

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



Agenda of: November 13, 2008
Item No.: 10.a
Staff: Robert Peters

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBER: Z07-0055/P07-0049

APPLICANT: Donald and Suzanne McNeil

AGENT: C. J. Smith III

REQUEST: Rezone a 10.11-acre lot from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5) and a tentative parcel map creating two (2) parcels of 5.0 acres and 5.11 acres in size.

LOCATION: On the north side of Sierra Vista Road approximately 1.0 miles south of the intersection with Green Valley Road, in the Rescue area, Supervisorial District IV (Exhibit A).

APN: 070-131-08 (Exhibit B).

PARCEL SIZE: 10.11 acres

GENERAL PLAN: Low-Density Residential (LDR) (Exhibit C)

ZONING: Estate Residential Ten-Acre (RE-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION:

Staff recommends the Planning Commission recommend the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Rezone Z07-0055 and Tentative Parcel Map P07-0049 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

BACKGROUND: The applicant submitted for a pre-application meeting (PA07-0012) on February 12, 2007. The applications were submitted on November 16, 2007 by C. J. Smith III, consistent with County agency recommendations at the pre-application meeting.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the rezone and tentative parcel map requests and issues for Planning Commission consideration are provided in the following sections.

Project Description: The request is to rezone the 10.11-acre lot from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5) and to process a tentative parcel map to create two (2) parcels of 5.0 acres and 5.11 acres in size (see Exhibit E). The proposed lots will utilize an existing well and septic system. Access improvements will include improving the existing encroachment of Sierra Vista Road onto Green Valley Road to increase sight distance, on-site portions of Sierra Vista Road being constructed, widened, and/or verified to 18-foot pavement width with two (2) foot shoulders, and the off-site portions of Sierra Vista Road being widened, repaired, and/or verified to 18-foot pavement with one (1) foot shoulders.

Site Description: The 10.11 acre subject parcel lies on the western slope of the central Sierra Nevada Mountains in the Rescue area, on the north side of Sierra Vista Road approximately 1.0 miles south of the intersection with Green Valley Road, at an approximate elevation of 1,370 feet above mean sea level. The site slopes gently from east to west. An existing drainage course exists on the eastern portion of the property. The parcel contains an existing single-family residence and an expired temporary mobile home (TMA) which take access from existing gravel driveways from Sierra Vista Road, an existing 18-foot wide chip seal roadway in poor surface condition and in some areas appears to be less than 18-foot in width. Other existing improvements include two (2) wells, two (2) septic systems, two (2) agricultural structures, an arena, and an existing round pen. Tree coverage exists on much of proposed parcel 2, and the north and northwest sections of proposed parcel 1. Soils consist of Rescue sandy loam, two (2) to nine (9) percent slopes (ReB) and Rescue very stony sandy loam, three (3) to 15 percent slopes (RfC). Both soils have moderately slow permeability, slow to medium surface runoff, and slight to moderate erosion hazard.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	LDR	Residential, single-family residence and expired TMA
North	RE-10	LDR	Residential, single-family residence on approximately 10-acre lot
	Zoning	General Plan	Land Use/Improvements
South	RE-10/RE-5	LDR	Residential, four (4) single-family residences on lots ranging in size from 5.0 to 10.12 acres across Sierra Vista Road
East	RE-5	LDR	Residential, two (2) single-family residences on two (2) five (5) acre lots across Sierra Vista Road
West	RE-10	LDR	Residential, single-family residence with nursery on 10-acre lot

The project parcel is bounded on all sides by residential uses on residentially zoned lands. Exhibits A and B illustrate that the general project vicinity consists of five (5) to ten (10) acre parcels which reflect the zoning and land use designation of their respective areas. The project proposal would rezone the subject parcel to RE-5, consistent with parcels to the south and east, and create two (2) residential parcels in a residential setting which would not create conflicts with the surrounding land uses (Exhibit F).

Project Discussion Items: Discussion items for this project include: land use compatibility; development potential; cultural resources; slopes; access; circulation; high wildfire hazard development; septic capability; potable and fire protection water supply; air quality; oak tree canopy removal; removal of the existing temporary mobile home; and removal of existing round pen. Discussion of each project issue is further discussed in detail below:

Land Use Compatibility: The site's land use designation is Low-Density Residential (LDR) and the property is located within a Rural Region. The LDR designation allows a density of one dwelling unit per five acres on parcels ranging in size from 5.0 to 10.0 acres. As illustrated on the General Plan Land Use Designation and Zoning District Consistency Matrix, Table 2-4, which defines compatible zone districts with the correct land use designation, both the existing RE-10 and the proposed RE-5 zone districts are consistent with the LDR designation, given that the proper infrastructure and services are available to support the proposed density. The project would provide the required infrastructure consistent with the rezone and tentative parcel map request.

The existing pattern of development in the project vicinity is equally representative of five-acre parcels as it is for ten-acre parcels (see Exhibits A and B). The project vicinity is equally representative of five (5) acre zoning (RE-5) as it is for ten (10) acre zoning (RE-10), and all of the zoning in the area is consistent with the areas LDR General Plan designation. Of the 15 properties located within a 500-foot radius of the subject property, seven (7) properties are approximately ten (10) acres in size and are zoned RE-10, and eight (8) properties are approximately five (5) acres in size and are zoned RE-5.

Development Potential: As proposed, each of the parcels has the potential to be developed to contain a single-family residence with secondary residence and accessory residential and agricultural structures. Proposed parcel 2 has an existing residence and accessory residential structures. Proposed parcel 1 has an existing temporary mobile home which has been conditioned to be removed prior to filing the parcel map (see Condition of Approval No. 11, Attachment 1) and agricultural structures to remain on-site.

Cultural Resources: An archaeological survey was completed by Historic Resource Associates, dated May 2008, for the project site. This survey found no significant prehistoric or archaeological sites, features, or artifacts within the project area, nor were any historic buildings, structures, or objects discovered. Based on the archaeological survey results, it was determined that no further archaeological work would be recommended. Standard conditions of approval have been included to protect undiscovered sub-surface cultural resources (see Conditions of Approval, Attachment 1).

Slopes: The project site contains slopes less than ten (10) percent (see Exhibit G). Pursuant to General Plan Policy 7.1.2.1 and the Interim Interpretive Guidelines for that policy, development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access. The

proposed project would not disturb 30 percent and greater slopes. Therefore, the proposed project is consistent with the referenced policy (see Exhibit G).

Access: The primary access to the project would be from Sierra Vista Road via Green Valley Road. Proposed project access would consist of improving the existing encroachment of Sierra Vista Road onto Green Valley Road pursuant to DISM Standard Plan 103D to increase sight distance, on-site portions of Sierra Vista Road being widened, repaired, and/or verified to 18-foot pavement width with two (2) foot shoulders pursuant to DISM Standard Plan 101C and a minimum structural section of six (6) inch aggregate base (AB), and the off-site portions of Sierra Vista Road being widened, repaired, and/or verified to 18-foot pavement with one (1) foot shoulders pursuant to DISM Standard Plan 101C and a minimum structural section of six (6) inch AB. The proposed project is consistent with General Plan Policy 6.2.3.2 as the Rescue Fire Protection District (RFPD) and the California Department of Forestry and Fire Protection have reviewed the project and confirmed that the proposed access and onsite roadway is adequate for the development pursuant to a Wildland Fire Safe Plan and Amendment A to that plan approved on April 27, 2008 (see Exhibit H-1 and H-2).

Circulation: The Department of Transportation (DOT) reviewed the proposed project and determined it would not trip the traffic impact threshold within the General Plan. Proposed project access is discussed above under the “Access” section. The Department of Transportation provided conditions of approval that would ensure consistency with County policies and procedures with regard to grading, drainage, and design standards required for any roadway improvements (see Conditions of Approval, Attachment 1).

The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that “worsen” traffic by 2 percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT reviewed the proposed project and determined that it would not trigger the threshold described above because of its limited size.

Very High Wildland Fire Hazard Development: General Plan Policy 6.2.2.2 requires *the county shall preclude development in areas of high and very high wildland fire hazard....unless such development can be adequately protected from wildland fire hazards, as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.* The subject parcel is located in the very high wildland fire hazard area. The proposed project is consistent with General Plan Policy 6.2.2.2 as the Rescue Fire Protection District (RFPD) and the California Department of Forestry and Fire Protection have reviewed and approved the Wildland Fire Safe Plan and Amendment A to that plan, dated April 27, 2008 (see Exhibits H-1 and H-2).

Septic Capability: The proposed project will utilize existing septic systems. El Dorado County Environmental Management Department – Environmental Health Division reviewed and approved the existing septic system designs for the project. The existing septic on proposed Parcel 1 will be disconnected and will remain intact when the temporary mobile home is removed. Environmental Health Division has determined that the system is adequate for future development and may remain on-site. Discussion of the temporary mobile home removal is discussed in the “Removal of the Existing Temporary Mobile Home” section below.

Potable and Fire Protection Water Supply: The project will utilize existing wells for both proposed parcels. El Dorado County Environmental Management Department – Environmental Health Division reviewed and approved the existing well production. The existing well on proposed Parcel 1 will be disconnected and will remain intact when the temporary mobile home is removed. Environmental Health Division has determined that the well is adequate for future development and may remain on-site. Discussion of the temporary mobile home removal is discussed in the “Removal of the Existing Temporary Mobile Home” section below.

