

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



Agenda of: May 22, 2008
Item No.: 10.
Staff: Michael C. Baron

**REZONE/PLANNED DEVELOPMENT/
TENTATIVE PARCEL MAP**

FILE NUMBER: Z07-0044/PD07-0030/P07-0010

APPLICANT: Ginney-Campoy, LLC

AGENT: Gene Thorne & Associates

This item was continued from the meeting of April 24, 2008.

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



Agenda of: April 24, 2008
Item No.: 11.
Staff: Michael C. Baron

**REZONE/PLANNED DEVELOPMENT/
TENTATIVE PARCEL MAP**

FILE NUMBER: Z07-0044/PD07-0030/P07-0010

APPLICANT: Ginney-Campoy, LLC

AGENT: Gene Thorne & Associates

REQUEST:

1. Rezone from General Commercial (CG) to General Commercial-Planned Development (CG-PD).
2. Development Plan to allow the continued use of the property as residential.
3. Tentative Parcel Map creating 4 parcels ranging in size from 6,000 square feet to 11,050 square feet on a .66-acre site. (Exhibit B).

Design Waiver(s) have been requested for the following:

- a. Request to allow a reduction of road improvements from a Standard Plan 101A to a Standard Plan 101B.
- b. Request to eliminate sidewalks as required under Standard Plan 101B.

LOCATION: On the north side of Mother Lode Drive, one-quarter mile east of the intersection with French Creek Road in the Shingle Springs area, Supervisorial District IV. (Exhibit A)

APN: 090-040-39

ACREAGE: 0.66 acres

GENERAL PLAN: Commercial (C)-Shingle Springs Community Region (SS) (Exhibit B)

ZONING: General Commercial (CG) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The parcel was originally developed with individual single family dwellings known as the Depot Cottages. The homes were constructed to house individuals who worked for Southern Pacific Railroad. Today the rail tracks are no longer utilized and the Southern Pacific Railroad Company does not own the property. Two of the existing dwelling units remain occupied as single-family residential units.

STAFF ANALYSIS

Project Description: The project would rezone the property from General Commercial (CG) to General Commercial-Planned Development (CG-PD). This would allow for the residential units to remain within the CG Zone District while allowing a Development Plan to be submitted in the future. A Tentative Parcel Map has been proposed to create four parcels ranging in size from 6,000 square feet to 11,050 square feet on a .66-acre site. Parcel 1 would contain a 734 square foot single family residence, Parcel 2 would contain a 1,795 square foot single-family residence, Parcel 3 would contain a 1,505 square foot single-family residence, and Parcel 4 would contain a 779 square foot single-family residence. Design Waiver requests to allow a reduction of road improvements from a Standard Plan 101A to a Standard Plan 101B standard as noted within the County Design and Improvement Standards Manual have been requested. A waiver from the sidewalk requirements has been requested as required under the 101B standard as well as a request to provide an 18 foot roadway from curb face to curb face in lieu of a 24 foot wide roadway.

Site Description: The project site lies in the historic town-site of Shingle Springs at an approximate elevation of 1,415 feet above mean sea level and is a relatively flat parcel. The woodland habitat can be characterized as a mix of maple, walnut, cedar, and pine with no oak trees present. The soil type is predominantly Auburn very rocky silt loam (AxD) which can be characterized by well-drained soils that are underlain by hard metamorphic rocks at a depth of more than 12 to 26 inches. This soil type has slow to medium surface runoff and low erosion. Existing improvements on the site include four single family dwellings, fencing, and accessory structures.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	CG	C	Improved Multi-Family Residential
North	CG	C	Light Manufacturing/Vacant
South	CG/RF	C	Abandoned Railroad Right-of-Way/County Property
East	CG	C	Abandoned Railroad Right-of-Way
West	CG	C	Abandoned Railroad Right-of-Way/County Property

General Plan: The General Plan designates the subject site as Commercial (C), which permits mixed use development provided the commercial activity is the primary and dominant use of the parcel. For this project, each proposed parcel would contain a single-family dwelling with no commercial use. The following General Plan Policies would be applicable to the proposed project:

Policy 2.2.1.2: Requires that the Commercial land use districts are intended to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The residential component of the project shall only be implemented following or concurrent with the commercial component. The applicant proposes to continue the residential use on the site until a formal Development Plan is developed for the site, which would include a commercial component. It should be further noted that once the legal non-conforming residential use is replaced by a commercial use, it cannot return to residential as the dominant use unless both the Zone District and General Plan Land Use Designation is changed.

Policy 2.1.1.3: States that mixed use developments which combine commercial, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions provided the commercial use is the primary and dominant use of the land. The residential use of the property is currently the primary use. Adding the Planned Development overlay would permit the existing legal non-conforming residential use of the property to continue. Future commercial use of the property would be processed with a formal Development Plan.

Policy 2.1.1.7: States that development within Community Regions may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Utilities Elements. Accordingly, development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan. The proposed project would be consistent with this policy with the addition of the Planned

Development overlay, which would require in depth analysis of any future development plans on an individual basis for each parcel.

Policy 2.2.1.5: Table 2-3 establishes a maximum Floor Area Ratio (FAR) of 0.85. The floor area ratios for each parcel are shown in the following Table:

Parcel	Dwelling sq/ft	Parcel Size sq/ft	Floor Area Ratio %
Parcel 1	734 sq/ft	6,000 sq/ft	12%
Parcel 2	1,795 sq/ft	11,050 sq/ft	16%
Parcel 3	1,505 sq/ft	6,320 sq/ft	23%
Parcel 4	779 sq/ft	7,570 sq/ft	10%

As proposed, the project complies with the maximum 0.85 floor area ratio allowed under General Plan Policy 2.2.1.5.

Policy 2.2.3.1: States that the Planned Development (-PD) Combining Zone District allows commercial uses consistent with the density specified by the underlying zoning district with which it is combined. The Districts are intended to be placed in areas, and on projects, furthering uses and/or design that provide a public or common benefit, both on and off-site, by clustering intensive land uses to minimize environmental impacts. The subject parcel is within the immediate vicinity of parcels that have been previously developed into commercial uses. While the current project proposes to continue the residential use of the property, future Development Plans would be required to include a commercial component. Adding the Planned Development Overlay to the project property ensures consistency with Policy 2.2.3.1.

Policy 5.1.2.1: Requires that there be adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or are available to the subject discretionary project. There are adequate support systems and utilities serving the existing uses. Increased demands on services and utilities would be analyzed during the review of a formal Development Plan for the site, which would include a commercial component.

Policy 5.3.1.7: States that within Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project. The project site is currently being served by a public wastewater system. Future demands on public services would be analyzed with a formal Development Plan for the site to determine whether the current system would be adequate to support commercial uses.

Policy 5.7.1.1: States that prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development. The El Dorado County Fire Protection District has reviewed the project and provided Conditions of approval to ensure adequate emergency water resources are available for the proposed project. Formal

Development Plans would be evaluated by the Fire Protection District to determine if adequate water resources for emergency services would be available.

