall below the minimum requirements as a result of the proposed project. The El Dorado County Fire Protection District has a satellite station in Cool approximately 5.1 miles west of the subject parcel. The impacts would be less than significant.
- b) **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department with a response time of 8 minutes to 80 percent of the population located in the Community Regions. For the rural areas, there is no standard minimum level of service or response time. Currently, the County has 0.89 sworn officers per 1,000 daytime populations. The project proposal would not significantly impact current response times to the project area. The impacts would be less than significant.
- c) **Schools:** The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to

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acquire and construct additional facility space within impacted school districts. The project proposal would not directly generate the need for additional school facilities and would not impact school enrollment in a significant way. The impacts would be less than significant.

- d) **Parks:** Section 16.12.090 of the County Code establishes the method to calculate the required amount of land for parkland dedication, and the in-lieu fee. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code. The project proposal would not significantly increase the demand for parkland. The applicants would be required to pay the park in-lieu fee to the Georgetown Divide Recreation District prior to filing the Parcel Map. The impacts would be less than significant.
- e) **Other Facilities:** No other public facilities or services would be directly substantially impacted by the project. Any future potential impacts would be further analyzed in the in any future development application process. The impacts would be less than significant.

Finding: As discussed above, no significant impacts would occur with the project either directly or indirectly. For this "Public Services" category, impacts would be less than significant.

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a) The project would not increase or affect the use of area wide neighborhood or regional parks. There would be no potential for a substantial physical deterioration of neighboring or regional recreational facilities. Impacts would be less than significant.
 - b) The project does not propose any on-site recreation facilities and would not be required to construct any new facilities or expand any existing recreation facilities. In-lieu fees for the acquisition of parklands would be assessed during the process of filing the Parcel Map. Impacts would be less than significant.

Finding: No significant impacts to recreation and open space resources would occur with the Parcel Map application. For this "Recreation" category, impacts would be less than significant.

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

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
 - 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) Parcel 1 is accessed by an unnamed road from State Route 193 and Parcel 2 would have a separate driveway ingress/egress encroachment from SR 193. Comments were received from the El Dorado County Department of Transportation (DOT) indicating that the level of service (LOS) would not be significantly impacted by the proposed project. The two parcels would have an ultimate estimated traffic generation of ten Average Daily Trips (ADT) per parcel for a total of 20 ADT which does not worsen traffic pursuant to the General Plan definition of worsen. The impacts would be less than significant.
- b) The LOS established by the County would not be exceeded by the project, nor would the surrounding road circulation system be impacted. Impacts would be less than significant.
- c) The project would not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. There would be no impact.

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- d) The parcels would be accessed by two existing encroachments onto State Route 193. The westernmost encroachment leads to an unnamed 50-foot road and public utility easement providing access to adjacent property. No improvements to that encroachment or road access would be required.

The encroachment onto 193 for proposed Parcel 2 would be required to improved, pursuant to the direction of Caltrans staff, to allow proper line-of-sight safety, prior to issuance of final occupancy for any potential building permit. The project has been conditioned to comply with Caltrans requirements. Based on those required improvements, impacts would be less than significant.

- e) The project would not result in inadequate emergency access to any potential residential structure. Any future residential project would be reviewed by El Dorado County Department of Transportation and El Dorado County Fire Protection District staff to ensure that adequate access to both parcels would be provided to meet County Fire Safe and/or Department of Transportation standards. Impacts would be less than significant.
- f) Parcel 1 has existing adequate parking. Future development would be required to meet on-site parking identified by use and the Zoning Ordinance. Section 17.18.060 regulates the parking provisions and all on-site uses would include, and identify required parking. Future requests for building permits would be reviewed for conformance with parking during the review process. There would be no impact.
- g) The proposed project would not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. There would be no impact.

Finding: For the 'Transportation/Traffic' category, approving the eight-lot tentative subdivision map would have a less than significant impact within this category.

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

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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
waste?			

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) No significant wastewater discharge or surface run off would result from this project as the majority of the proposed development would be projected to occur in previously disturbed areas. Any future residential development on the parcels would be designed to meet the County standards to include BMPs for pre and post construction development for wastewater discharge and surface run-off. Impacts would be less than significant.
 - b) No new water or wastewater treatment plants are proposed and none are required as a result of this project. There would be no impact.
 - c) On-site stormwater drainage facilities would be required on the property in order to reduce run off to appropriate discharge levels. Any future request for a residential single-family unit, grading, or improvement plans would be required to show site discharge and/or run off at pre and post levels. All required drainage facilities would be built in conformance with the standards contained in the *County of El Dorado Grading and Drainage Manual*. Impacts would be less than significant with strict adherence to the required Best Management Practices.
 - d) The subject parcel is within the service area boundary of the Georgetown Divide Public Utility District (GDPUD). There is an existing seasonal irrigation water account with GDPUD and the current parcel owner. The existing single-family dwelling on proposed Parcel 1 has an existing well with a recently supplied well production report which was reviewed by Environmental Health staff and found to be adequate. Prior to filing the Parcel Map, each parcel is conditioned to have a safe and reliable water source that meets the criteria of Environmental Management Policy 800-02. The project would be conditioned to ensure adequate water pressure for fire control with the final review and approval by the El Dorado County Fire Protection District and the approved Fire Safe plan required prior to filing the Parcel Map. As conditioned, impacts would be less than significant.
 - e) The applicants submitted an onsite sewage disposal capability report for the subject parcel that has been reviewed by the Environmental Health Division who determined it proved the potential for adequate septic facilities. The Environmental Health Division would review specific septic disposal designs that accompany future development plans, including potential second-residential units on both parcels, to ensure that the final septic disposal design meets County standards. Future residential development would be reviewed by Building and Planning Services and Environmental Management during the building permit review phase to ensure that septic areas are established to County design standards. As conditioned, impacts would be less than significant.

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f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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

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

Finding: As conditioned, impacts within the 'Utilities and Service Systems' category would remain at a less than significant level based on this tentative parcel map. Impacts would be less than significant.

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

Discussion:

a) No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned and mitigated, and with strict adherence to County permit requirements, this project and the typical residential uses expected to follow, would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would

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be implemented with the process of filing the Parcel Map and/or any required project specific improvements on or off the property.

- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

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

The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Further, as discussed throughout this environmental document, the project would not contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions.

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

- c) All impacts identified in this MND are either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

Findings: It has been determined that the proposed project would not result in significant environmental impacts. The above potentially significant impacts to biological resources have been identified within this document and, when appropriate, mitigation measures have been applied which reduce these impacts to less than significant. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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.)

Cultural Resource Study for the site dated October 2005 and the *Amended Cultural Resources Study and Limited Archeological Testing of the Marcyan Four – Way Split Project*, January 2007. Historic Resource Associates.

Jurisdictional Wetland Delineation map dated December 30, 2005 by Parus Consulting, Inc.

Tree Canopy Exhibit map, revised June 11, 2009

Botanical Site Assessment done by botanist Annie Walker, dated October 28, 2005 and follow-up field study was done on April 26, 2007.

Well production report, Tanko Inc., dated April 19, 2006

Septic Capability Report prepared by Patterson Development dated September 26, 2008