The Rescue Fire Protection District (RFPD) and the California Department of Forestry and Fire Protection have reviewed and approved the Wildland Fire Safe Plan and Amendment A to that plan, dated April 27, 2008 (see Exhibits H-1 and H-2), and have determined that all new residences would need a minimum of 2,500 gallons of water stored with a 2.5 inch valve with National Hose Thread on a standpipe not closer than 50 feet nor more than 150 feet from the structure. The standpipe shall have a minimum of 20 pounds of residual pressure, and the water system must be operational at all times.

Air Quality: The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of standard County measures, the project would have a less than significant impact on the air quality. These measures are included as conditions of project approval within Attachment 1 of the staff report.

Oak Tree Canopy: The Tree Canopy Coverage Map dated October, 2007, lists a total of 40.5 percent of oak canopy located on the entire 10.11 acre site (see Exhibit I). As shown in Table 1, 40 percent coverage of existing oak canopy requires 80 percent retention pursuant to General Plan Policy 7.4.4.4. As each of the proposed parcels is currently developed with single-family residences (the existing temporary mobile home to be removed), no development is proposed and minimal grading may be required for on and off-site roadway improvements, no oak trees are proposed to be removed. At 100 percent, overall canopy retention shown in Table 1 exceeds the provisions of Policy 7.4.4.4.

	Area	% Existing Canopy	% Required Retention	Canopy to be Remove	% Proposed to Retain
Total	10.11 Acres	40.5%	80%	None	100%

Removal of Existing Round Pen: The project site contains an existing round pen which would be bisected by the proposed property line that divides the two parcels. The project has been conditioned to require removal or relocation of the existing round pen prior to filing the parcel map (see Conditions of Approval No. 8, Attachment 1).

Removal of Existing Temporary Mobile Home: A Special Use Permit (S76-190) was approved by the Planning Commission on October 12, 1976 which allowed the mobile home as the main residence for the property. Subsequently, the applicant converted the mobile home to a temporary mobile home by Temporary Mobile Home Permit TMP91-69 and constructed a new on-site residence. The temporary mobile home permit expired on November 6, 1997, and has since been in violation of County Code 17.52 and Temporary Mobile Home Permit TMP91-69. The project has been conditioned to require removal of the temporary mobile home from proposed Parcel 1 prior to filing the parcel map (see Conditions of Approval No. 11, Attachment 1).

General Plan: The General Plan designates the subject site as Low-Density Residential (LDR) which establishes areas for single-family residential development in a rural setting. Pursuant to General Plan **Policy 2.2.1.2**, the allowable density for the designation is one (1) dwelling unit per five (5) acres with parcel sizes ranging from five (5) to ten (10) acres. The proposed project would result in densities and minimum parcel sizes conforming to the General Plan Land Use Designation.

General Plan **Policy 2.2.5.21** directs that new development be compatible with the surrounding neighborhood. Surrounding parcels in the immediate vicinity are developed with single-family residences on lot size consistent with the five (5) acre parcels proposed. As such, the two (2) new parcels and their residential uses would be consistent with the intended development pattern.

General Plan **Policy 5.7.1.1** requires the applicant demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development. The applicant has provided an approved Wildfire Fire Safe Plan and Amendment A to that plan addressing the emergency water and access issues for the project site and the project has been conditioned to be consistent with the requirements outlined in that Fire Safe Plan (See Exhibits H-1 and H2). Environmental Health has determined that both existing wells have adequate production to be utilized for the existing residence on proposed parcel 2, and future development on proposed Parcel 1.

General Plan **Policy 6.2.2.2** requires that the County preclude development in areas of high and very high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. The applicant has provided an approved Wildfire Fire Safe Plan and Amendment A to that plan addressing the emergency water and access issues for the project site and the project has been conditioned to be consistent with the requirements outlined in that Fire Safe Plan (See Exhibits H-1 and H2).

General Plan **Policy 6.2.3.2** requires that the applicant to 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 Department of Transportation has reviewed the project and supports the proposed parcel map provided that the applicant meet the minimum standards for the County Design and Improvement Standards Manual (DISM) Standard Plan 101C for both on and off-site improvements. The applicant has provided an approved Wildfire Fire Safe Plan and Amendment A to that plan addressing the emergency water and access issues for the project site and the project has been conditioned to be consistent with the requirements outlined in that Fire Safe Plan (See Exhibits H-1 and H2).

General Plan **Policy 7.1.2.1** does not allow development on slopes greater than 30 percent. Both of the parcels contain slopes that are less than 30 percent. Minimal grading is proposed and access improvements would not occur on slopes rater than 30 percent. Therefore, the proposed parcel map would not create disturbances to slopes greater than 30 percent (See Exhibit G).

General Plan **Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards. Existing project oak tree canopy coverage is estimated at 40.5 percent (see Exhibit I). Under General Plan Policy 7.4.4.4, Option A, 80 percent of the existing canopy must be retained. As

proposed, the project would retain 100 percent of the oak tree canopy at the site consistent with General Plan Policy 7.4.4.4, Option A. Future development on the proposed lots would have the option of complying with either Option A or Option B of Policy 7.4.4.4.

General Plan Policy 2.2.5.3 requires staff to “evaluate future rezoning: (1) To be based on the General Plan’s general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district.” Also, Policy 2.2.5.3 lists 19 specific criteria to be analyzed for rezone requests. Below is an analysis of General Plan Policy 2.2.5.3 and its criteria:

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

The project will utilize existing wells for both proposed parcels. No public water source will be utilized for the project.

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

The project will utilize existing wells for both proposed parcels. No public water system will be utilized for the project.

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

The proposed project will utilize existing septic systems. No public waste water systems will be utilized for the project.

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

The Rescue Union School District currently provides school service for the area. The project, as proposed would not result in any additional residences. The development potential for the project site includes a single family residence on proposed Parcel 1 and two (2) possible secondary residences, one on each proposed parcel. The addition of three single-family residences may incrementally impact school enrollment, and school impact fees would be assessed during review of building permits.

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

The Rescue Fire Protection District (RFPD) currently provides fire protection services to the subject parcel. No exact response time to the subject property is available; however, the RFPD and the California Department of Forestry and Fire Protection have reviewed and approved the Wildland Fire Safe Plan and Amendment A to that plan, dated April 27, 2008 (see Exhibits H-1 and H-2).

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

The project is located approximately 1.0 miles from the edge of the Rescue Rural Center (see Exhibit A). The project is located within a Rural Region, and the proposed RE-5

zoning district and Low-Density Residential General Plan Designation are consistent with Rural Regions.

7. *Erosion Hazard;*

As stated in the *Soil Survey of El Dorado Area, California, 1974*, the soils on the project site are primarily comprised of Rescue sandy loam, two (2) to nine (9) percent slopes (ReB) and Rescue very stony sandy loam, three (3) to 15 percent slopes (RfC). Both soils have moderately slow permeability, slow to medium surface runoff, and slight to moderate erosion hazard. The project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project.

8. *Septic and leach field capability;*

The proposed project will utilize existing septic systems for both proposed parcels. El Dorado County Environmental Management Department – Environmental Health Division reviewed and approved the existing septic system designs for the project. The existing septic on proposed Parcel 1 will be disconnected and will remain intact when the temporary mobile home is removed. Environmental Health Division has determined that the system is adequate for future development and may remain on-site.

9. *Groundwater capability to support wells;*

The proposed project will utilize existing wells for both proposed parcels. El Dorado County Environmental Management Department – Environmental Health Division reviewed and approved the existing well production for the project. The existing well on proposed Parcel 1 will be disconnected and will remain intact when the temporary mobile home is removed. Environmental Health Division has determined that the well is adequate for future development and may remain on-site. There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the project area.

10. *Critical flora or fauna habitat areas;*

Based on the initial study prepared by staff, a less than significant impact on biological resources would result from the proposed project (see Exhibit J).

11. *Important timber production areas;*

The project site is not associated with any timber harvest plan nor is the site designated Natural Resources (NR) by the General Plan map which includes areas that contain economically viable natural resources such as forested areas and seeks to protect the economic viability of those resources.

12. *Important agricultural areas;*

Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance would be affected by the Project. The site does contain Farmland of Local Importance; however, the property will be rezoned to a zoning district (RE-5) which allows by right the raising and grazing of domestic farm animals and the cultivation of tree and field crops. 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.

13. *Important mineral resources areas;*

The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology nor is the site designated Natural Resources (NR) by the General Plan map which includes areas that contain economically viable natural resources such as mineral resources and seeks to protect the economic viability of those resources.

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

The parcel contains two (2) existing single-family residences which would be separated by the proposed tentative parcel map. As proposed, each of the parcels has the potential to be developed to contain a single-family residence with a secondary residence and would not significantly impact the capacity of existing transportation systems serving the area.

15. *Existing land use pattern;*

The existing pattern of development in the project vicinity is equally representative of five-acre parcels as it is for ten-acre parcels (see Exhibits A and B). The project vicinity is equally representative of five (5) acre zoning (RE-5) as it is for ten (10) acre zoning (RE-10), and all of the zoning in the area is consistent with the areas LDR General Plan designation. More in depth analysis of the existing land use pattern is discussed in the "Land Use Compatibility" section above.