Policy 6.2.3.2: Directs that the applicant must 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. The property owner has utilized a prescriptive easement across JPA railroad right-of-way for access for many years. The current application does not propose to change this access. The project has been conditioned to require the applicant to provide adequate documentation proving that adequate access would be provided. The current proposal as well as any future commercial proposal would need to meet emergency access and exit standards pursuant to local and state codes.

Conclusion: The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project would be consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The parcel is currently zoned General Commercial (CG) which under Chapter 17.32.200(A) of the Zoning Ordinance permits minimum parcel sizes of 10,000 square feet. This project proposes minimum parcel sizes of 6,000 square feet which would not be consistent with the CG Zone District. By utilizing the Planned Development overlay, more efficient utilization of land and flexibility can be provided. In this case, smaller parcel sizes can be granted, if findings can be made. Permitting the existing historical residential structures to remain temporarily would better serve the community by preserving the historical significance of the structures. The Planned Development overlay, would allow the Planning Commission greater discretion in the review of future commercial development on the site.

Development Plan/Parcel Map: The submittal of a Development Plan includes review of the site plan, building elevations, access, signage, landscaping, and other components of the site which may impact the site and the surrounding neighborhood. In this case, the four existing structures, layout, parking, circulation, landscaping, project access, and lighting exist. The proposed Development Plan, at this time is a Tentative Parcel Map (Exhibit E). This Development Plan would allow the creation of 4 parcels, with a single-family residence on each parcel. Parcel 1 would contain a 734 square foot single family residence, Parcel 2 would contain a 1,795 square foot single-family residence, Parcel 3 would contain a 1,505 square foot single-family residence, and Parcel 4 would contain a 779 square foot single-family residence. Future commercial projects on any of the four proposed parcels would require formal Development Plans to be submitted and approved by the Planning Commission.

Staff finds that the necessary findings can be made to support the Parcel Map, Development Plan and Rezone request. The details of those findings are contained in Attachment 2. The El Dorado County Department of Transportation, El Dorado County Surveyor, and El Dorado County Fire Protection District have reviewed the Parcel Map request and have provided Conditions of Approval. These requirements have been incorporated in Attachment 1.

Design Waivers Discussion: Design Waiver requests have been made to allow for use of Standard Plan 101B in lieu of Standard Plan 101A for road improvements. The Department of

Transportation is in support of the Design Waiver request. This would allow a reduction of the road width from 24 feet to 18 feet from curb face to curb face, with no sidewalk. Findings for Design Waivers are noted in Attachment 2.

Agency/Public Comments: The following agencies provided Conditions of Approval for this project:

El Dorado County Department of Transportation
El Dorado County Fire Protection District
El Dorado County Surveyor

The El Dorado County Trails Advisory Committee has expressed concerns related to the adjacent Joint Powers Authority (JPA) property that the project area gains access across from Mother Load Drive. A representative from the JPA also expressed concern with the additional encroachments onto Mother Load Drive in this area, stating the project should be required to gain access from the newly constructed intersection just west of the proposed project. The Department of Transportation has addressed the need for legal access to the proposed parcels across the JPA property by providing Conditions of Approval requiring the property owner to retain the correct legal access across the JPA property prior to filing the Parcel Map.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: 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 \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

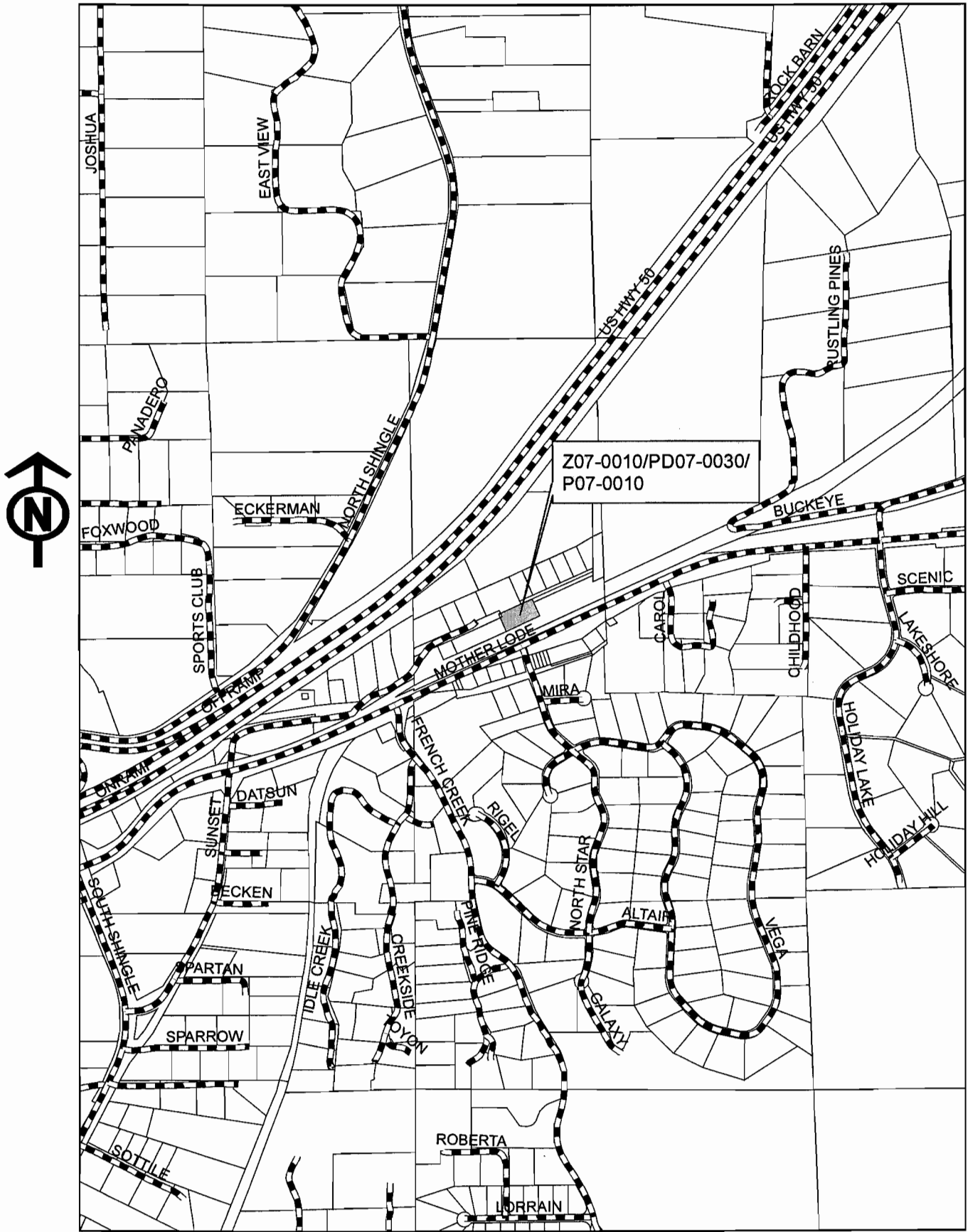
RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Tentative Parcel Map
Exhibit E.....	Assessor's Map
Exhibit F.....	Environmental Checklist

Exhibit A: Vicinity Map



Prepared By: Michael C. Baron
El Dorado County Planning Services

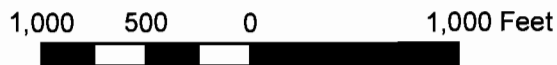


Exhibit B: Genral Plan Land Use Map

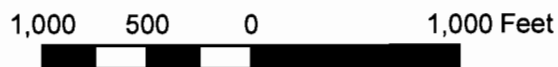
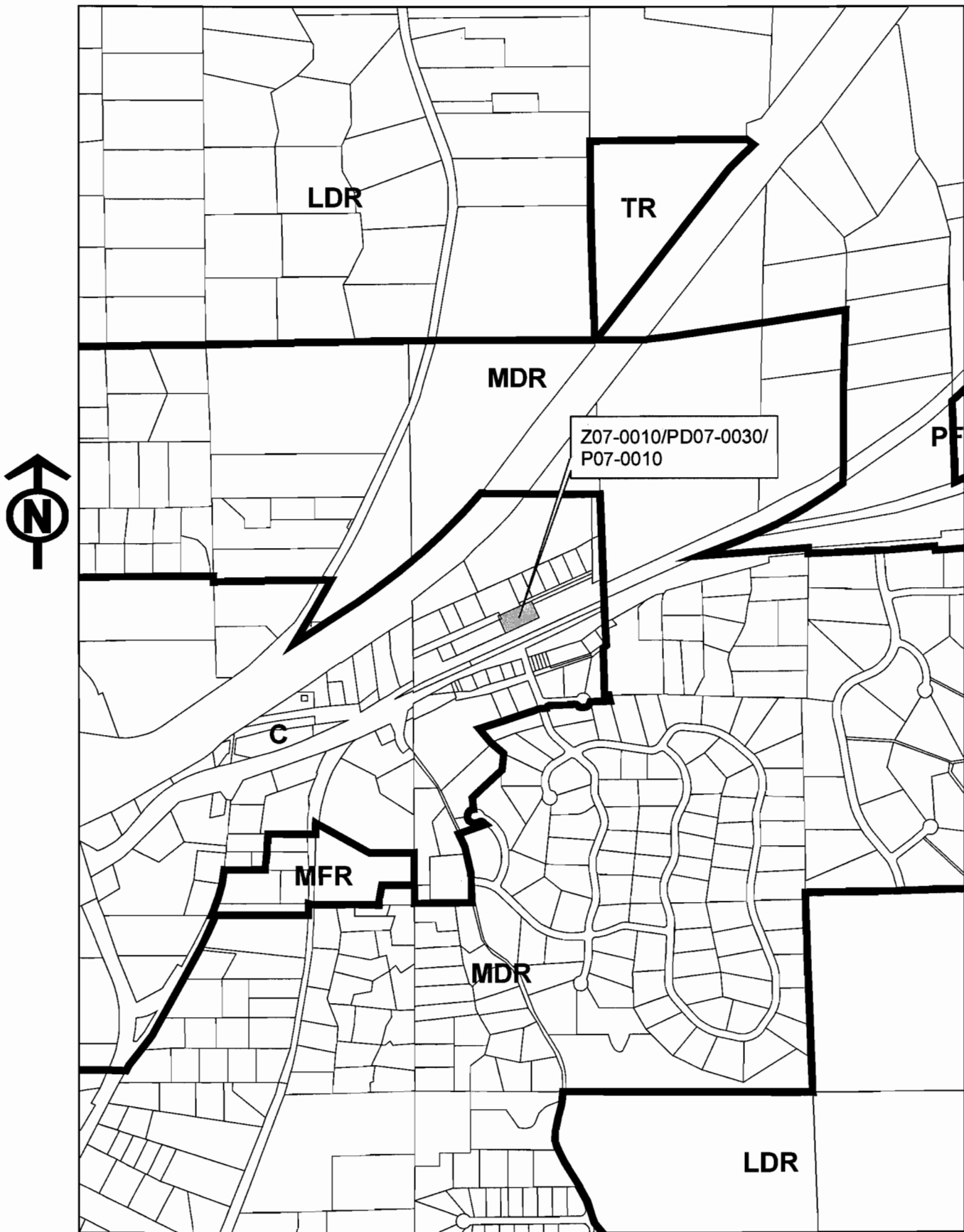
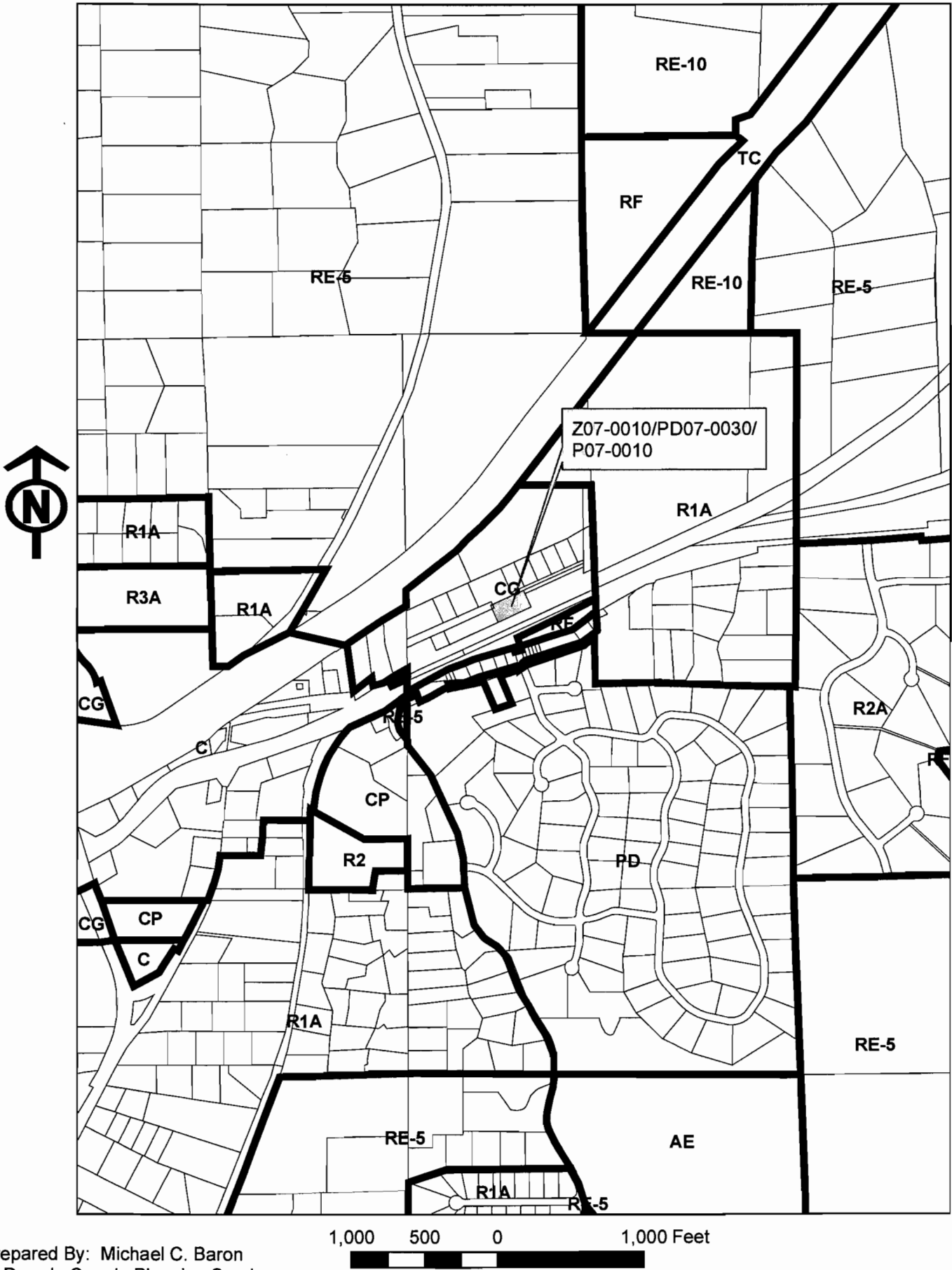