16. *Proximity to perennial water course;*

The project site does not contain, is not adjacent to, or located within one (1) mile of a known perennial water course.

17. Important historical/archeological sites;

An archaeological survey was completed by Historic Resource Associates, dated May 2008, for the project site. This survey found no significant prehistoric or archaeological sites, features, or artifacts were found within the project area, nor were any historic buildings, structures, or objects discovered. Based on the archaeological survey results, it was determined that no further archaeological work would be recommended. Standard conditions of approval have been included to protect undiscovered sub-surface cultural resources (see Conditions of Approval, Attachment 1).

18. Seismic hazards and presence of active faults; and

According to the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. 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 structures in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.

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

The project site is not located within a Home Owners Association which prescribes applicable conditions, covenants, and restrictions.

It has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The proposed parcel map contains two parcels which are consistent with the development standards identified with Section 17.28.210 of the Zoning Ordinance, including a minimum parcel size of five (3) acres, lot width, and minimum yard setbacks. The existing residential and agricultural structures and uses at the subject site are permitted by right under Section 17.28.190. The property contains an existing temporary mobile home which is in violation of Section 17.52; however, the temporary mobile home has been conditioned to be removed (see Condition of Approval No. 11, Attachment 1).

Findings for approval are provided in Attachment 2.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (see Exhibit J) to assess project-related environmental impacts. Based on the Initial Study, staff finds that there is no substantial evidence that the project would have a significant impact on the environment. Therefore, a Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

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,

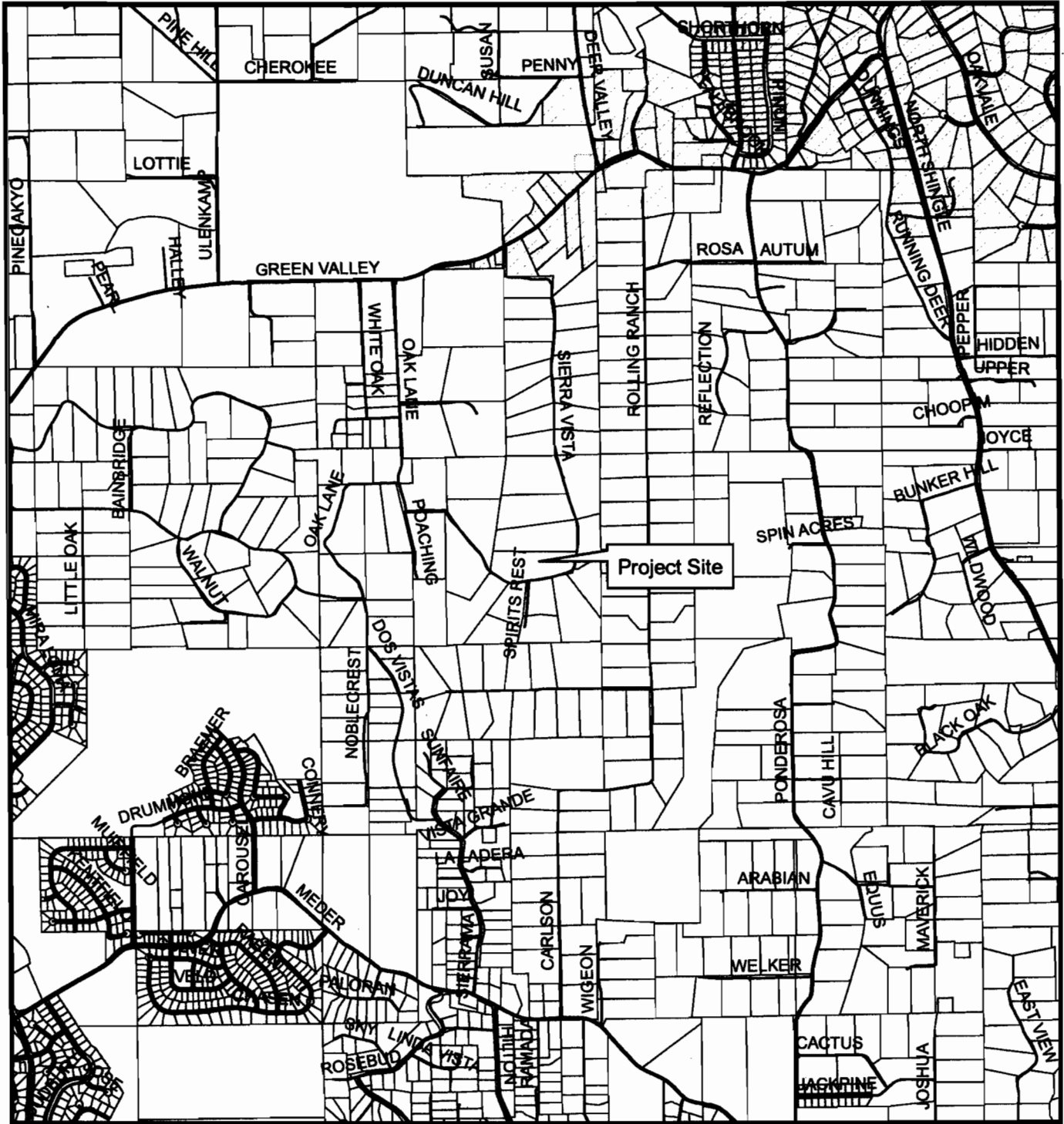
etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,876.75 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	Vicinity Map
Exhibit B	Assessor's Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Tentative Parcel Map
Exhibit F	Aerial Photo
Exhibit G	Slope Map
Exhibit H-1	Wildland Fire Safe Plan
Exhibit H-2	Wildland Fire Safe Plan Amendment A
Exhibit I	Tree Canopy Exhibit
Exhibit J	Environmental Checklist and Discussion of Impacts

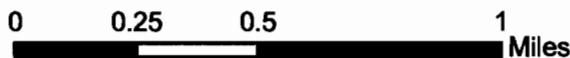
Vicinity Map



Z07-0055/P07-0049

2820/2860 Sierra Vista Road - APN 070-131-08

- MAJOR
- MINOR
- Parcels
- ▨ Rescue Rural Center



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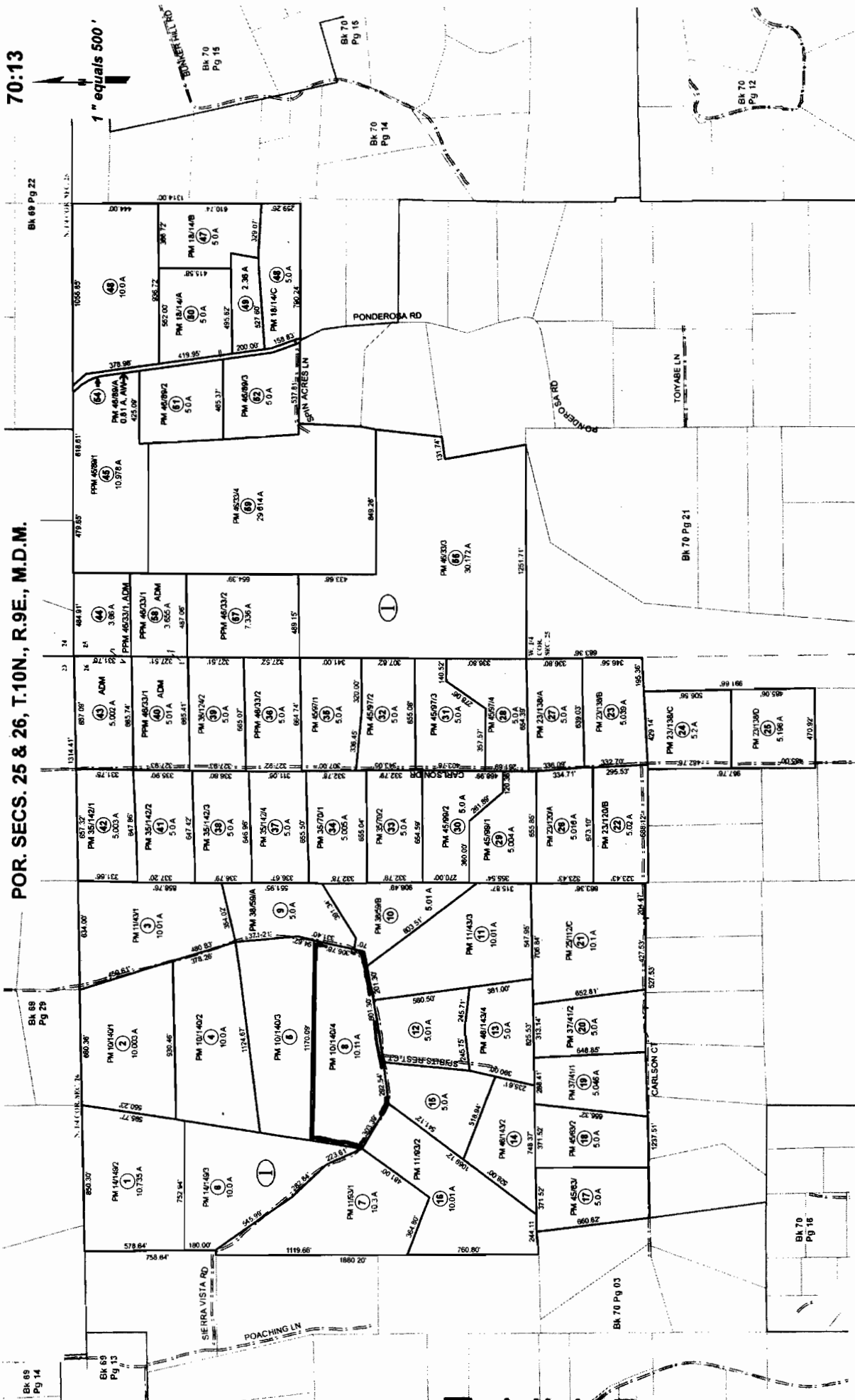


Prepared By:
Robert Peters
Planning Services
July 28, 2008

Exhibit A

POR. SECS. 25 & 26, T.10N., R.9E., M.D.M.