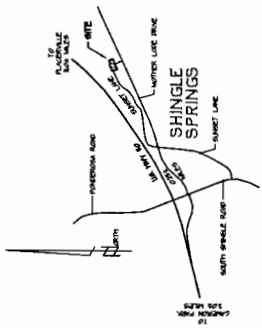
Exhibit C: Zoning Map



Prepared By: Michael C. Baron
El Dorado County Planning Services

Exhibit D: Tentative Parcel Map

TENTATIVE PARCEL MAP THE SHINGLE SPRINGS DEPOT COTTAGES COUNTY OF EL DORADO, STATE OF CALIFORNIA



SEE THE TREE CANOPY PRESERVATION PLAN FOR THE TREE CANOPY PRESERVATION PLAN AND THE TREE REMOVAL LIST FOR THE TREE REMOVAL LIST.

OWNER OF RECORD:
SHINGLE SPRINGS DEPOT COTTAGES
CARRON PARK, CA 95628
THE 956-771-7946

NAME OF APPLICANT:
SHINGLE SPRINGS DEPOT COTTAGES
CARRON PARK, CA 95628
THE 956-771-7946

MAP PREPARED BY:
BOB E. THAYER & ASSOCIATES, INC.
10000 W. 15TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303-751-1111
FAX: 303-751-1111
WWW: thayerinc.com

SCALE:
1" = 100'

COLOR INTERNAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
AERIAL PHOTOGRAPHY

LOCAL JURISDICTION & ZONING:
SANTA FE COUNTY, EL DORADO
ZONING: R-1

AGREEMENTS, PARCEL NUMBERS:
02-04-00-00

GENERAL PLAN:
GENERAL

PRESERVE ZONING:
00

TOTAL AREA:
2.44 ACRES

TOTAL NUMBER OF PARCELS:
PAR (1)

MINIMUM PARCEL AREA:
4,000 SQ. FT.

WATER SUPPLY:
EL DORADO REGIONAL WATER TREATMENT PLANT

SEWERAGE:
EL DORADO REGIONAL WASTEWATER TREATMENT PLANT

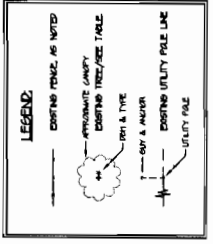
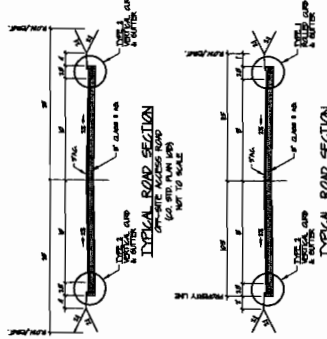
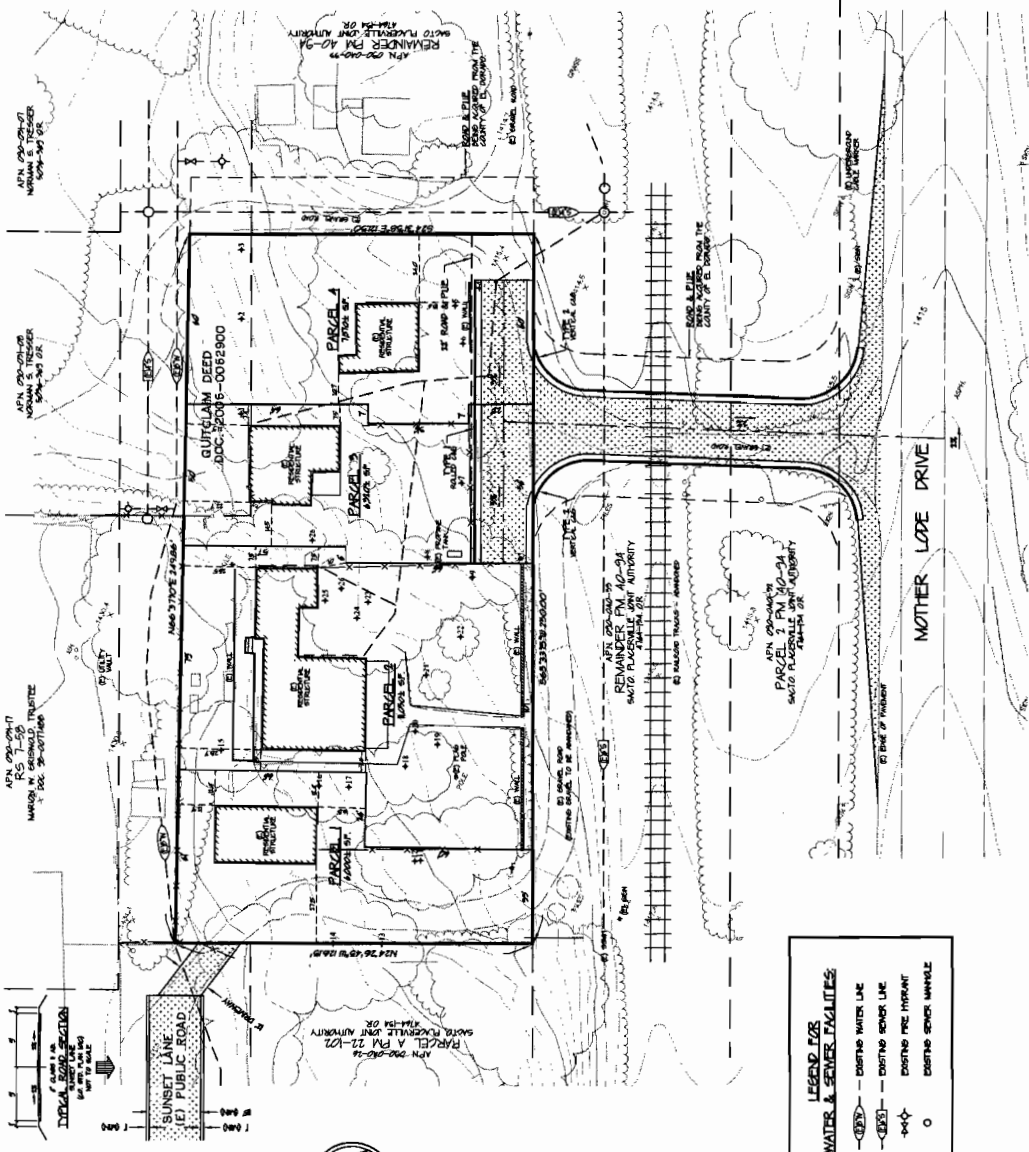
PROPOSED UTILITIES:
E. DORADO COUNTY P.P.S.