1" equals 500'



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations are based on the information provided. Users should verify items such as dimensions and acreage.

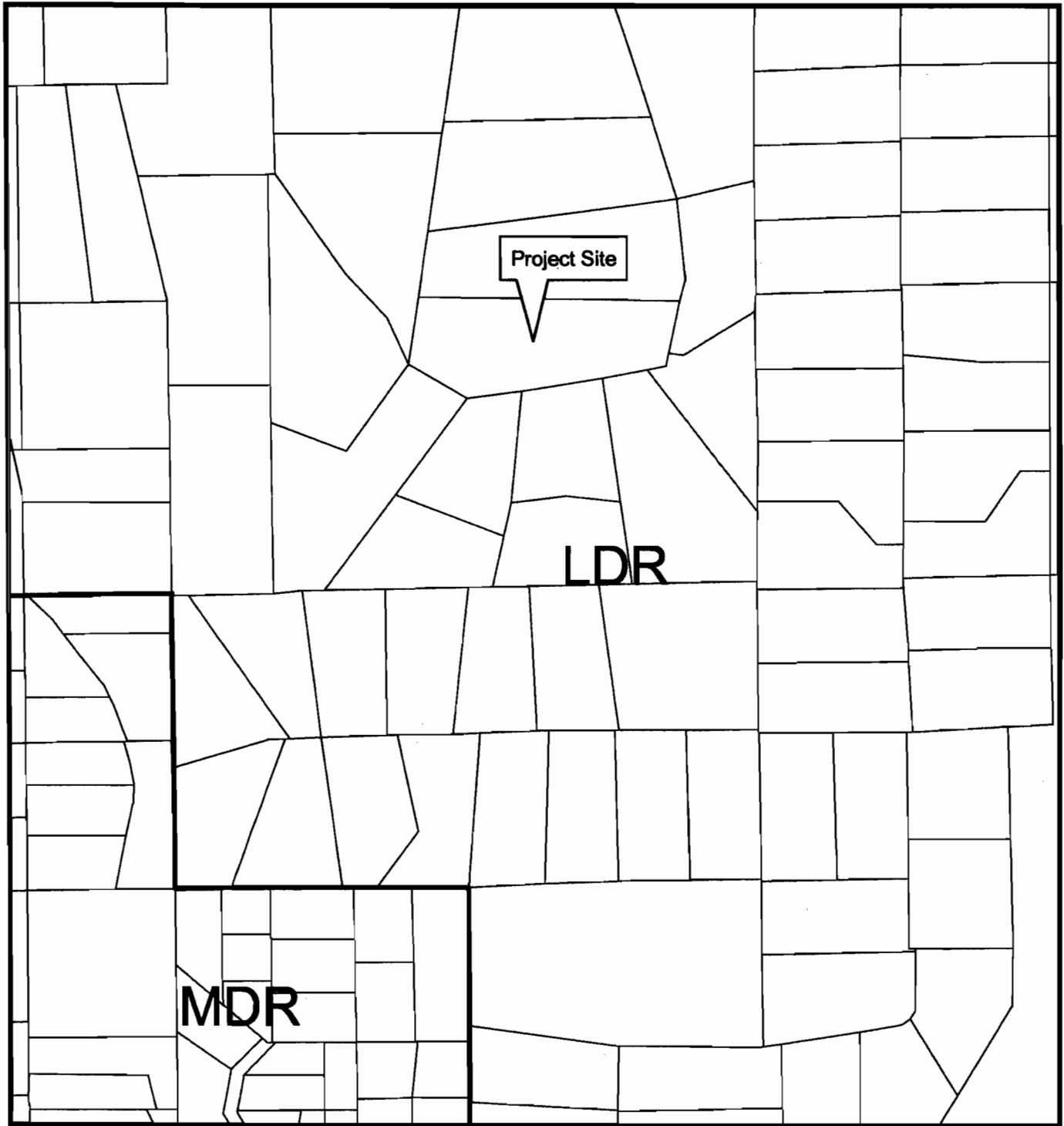
Acreages Are Estimates

Assessor's Map Shows in Gray Text
Assessor's Block Numbers Shown in Blue
Assessor's Parcel Numbers Shown in Circles

Rev. Jan. 2, 2007

Assessor's Map Bk. 070, Pg. 13
County of El Dorado, CA

General Plan Land Use Map

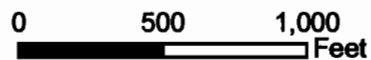


Z07-0055/P07-0049

2820/2860 Sierra Vista Road - APN 070-131-08



GENERAL PLAN DESIGNATION
LDR - Low Density Residential
MDR - Medium Density Residential

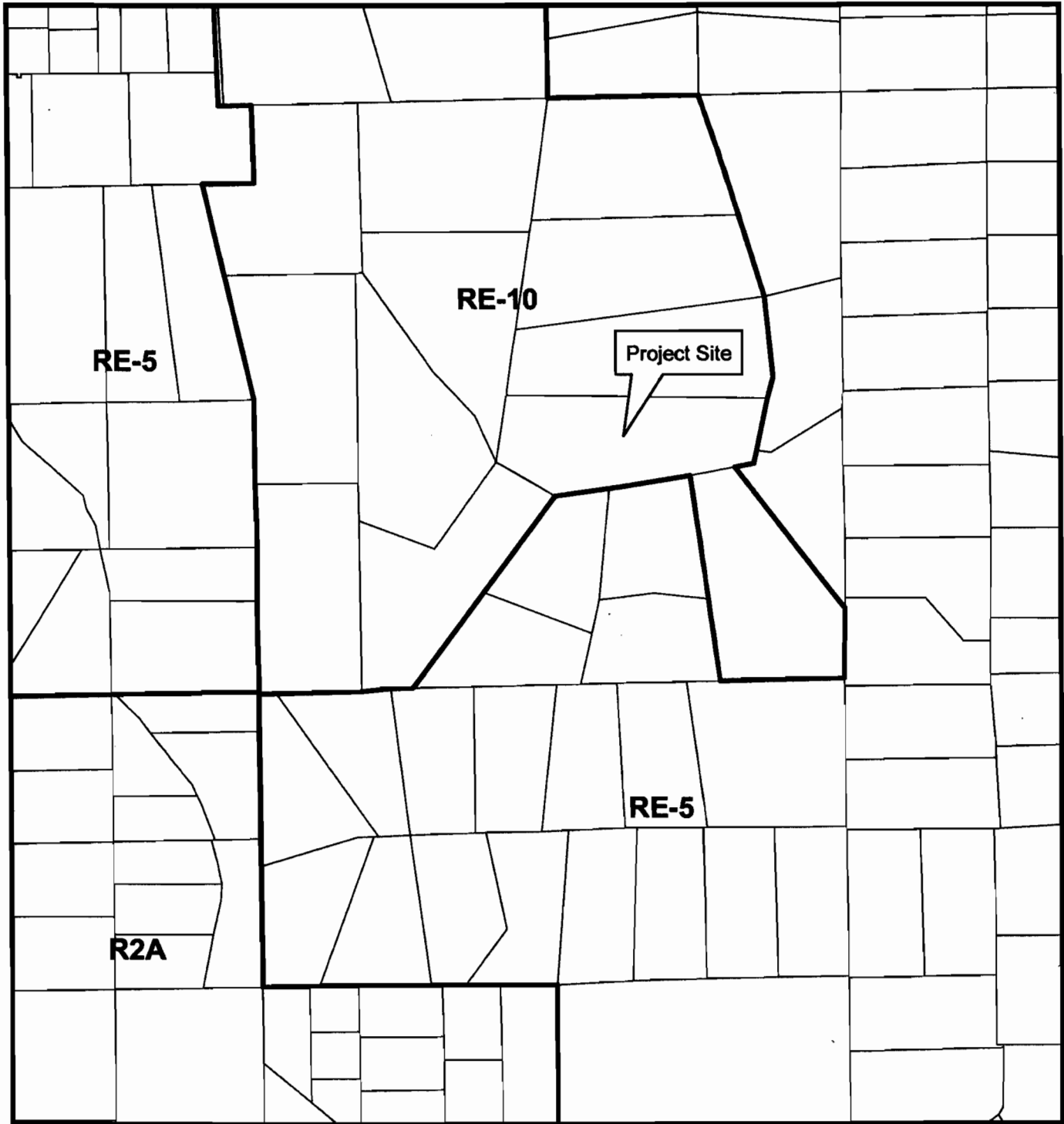


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Planning Services
July 28, 2008