DATE:
MAY 10, 2007

ZONE:
R-1

APPROVAL DATE:

DATE OF SUBMITTAL:



GENERAL NOTES:

- MOTHER LOVE DRIVE IS AN EXISTING COUNTY ROAD.
- THE PROPOSED SEWER MAIN WILL BE A RECONSTRUCTION OF THE SAME SIZE TRUNK OF LAND SHOWN ON THE 1-1-00 MAP.
- THE TREE CANOPY PRESERVATION PLAN AND THE TREE REMOVAL LIST ARE ATTACHED TO THIS MAP AND SHALL BE CONSIDERED PART OF THIS MAP.
- EXISTENTS WILL BE PROTECTED AS NOTED AND/OR AS SHOWN THEREON.
- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE APPLICANT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- PERSONS WHOSE RIGHTS ARE AFFECTED BY THIS MAP SHALL BE NOTIFIED BY THE COUNTY CLERK OF THE COUNTY OF EL DORADO.
- THE EL DORADO COUNTY SUPERVISOR HAS REVIEWED THIS MAP AND HAS GRANTED HIS APPROVAL.
- THE EL DORADO COUNTY SUPERVISOR HAS REVIEWED THIS MAP AND HAS GRANTED HIS APPROVAL.
- NO SEWERAGE.

TREE & SHRUB TABLE

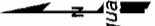
NO.	SYMBOL	DESCRIPTION
1	WALNUT	5' TO 7' TREE
2	WALNUT	8' TO 12' TREE
3	WALNUT	13' TO 18' TREE
4	WALNUT	19' TO 24' TREE
5	WALNUT	25' TO 30' TREE
6	WALNUT	31' TO 36' TREE
7	WALNUT	37' TO 42' TREE
8	WALNUT	43' TO 48' TREE
9	WALNUT	49' TO 54' TREE
10	WALNUT	55' TO 60' TREE
11	WALNUT	61' TO 66' TREE
12	WALNUT	67' TO 72' TREE
13	WALNUT	73' TO 78' TREE
14	WALNUT	79' TO 84' TREE
15	WALNUT	85' TO 90' TREE
16	WALNUT	91' TO 96' TREE
17	WALNUT	97' TO 102' TREE
18	WALNUT	103' TO 108' TREE
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25	WALNUT	145' TO 150' TREE
26	WALNUT	151' TO 156' TREE
27	WALNUT	157' TO 162' TREE
28	WALNUT	163' TO 168' TREE
29	WALNUT	169' TO 174' TREE
30	WALNUT	175' TO 180' TREE
31	WALNUT	181' TO 186' TREE
32	WALNUT	187' TO 192' TREE
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72	WALNUT	427' TO 432' TREE
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77	WALNUT	457' TO 462' TREE
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88	WALNUT	523' TO 528' TREE
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91	WALNUT	541' TO 546' TREE
92	WALNUT	547' TO 552' TREE
93	WALNUT	553' TO 558' TREE
94	WALNUT	559' TO 564' TREE
95	WALNUT	565' TO 570' TREE
96	WALNUT	571' TO 576' TREE
97	WALNUT	577' TO 582' TREE
98	WALNUT	583' TO 588' TREE
99	WALNUT	589' TO 594' TREE
100	WALNUT	595' TO 600' TREE



TENTATIVE PARCEL MAP
NOVEMBER 8, 2007

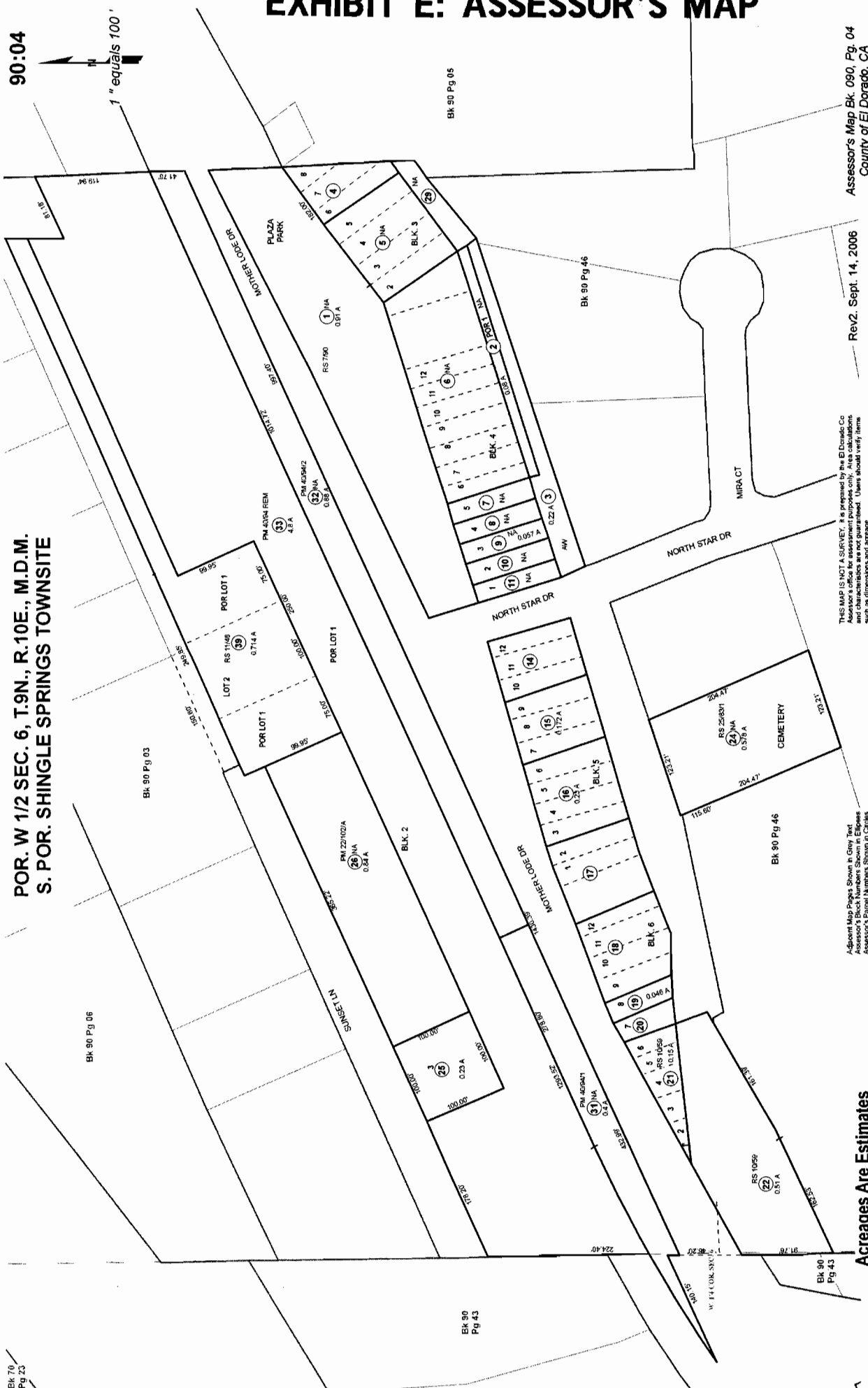
EXHIBIT E: ASSESSOR'S MAP

90:04



1" equals 100'

**POR. W 1/2 SEC. 6, T.9N., R.10E., M.D.M.
S. POR. SHINGLE SPRINGS TOWNSITE**



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and bearings.

Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Acresages Are Estimates

Rev2, Sept. 14, 2006

Assessor's Map Bk. 090, Pg. 04
County of El Dorado, CA



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z07-0010/PD07-0030/P07-0010-Ginney-Campoy, LLC

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

Contact Person: Michael C. Baron

Phone Number: (530) 621-5355

Property Owner's Name and Address: Marlon R. Ginney, 3741 Mira Loma Drive, Cameron Park, CA 95682

Project Engineer's / Architect's Name and Address: Gene Thorne & Associates, 3025 Alhambra Drive, Suite A, Cameron Park, California 95682

Project Location: On the north side of Mother Lode Drive ¼ mile East of the intersection with French Creek Road in the Shingle Springs area, Supervisorial District 4.

Assessor's Parcel No(s): 090-040-39

Zoning: General Commercial (CG)

Section: 6 T: 9N R: 10E

General Plan Designation: Commercial (C)

Description of Project: The project would rezone the property from General Commercial (CG) to General Commercial-Planned Development (CG-PD). This would allow for the residential units to remain within the CG Zone District while allowing a Development Plan to be submitted in the future. A Tentative Parcel Map has been proposed to create four parcels ranging in size from 6,000 square feet to 11,050 square feet on a .66-acre site. Parcel 1 would contain a 734 square foot single family residence, Parcel 2 would contain a 1,795 square foot single-family residence, Parcel 3 would contain a 1,505 square foot single-family residence, and Parcel 4 would contain a 779 square foot single-family residence. Design Waiver requests to allow a reduction of road improvements from a Standard Plan 101A to a Standard Plan 101B standard as noted within the County Design and Improvement Standards Manual have been requested. A waiver from the sidewalk requirements has been requested as required under the 101B standard as well as a request to provide an 18 foot roadway from curb face to curb face in lieu of a 24 foot wide roadway.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	CG	C	Multi-family Residential
North:	CG	C	Light Manufacturing/Vacant
East:	CG	C	Abandoned Railroad Right-of-way
South:	CG/RF	C	Abandoned Railroad Right-of-way/County Property
West:	CG	C	Abandoned Railroad Right-of-way/County Property

Briefly Describe the environmental setting: The project site lies in the historic town-site of Shingle Springs at an approximate elevation of 1,415 feet above mean sea level and is a relatively flat parcel. The woodland habitat can be characterized as a mix of maple, walnut, cedar, and pine with no oak trees present. The soil type is predominantly Auburn very rocky silt loam (AxD) which can be characterized by well-drained soils that are underlain by hard metamorphic rocks at a depth of more than 12 to 26 inches. This soil type has slow to medium surface runoff and low erosion. Existing improvements on the site include four single family dwellings, fencing, and accessory structures.

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

El County Department of Transportation
El Dorado County Department of Environmental Management

El Dorado County Surveyor
El Dorado Irrigation District
El Dorado County Fire Protection District

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: March 10, 2008

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

Signature: _____ Date: March 12, 2008

Printed Name: Gina Hunter For: El Dorado County

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
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ENVIRONMENTAL IMPACTS

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

Discussion:

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

a&b) No scenic vistas, resources, trees rock outcroppings, historic buildings or designated scenic highways would be affected by this project.

c) The proposed project would not substantially degrade the visual character or quality of the site and its surroundings.

d) There is no lighting proposed as part of this project.

FINDING: For this “Aesthetics” category, the thresholds of significance have not been exceeded. No impacts from light and glare are expected and no mitigation is required.

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?				√
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				√
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?				√

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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) El Dorado County has established the Agricultural (A) General Plan land Use Overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan Land Use Map for the project area indicates that there are no areas of “Prime Farmland” or properties designated as being within the Agricultural (A) General Plan Land Use Overlay District area adjacent to the project site. The project would not result in the conversion of farmland to non-agricultural uses because there are no adjacent agriculturally zoned properties.
- b) The proposed project would not conflict with any agricultural use in the project vicinity, and would not adversely impact properties currently under a Williamson Act Contract.
- c) No existing agricultural land would be converted to non-agricultural use as a result of the proposed project.

FINDINGS: It has been determined that the project would not result in any impact to agricultural lands, or properties subject to a Williamson Act Contract. The surrounding area consists of mainly commercial development. For this “Agricultural” category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects would result from the project.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, would 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);

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Emissions of PM₁₀, CO, SO₂ and NO_x, as a result of construction or operation emissions, would 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-c) **Air Quality Plan and Standards.** Improvements to the on-site and off-site road improvements could generate short-term fugitive dust and exhaust from construction equipment. Short-term air quality impacts result from emissions generated by construction related equipment. Emissions of NO_x and ROG from construction equipment are the primary pollutants. However, short-term thresholds for these would most likely not exceed 82 pounds per day as identified as a significant threshold for air quality impacts for El Dorado County and would require conformance to District Rule 523. Furthermore, Construction fugitive dust emissions would be considered not significant and estimation of fugitive dust emissions would not be required if complete mitigation is undertaken as part of the project (or mandatory condition of the project) in compliance with the requirements of Rule 403 of the South Coast AQMD, such that there would be no visible dust beyond the boundaries of the project. (EDC APCD-CEQA Guide, 1st Ed, 2002) In addition, the El Dorado County Air Quality Management District would require road construction activities to be in conformance with District Rules 223, 223.1, and 223.2 for fugitive dust prevention and track out prevention as well as Rule 300 for open burning, if applicable. Prior to any road grading and road improvements, an approved Asbestos Dust Mitigation Plan would be required prior to issuance of a grading permit. If road improvements meet the requirements of the District Rules, the grading and road improvements would not involve the creation of significant smoke, ash or odors. The Zone Change, Development Plan and Parcel Map would not create additional vehicle traffic and emissions. Therefore, short-term and long-term air quality impacts would be less than significant.