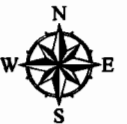
Exhibit C

Zoning District Map

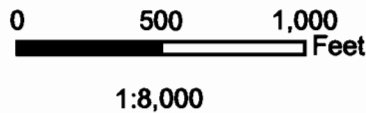


Z07-0055/P07-0049

2820/2860 Sierra Vista Road - APN 070-131-08



LAND USE ZONING DESIGNATION
R2A - Single-Family Two-Acre Residential District
RE-5 - Estate Residential Five-Acre District
RE-10 - Estate Residential District

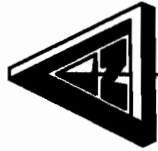


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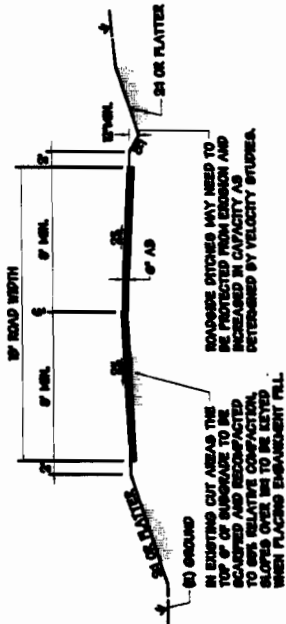
Exhibit D

Tentative Parcel Map

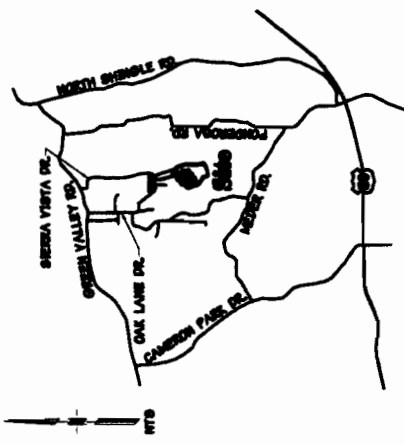
PARCEL 4, P.M. 10-140 BEING A PORTION OF THE N. 1/2 OF SECTION 26, T. 10 N., R. 9 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA SHEET 1 OF 1



TYPICAL ROAD SECTION



VICINITY MAP

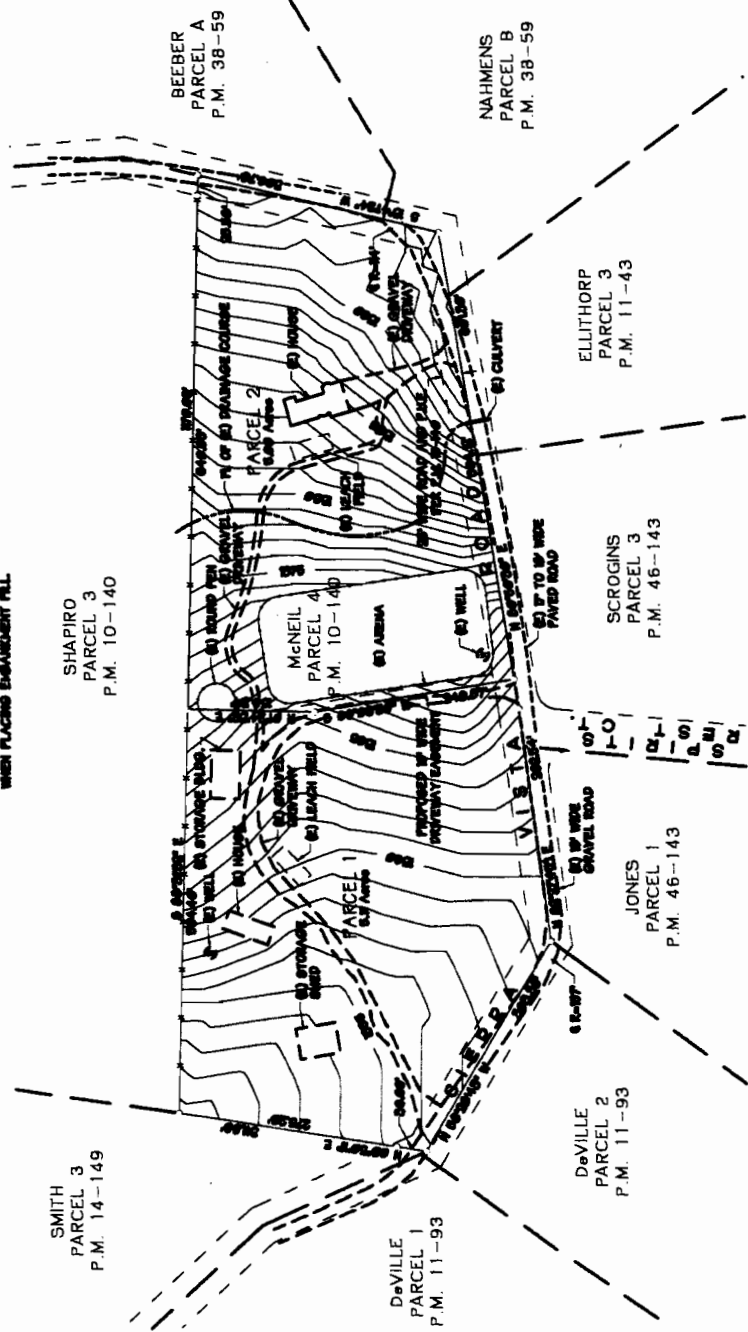


OWNER / APPLICANT:
DONALD and SUZANNE McNEIL
2020 SIERRA VISTA DRIVE
RESOLVE, CA 95672

MAP PREPARED BY:
CJ SMITH III
2949 GREEN VALLEY ROAD
RESOLVE, CA 95682

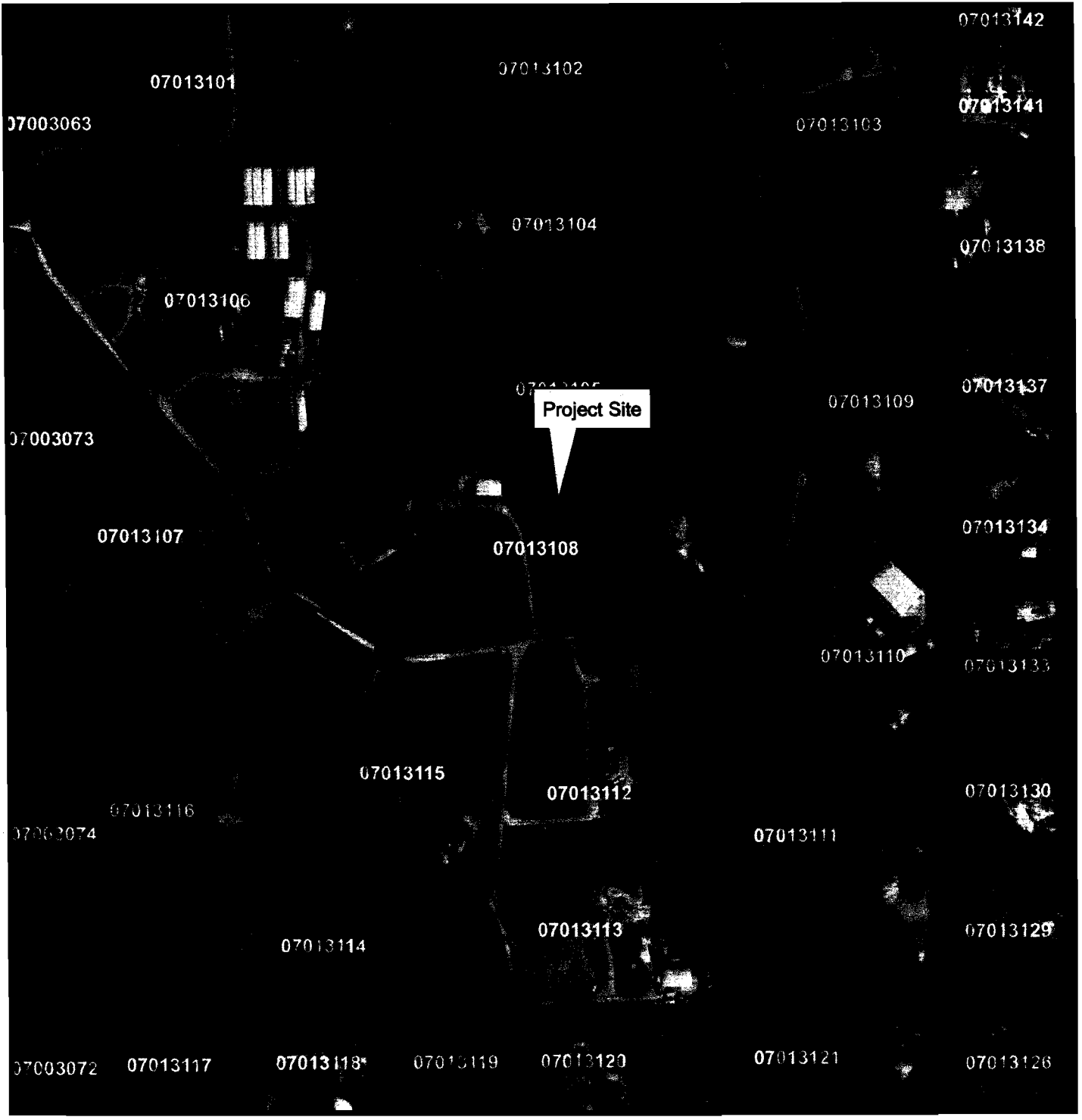
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 CONTOUR INTERVAL: 7'
 SOURCE OF TOPOGRAPHY: QUADRANGLE MAP
 SECTION, TOWNSHIP, RANGE: N. 10 SEC. 26, T. 10 N., R. 9 E., M.D.M.
 ASSESSOR'S PARCEL NO.: 879-91-09
 PRESENT ZONING: R-10
 TOTAL PARCEL AREA: 19.11 ACRES
 MINIMUM PARCEL AREA: 5 ACRES
 WATER SUPPLY: WELL
 SEWAGE DISPOSAL: SEPTIC
 STRUCTURAL FIRE PROTECTION: RESCUE PFD
 DATE OF PREPARATION: AUGUST, 2000