d,e) **Sensitive Receptors and Objectionable Odors.** Sensitive receptors such as schools, hospitals, care facilities and high density dwelling units are not located within the immediate vicinity. Common types of facilities known to produce odors include wastewater treatment plants, sanitary landfill, transfer station, asphalt batch plant and manufacturing plants. The requested Zone Change, Development Plan and Parcel Map and existing residential units on the property would not generate or produce objectionable odors. Short-term heavy equipment emissions generated by the onsite and offsite road improvements would not involve the creation of significant smoke, ash or odors based upon an approved fugitive dust mitigation plan conforming to District Rules 223, 223.1 and 223.2 and Rule 300 as applicable. In addition, the nearest residential unit is located approximately 43 feet north of the northern property line. Asphalt surface treatment would be required since El Dorado County of Transportation would require asphalt surfacing as a condition of approval. The proposed road improvement work would not include any features that would be a source of substantial long term pollutant emissions that could affect sensitive receptors or generate objectionable odors. Therefore, long-term impacts would be less than significant.

FINDINGS: It was determined that a less than significant impact would result from the project because it would not ; obstruct implementations of the El Dorado County California Clean Air Act Plan; violate any air quality standard; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
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?			√
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?			√
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?			√
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?			√
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			√
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?			√

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) After Reviewing County resource materials for sensitive and protected species, it has been determined that the project would not affect locally designated natural communities, disturb wetlands, or affect migration corridors.
- b,c) The U.S. Department of Interior National Wetlands Inventory Maps were reviewed and subsequent site visit was done to determine if any identified wetland or riparian habitat areas exist on or adjacent to the project site. This review indicates that there are no wetlands on-site.
- d) Review of the Planning Division GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors on the project site. The project would not substantially interfere with the movement of any native

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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resident migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

- e) The project would require some on and offsite road improvements that may result in some tree removal. However, any removal of oak canopy would be required to retain a percentage of the tree canopy as required under General Plan Policy 7.4.4.4. Any tree removal associated with off-site road improvements would be calculated into the canopy retention required onsite.
- f) The project area is not located in an area identified as critical habitat for the Red-Legged Frog (*Rana Aurora Draytonii*), or for the Gabbro soil rare plants which are subject to the Draft Recovery/Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

FINDING: It has been determined that all potential biological resource impacts as a result of the proposed project are less than significant. Therefore, the established thresholds for significance in the “Biological Resources” category would not be exceeded.

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?			√
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			√
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			√
d. Disturb any human remains, including those interred outside of formal cemeteries?			√

Discussion:

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

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

a,b) The applicant supplied a Cultural Resources study completed by Historic Research Associates. This Survey results recommend that the cottage type homes on the site be protected as historic structures. This project does not propose any new construction or demolition of existing structures. The project has been conditioned that any proposed future construction or demolition requires a revision to the Planned Development where further archival research and/or preservation measures would be implemented at such time.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological site or known fossil locales.
- d) Due to the scope of the project, there is not a high potential to discover human remains outside of a dedicated cemetery. However, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery would be subject to standard conditions required under the County's Grading Ordinance.

FINDINGS: Based on the Archeological Record Search, the project does not have the potential to create significant impacts to sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery and the incorporation of conditions noted in the El Dorado County Grading and Drainage Ordinance ensures that any potential impacts have been reduced to a less than significant level. Established thresholds of significance would not be exceeded within the "Cultural Resources" category.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) As shown in the Division of Mines and Geology’s publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped for El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.
 - b) All grading activities shall comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance, which would reduce any potential impacts to a less than significant level.
 - c) The soil on the project site is classified as predominantly Auburn very rocky silt loam (AxD) (*soil Survey of El Dorado County Area, 1974*). According to the soil survey, this land type is “well drained,” surface runoff is slow with low erosion hazard. All future grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.
 - d) The Natural Resources Conservation Service (NRCS) has mapped soils on the site as predominantly Auburn very rocky silt loam (AxD). Review of the *Soil Survey of the El Dorado County Area* indicates that the mapped soil types for the proposed project have a thin mantle of soil 24 to 50 inches in depth. Based upon this review, the impact from expansive soils is less than significant.
 - e) The project proposes to provide public water and sewer service.

FINDINGS: No significant impacts would result from geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that would result in significant impacts. For the “Geology and Soils” category, established thresholds would not be exceeded by development of the project and no significant adverse environmental effects would result from the project.

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?			√
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?			√

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			√
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?			√
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			√
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?			√
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			√
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?			√

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) Any hazardous materials utilized at the project site shall comply with the *El Dorado County Hazardous Waste Management Plan*.
- b) No significant amounts of hazardous materials would be utilized for the project. The project would not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there would be a less than significant impact from hazardous material sites.
- e, f) As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety (AA) District overlay. There would be no immediate hazard for people residing or working in the project area or safety hazard resulting from private airport operations and aircraft over-flights in the vicinity of the project site.
- g) The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County.
- h) The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. To reduce impacts to a less than significant level, the project shall be required to comply with the “Fire Safe” requirements.

FINDINGS: The proposed project would not expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials, and expose people and property to risks associated with wild-land fires. For this “Hazards and Hazardous Materials” category, the thresholds of significance would not be exceeded by the proposed project.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			√	
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)?				√
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?			√	
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?			√	
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?			√	
f. Otherwise substantially degrade water quality?				√
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?				√

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				√
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?				√
j. Inundation by seiche, tsunami, or mudflow?				√

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) The applicant has provided a preliminary drainage plan and erosion control plan, which has been reviewed by the Department of Transportation. Compliance with the Erosion Control Plan would limit water runoff and discharge that would violate water quality standards or discharge requirements established by the Regional Water Quality Control Board. Permit applicants are required to prepare and retain on the construction site, a Storm-water Pollution Prevention Plan that describes the site, erosion and sediment controls, means of waste control, implementation of local plans required by the Resource Conservation District, control of post-construction sediment and erosion control, and non storm-water management controls.
- b) There is no evidence that the project would substantially reduce the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The property provides onsite public water and sewer service.
- c) There is no evidence that the grading and ground disturbances associated with the project would substantially alter the existing drainage patterns on or off the site. *The Grading, Erosion, and Sediment Control Ordinance* contain specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards would apply to this project when a building permit request is submitted to the County.
- d,e) In this case, the project would not include any grading. However, any building permit request submitted to the County would require an erosion control plan to reduce erosion and sediment discharge off the site to a less than significant level.
- f) The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All storm-water and sediment control methods contained in the *Grading, Erosion, and*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Sediment Control Ordinance must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site.

- g,h) The Flood Insurance Rate Map (Panel 060040 0725 C, 12/04/86) for the project area establishes that the project site is not located within a mapped 100-year floodplain.
- i) The subject property within the Shingle Springs area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters.
- j) The potential for a siege or tsunami is considered less than significant. Potential for a mudflow is also considered to be less than significant.

FINDINGS: As discussed above, no other additional significant hydrological impacts would result from development of the project. For the “Hydrology and Water Quality” section, it has been determined the project would not exceed the identified thresholds of significance and therefore no significant adverse environmental effects would result from the project.

IX. LAND USE PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?				√
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?			√	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				√

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- a) The project would not result in the physical division of an established community.
- b) The proposed project would allow existing residential units to remain within a General Commercial Zone District with a Commercial General Plan Land Use Designation with the addition of a Development Plan, Rezone, and Parcel Map. The project has been determined to be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and is consistent with the development standards contained

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within the El Dorado County Zoning Ordinance. A formal Development Plan for the site, which would include a commercial component, would be submitted in the future.

- c) The project site is not located in an area identified as critical habitat for the Red Legged Frog (*Rana Aurora Draytonii*), or for the Gabbro soil rare plants which are subject to Draft Recovery/Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

FINDINGS: For the "Land Use Planning" section, the project would not exceed the identified thresholds of significance.

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?			√
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?			√

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan.
- b) The El Dorado County Mineral Resources Zone Map, General Plan Exhibit V-7-4 indicates that the project is not in a mineral resource zone. Based on the review of this map, there are no significant mineral deposits on the project site.

FINDINGS: No impacts to any known mineral resources would occur as a result of the project. Therefore, no mitigation is required. In the "Mineral Resources" section, the project would not exceed the identified thresholds of significance.

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?			√
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			√
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			√

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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?			√
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?			√
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?			√

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,c) The proposed project is not considered a noise sensitive land use and would not significantly contribute to an increase in the ambient noise.
- b,d) Persons adjacent to the project vicinity would not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of the project.
- e) County airports include a comprehensive Land use Plan, which contains building restrictions due to airport noise. In this case, the project site is not located within the defined noise contour of a county owned/operated airport facility.
- f) The proposed project is not located adjacent to a private airstrip. As such, the project would not be subjected to intermittent noise levels considered excessive.

FINDINGS: As discussed above, for this “Noise” category, the thresholds of significance have not been exceeded. No significant noise impacts would occur as a result of this project.

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)?			√
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			√

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XII. POPULATION AND HOUSING. <i>Would the project:</i>			
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			√

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 minimal growth-inducing impact as the project does not include any proposal to extend, or expand infrastructure or roads, and does not include any school or large scale employment opportunities that lead to indirect growth.
- b) No existing housing stock would be displaced by the proposed project.
- c) No people would be displaced necessitating the construction of replacement housing elsewhere.

FINDINGS: The project would not displace any existing or proposed housing. The project would not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the “Population and Housing” section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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?		√	
b. Police protection?		√	
c. Schools?		√	
d. Parks?		√	
e. Other government services?			√

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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. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire Department from meeting its response times for the project or its designated service area.
- b) **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of a residential parcels and the related development would not significantly impact the achievement of this goal, or significantly impact the current response times to the project area.
- c) **Schools:** The project site is located within the Shingle Springs School District. Impact to the affected school district from the proposed development would be less than significant.
- d) **Parks:** The proposed development would not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. Provisions to provide parkland or the payment of an in-lieu fee are included as the project is residential in nature.
- e) No other public facilities or services would be substantially impacted by the project.

FINDING: Adequate public services are available to serve the project. Therefore, there is no potential for a significant impact due to the development of the subject parcel either directly or indirectly. No significant public service impacts are expected. For this "Public Services" category, the thresholds of significance have not been exceeded.

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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?			√
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?			√

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 proposed project would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur because this project is not expected to increase population in the region.
- b) The project proposal does not include the provision of on-site recreation facilities, nor does it require the construction of new facilities or expansion of existing recreation facilities.

FINDING: No impacts to recreation or open space would result from the project. For this “recreation” section, the thresholds of significance have not been exceeded.

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)?			√
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			√
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?			√
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			√
e. Result in inadequate emergency access?			√

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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
f. Result in inadequate parking capacity?			√
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			√

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) The addition of four residential parcels, ranging in size from 6,000 square feet to 11, 050 square feet, would not result in a significant increase in vehicle trips or result in traffic congestion.
 - b) No improvements required as a result of the proposed land division would result in any safety hazards from design features.
 - 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.
 - d) The proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that would substantially increase hazards.
 - e) The project would not result in inadequate emergency access to any of the current or future structures. The on-site roadway would be designed and constructed to minimum Fire Safe Regulations.
 - f) Single family residences are required to provide two parking spaces that are not in tandem. The proposed parcels would provide adequate space to comply with all parking requirements.
 - g) The proposed project does not conflict with the adopted General Plan Policies, and adopted plans, or programs supporting alternative transportation.

FINDING: No significant impacts to transportation/traffic are expected. For this “Transportation/ Traffic” category, the thresholds of significance have not been exceeded.

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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			√
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?		√	
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?		√	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		√	
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?			√
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		√	
g. Comply with federal, state, and local statutes and regulations related to solid 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,b) The proposed parcels would provide public water and sewer systems. The existing structures are currently being served by public water and sewer. There are no anticipated wastewater treatment or facility impacts.
- c) On-site drainage facilities are required as needed on-site so as to reduce runoff to discharge levels, which do not exceed site discharge levels, which existed prior to development of the site. All drainage facilities should be designed in conformance with the standards contained in the "County of El Dorado Drainage Manual."
- d) As referenced above, the proposed project would provide for public water and sewer for each proposed parcel.

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- e) The project would not affect the capacity of the sanitary districts ability to serve the project's projected demand in addition to the sanitary districts existing commitments.
- 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 yr 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. This facility has more than sufficient capacity to serve the County for the next 30 years.
- 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.

FINDING: No significant impacts would result to utility and service systems from development of the project. For the "Utilities and Service Systems" section, the thresholds of significance have not been exceeded and no significant environmental effects would result from the project.

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?			√
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)?			√
c. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?			√

Discussion:

- a) There is no substantial evidence contained in the record that the project would have the potential to degrade the quality of the environment. The project does 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 existing standards and requirements imposed in the conditioning of the project.
- 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, are considerable or which compound or increase other

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environmental impacts.” Based on the analysis in this Initial Study, it has been determined that the project would not result in cumulative impacts.

- c) Based upon discussion contained in this document, it has been determined that the project would not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly.

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 I - Comments on Draft Environmental Impact Report
Volume II - Response to Comment on DEIR
Volume III - Comments on Supplement to DEIR
Volume IV - Responses to Comments on Supplement to DEIR
Volume V - Appendices

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

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.)

Superior Court of California, County of Sacramento (Honorable Cecily Bond)

Ruling of Submitted Matter (February 5, 1999)

El Dorado County Taxpayers for Quality Growth, et al. Petitioners v. El Dorado County Board of Supervisors, Respondents.

Superior Court of California, County of Sacramento (Honorable Cecily Bond)

Final Writ of Mandate (July 19, 1999)

El Dorado County Taxpayers for Quality Growth, et al. Petitioners v. El Dorado County Board of Supervisors, Respondents.

Cultural Resources Study conducted by Historic Research Associates, April 2006.