ZONING ADMINISTRATOR:	APPROVAL / DENIAL DATE:
BOARD OF SUPERVISORS:	APPROVAL / DENIAL DATE:

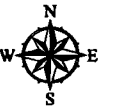


EXISTING ASSESSOR'S PARCEL NUMBER: 879-91-09

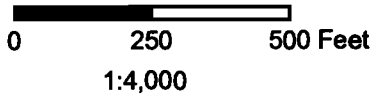
Aerial Photo



Z07-0055/P07-0049
2820/2860 Sierra Vista Road
APN 070-131-08



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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.

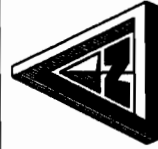


Prepared by:
Robert Peters
Planning Services Department
July 28, 2008

Exhibit F

Tentative Parcel Map

SLOPE MAP
 PARCEL 4, P.M. 10-140 BEING A PORTION OF THE N. 1/2 OF
 SECTION 26, T.10 N., R. 9 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 AUGUST, 2000 SHEET 1 OF 1



OWNER / APPLICANT:
 DONALD and SUZANNE McNEIL
 2929 SIERRA VISTA DRIVE
 RESCUE, CA 95672

MAP PREPARED BY:
 CJ SMITH III
 3949 GREEN VALLEY ROAD
 RESCUE, CA 95692

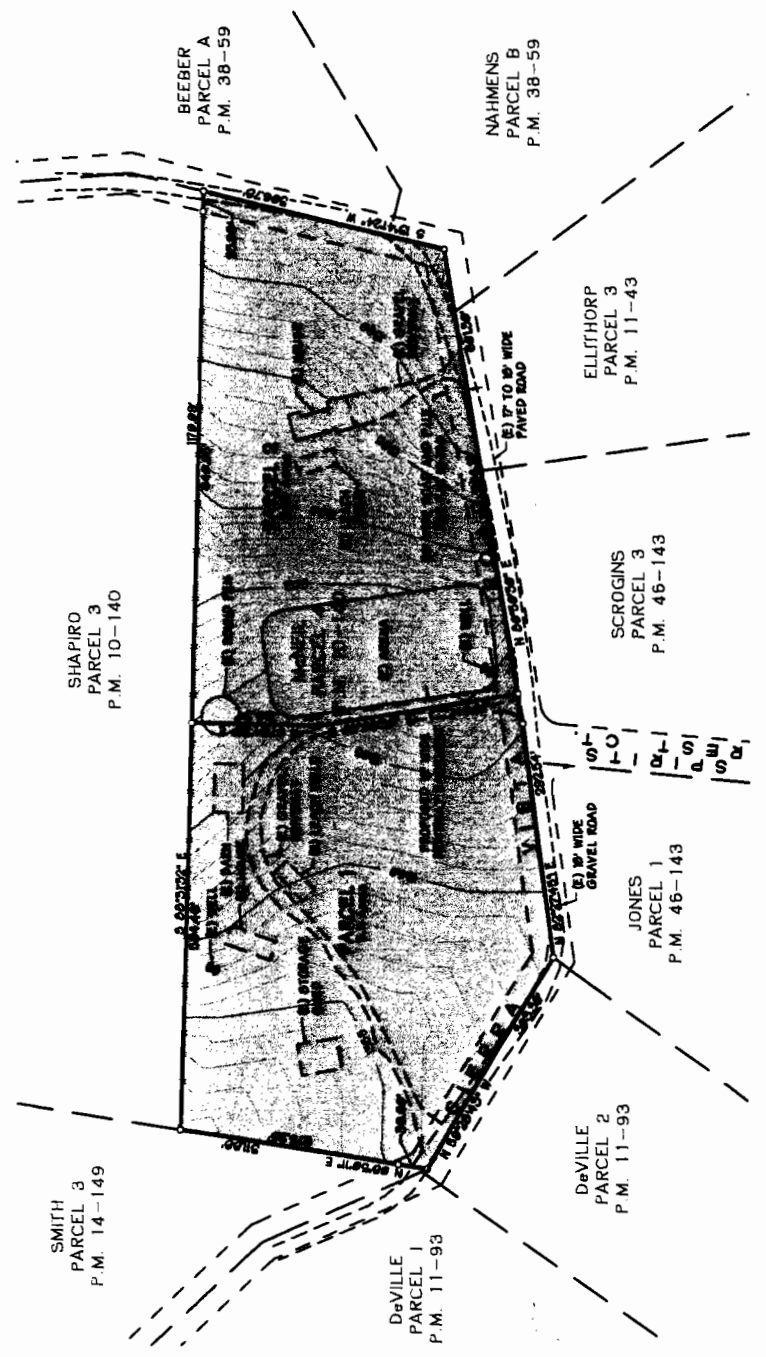
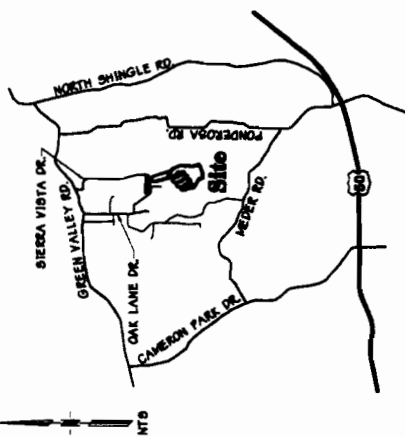
SCALE OF MAP: T=100'
 CONTOUR INTERVAL: 1'
 SOURCE OF TOPOGRAPHY: QUADRANGLE MAP
 SECTION, TOWNSHIP, RANGE: N. 1/2 SEC. 26, T. 10 N., R. 9 E., M.D.M.
 ASSESSOR'S PARCEL NO.: 878-151-05
 PRESENT ZONING: RE-10
 TOTAL PARCEL AREA: 19.11 ACRES
 TOTAL NUMBER OF PARCELS: 2
 MINIMUM PARCEL AREA: 5 ACRES
 WATER SUPPLY: WELL
 SEWAGE DISPOSAL: SEPTIC
 STRUCTURAL FIRE PROTECTION: RESCUE FPD
 DATE OF PREPARATION: AUGUST, 2000

ZONING ADMINISTRATOR:	APPROVAL / DENIAL DATE:
BOARD OF SUPERVISORS:	APPROVAL / DENIAL DATE:

SLOPE ZONE LEGEND

COLOR	ZONE	RANGE	AREA A.F.	ACRES	% OF TOTAL
[White]	1	0-10%	440076	19.30	100%
[Light Gray]	2	11-20%	303	0.01	0%
[Medium Gray]	3	21-30%	0	0	0%
[Dark Gray]	4	31-40%	0	0	0%
[Black]	5	41-50%	0	0	0%

VICINITY MAP



EXISTING ASSESSOR'S PARCEL NUMBERS 878-51-00

McNeil Wildland Fire Safe Plan

APN: 070-131-08

RECEIVED
FIRE DEPARTMENT

Prepared for:

**Donald and Suzanne McNeil
2820 Sierra Vista Road
Rescue, CA 95672**

Prepared by:

**William F. Draper
Registered Professional Forester
#898
4645 Meadowlark Way
Placerville, CA 95667**

May 22, 2007

Exhibit H-1

**McNeil Wildland Fire Safe Plan
APN: 070-131-08**

Approved by:

Guy M. Delaney
**Guy Delaney, Fire Captain
Fire Prevention
Rescue Fire Protection District**

6-7-07
Date

Phyllis Barducci for
**Chris Anthony, Battalion Chief
Fire Prevention
California Department of Forestry
And Fire Protection**

6/6/07
Date

Prepared by:

William F. Draper
**William F. Draper
RPF #898**

6-6-07
Date



McNeil Wildland Fire Safe Plan

I. PURPOSE AND SCOPE

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks of this Sierra Vista parcel split, to identify measures to reduce these hazards and risks and to protect the native vegetation. There are moderate fuel hazards and moderate topography associated with this proposed development both on and adjacent to the project.

The possibility of large fires occurring when the Sierra Vista project is complete will be reduced. However, small wildfires in the open space areas and on the larger lots may occur due to the increase in public uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the development will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphasis on the interface of homes and wildland fuels.

The scope of the McNeil Wildfire Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space along roads and around future homes. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed, it must be shared and implemented equally by homeowners and the fire services.

II. FIRE PLAN LIMITATIONS

The Wildfire Fire Safe Plan for the McNeil parcel split does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in home wildfire safety.

III. PROJECT DESCRIPTION

This Wildland Fire Safe Plan for parcel APN: 070-131-08 is being prepared for a two way parcel split of this 10.11 acre parcel. The parcel is located at 2820 Sierra Vista Road in the unincorporated community of Rescue. It is on the north side of Sierra Vista Road and just one half way from Green Valley Road by way of Sierra Vista Road or Oak Lane Drive. The new parcels shall be no less than 5 acres in size. Each parcel shall have a residence that currently exist on each parcel.

Sierra Vista Road is adequate in width and is in compliance with Fire Safe requirements being 18 feet wide. Fuel treatment on both sides of the roadway is spotty and needs to be improved. There is no formal road association. Oak Lane Drive has sections not meeting 18 feet of width and fuel treatment is also inadequate.

Fuels around the existing structures are landscape quality and adequate. Fuels away from the primary resident is composed of chamise, toyon and manzanita with predominately an oak overstory. There are a few scattered Gray pines on the property. The second residence has a large landscape area with the remaining portion of the area in horse arena, pasture and barn.

Structural fire protection is provided by the Rescue Fire Protection District and wildland fire protection by the California Department of Forestry and Fire Protection. A fire hydrant is located about .4 miles in on Sierra Vista Road is the last hydrant in the area. Water is supplied by El Dorado Irrigation District for the hydrant. The parcel being split is on well water. Currently there is only a pressure tank at each well. The McNeil residence has an emergency backup generator. There is also a series of 1" hose bibs around the residence for water. At the horse arena there is a 1 ½" NTS standpipe. Private water storage and a fire hydrant (standpipe) system shall be installed with any new construction. Residential fire sprinklers will also be required in any new residence due to lack of fire flow from the water system.

At this time, the only requirements for this parcel split to meet Fire Safe measures is the widening of Sierra Vista Road to a 24 foot wide El Dorado County Department of Transportation Standard along the length of the property and a one time fuel treatment along the access roads. The annual Fire Safe clearances according to PRC 4291 are in effect (See CDF Guideline). There is not any new construction anticipated.

IV. GOALS

- A. Modify the continuity of hazardous vegetation fuels.
- B. Reduce the size and intensity of wildfires.
- C. Ensure defensible space is provided around all structures.
- D. Ensure fuel treatment measures are maintained.
- E. Help homeowners protect their homes from wildfire.

More restrictive standards may be applied by approving El Dorado County authorities.

BUILDING SETBACKS ON ONE ACRE OR LARGER LOTS

State SRA Regulations (1276.01) requires a minimum of a 30 foot setback from all property lines or to the center of the road for lots 1 acre or larger.

- **All DOT road improvements shall be completed prior to filing of the final map.**
- **A one time fuel treatment of 10 feet on both sides of Sierra Vista Road and Oak Lane Drive shall be completed prior to the filing of the final map. Fuel treatment within the fuel treatment zone shall be cutting the grass to a 2" stubble. All native brush shall be removed or limbed to provide separation from the flashy grass. Trees shall be limbed up a minimum of 8 feet above the ground with no overhanging limbs over the roadway less than 15 feet.**
- **A fuel treatment zone of 10 feet wide along the road for the length of the property shall be installed and maintained annually by June 1.**

The Mitigating Measures listed below shall apply if new construction is done.

V. MITIGATING MEASURES

- **All homes shall have Class A listed roof and siding of fire resistant material.**
 - a. **Responsibility- homeowner**
- **All lots shall have a 30 foot setback from the property lines for all buildings.**
 - a. **Responsibility- builder**
- **All Gray pines within 30 feet of a structure shall be removed and all oak trees shall have their limbs pruned so that no limbs are with 8 feet of the ground.**
 - a. **Responsibility- homeowner**
- **Development of these parcels shall be required to comply with**

all fire safe regulations adopted by the State and local authority in affect at the time of development.

a. Responsibility- builder/homeowner

- **New residences shall have an approved NFPA 13D residential fire sprinkler system. Contact the Rescue Fire Protection District for specific conditions prior to design and construction. All sprinkler systems must be designed and installed by a licensed engineer and approved by the fire department.**

a. Responsibility- builder/homeowner

OTHER FIRE SAFE REQUIREMENTS

- **A Notice of Restriction shall be filed with the final subdivision map which stipulates that a Wildfire Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented.**
- **A copy of the Wildfire Fire Safe Plan shall be provided to the new landowner.**
- **All driveways shall be a minimum of 12 feet wide.**
- **All residential gates shall be 2 feet wider than the driveway. Gates must be set into the property a minimum of 30 feet from the edge of the roadway. Contact Rescue Fire Protection District for electric gate opener specifications and Knox lock requirements.**
- **Clearance requirements may be required by El Dorado County at the time of construction.**
- **All new residences shall have a minimum of 2,500 gallons of water stored with a 2½ inch valve with National Hose Thread on a standpipe not closer than 50 feet nor no more than 150 feet from the structure. The standpipe shall have a minimum of 20 pounds of residual pressure. This water system must be operational at all time (See Appendix B).**

VI. APPENDIX

Appendix A

SIERRA VISTA

Firescaping Standards

Firescaping is an approach to landscaping to help protect homes from wildland fires. The goal is to create a landscape that will slow the advance of a wildfire and create a Defensible Space that provides the key point for fire fighting agencies to defend the home. This approach has a landscape zone surrounding the home containing a balance of native and exotic plants that are fire and drought resistant, help control erosion, and are visually pleasing. Firescaping is designed not only to protect the home but to reduce damage to oaks and other plants.

Zone I

The zone extends to not less than 30 feet from all structures or to the property line in all directions and has a traditional look of irrigated shrubs, flowers gardens, trees and lawns. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs etc. exceeding 1 inch in diameter) are removed. All native oak trees and brush species are pruned up to 6-8 feet above the ground as measured on the uphill side but no more than 1/3 of the live crown. The plants in this zone are generally less than 18 inches in height, and must be slow to ignite from wind blown sparks and flames. Such plants produce only small amounts of litter and retain high levels of moisture in their foliage year around. Native and exotic trees are permitted inside the zone, but foliage may not be within 10 feet of the roof or chimney. Gray pines shall be excluded from this area. Grass and other herbaceous growth within this zone must be irrigated or if left to cure must be mowed to a 2 inch stubble, chemically treated or removed. Such treatment must be accomplished by June 1, annually. This zone has built in firebreaks created by driveways, sidewalks etc.

Zone II

This zone adds to Zone I and extends 70 feet or to the property line from all structures in all directions and is a transition area to the outlying vegetation. The zone is a band of low growing succulent and ground covers designed to reduce the intensity, flame length and rate of spread of an approaching wildfire. Irrigation may be necessary to maintain a quality appearance and retain the retardant ability of the plants. All dead trees, brush, concentration of dead ground fuels (tree limbs, logs etc.) exceeding 2 inches in diameter are removed. Annual grasses are mowed after they have cured to a 2 inch stubble by June 1, annually. Native trees and brush species are preserved and pruned of limbs up to 8 feet above the ground as measured on the uphill side.

For All Zones With Live Oaks

Mature, multi stemmed Live Oaks can present a serious wildfire problem if untreated. Treat the Live Oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 8 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.

**APPENDIX A-1
FIRESCAPING ZONES
EXHIBIT**

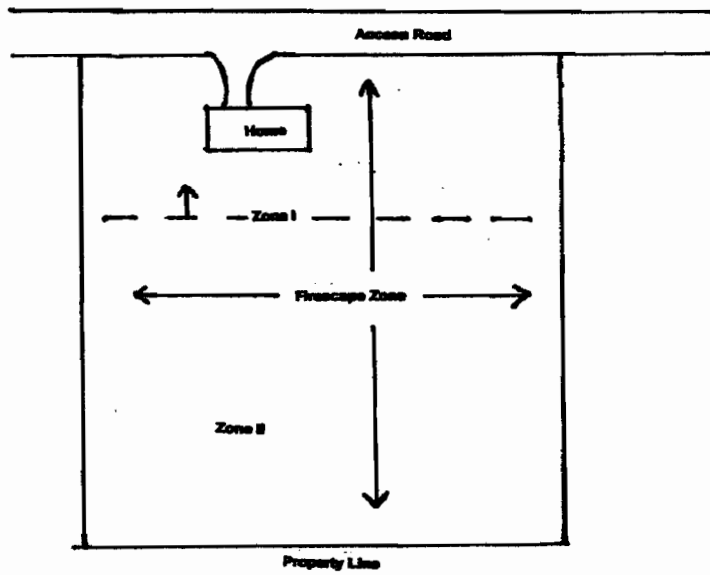
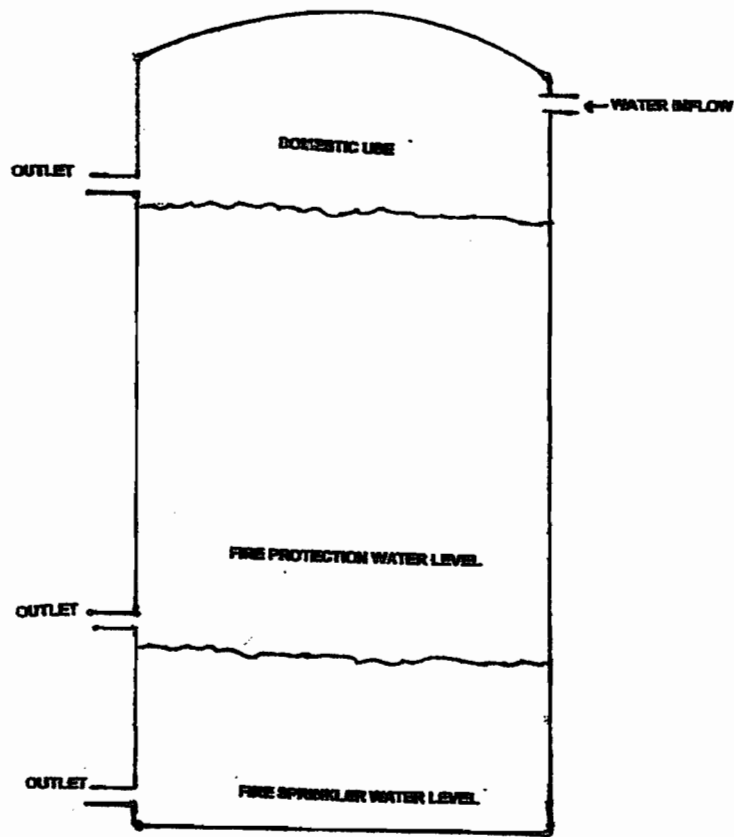


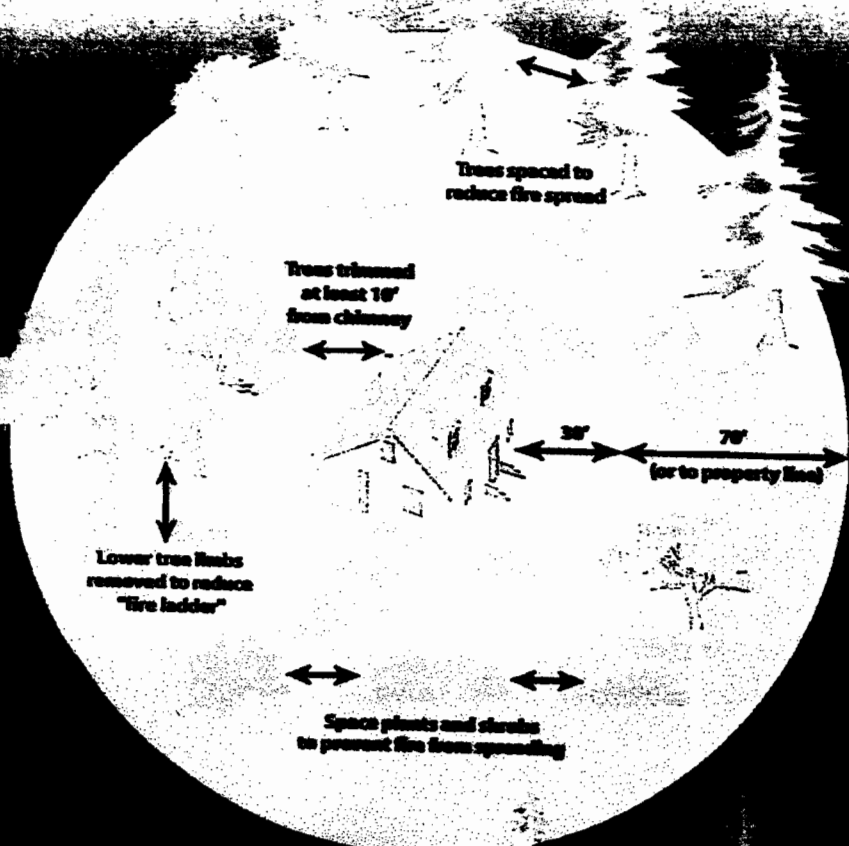
EXHIBIT B

**WATER STORAGE TANK
(SCHEMATIC)**

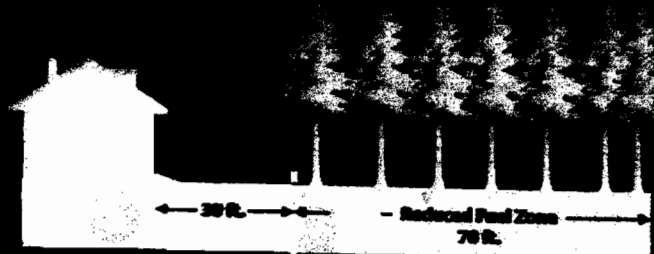


(Not to Scale)

NEARBY WOODS HOUSING



or



Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A Defensible Space of 100 feet around your home is required by law. The goal is to protect your home while providing a safe area for firefighters.

— Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

— The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

- Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.
- Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than 1/2 inch mesh.

1. These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for: 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CDF office for more details.

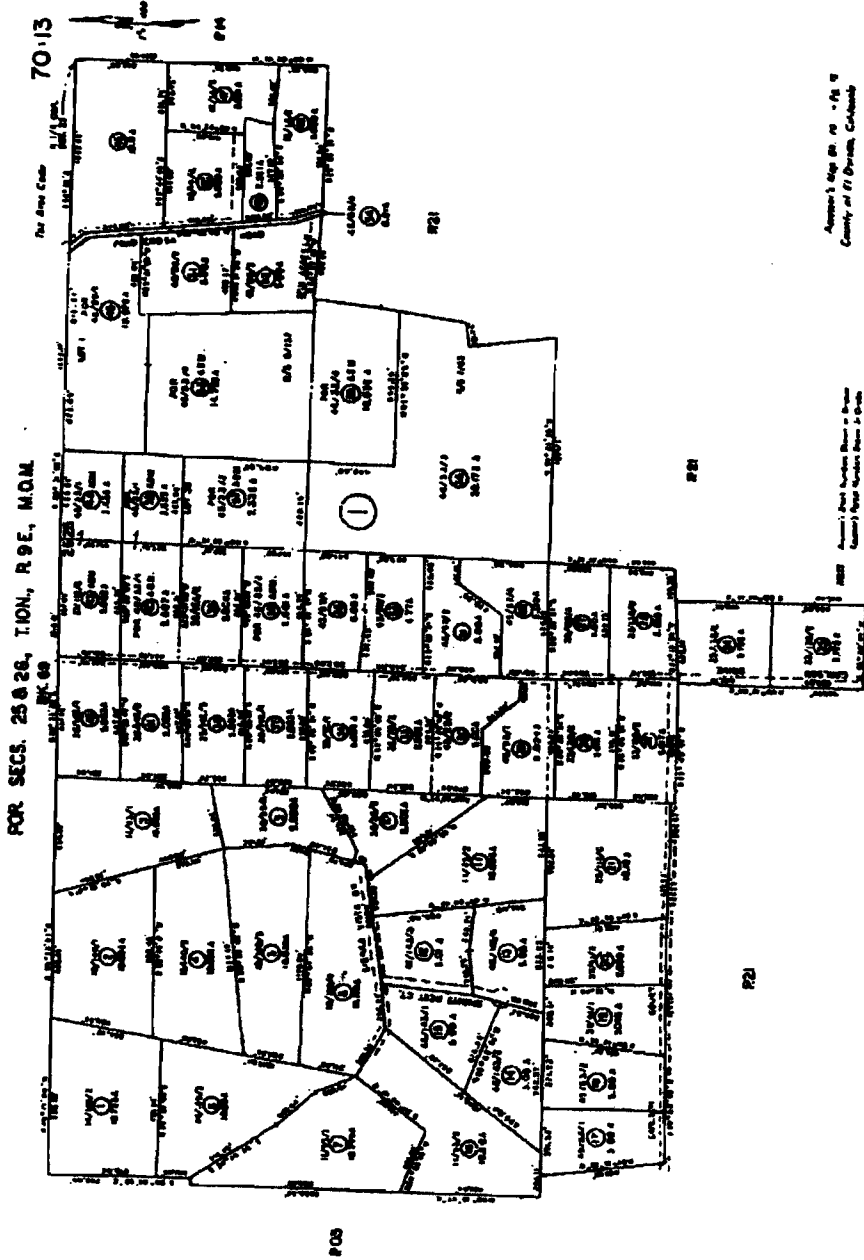


Sierra Vista Road
APN: 070-131-08

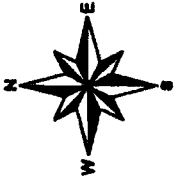
Apr 23 07 10:58a

530 677 4313

p.3



APN 07013108



Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

Aerials Copyright 2003, 2004 AirPhotoUSA, LLC. All Rights Reserved

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

Printed on Mar 14 2007 from El Dorado County Surveyor's Office

Wildland Fire Safe Plan

**Parcel Split
APN: 070-131-08**

MAY 13 AM 8:38
RECEIVED
PLANNING DEPARTMENT

Amendment A

Prepared for:

Donald and Suzanne McNeil

Prepared by:

**William F. Draper
Registered Professional Forester
#898
4645 Meadowlark Way
Placerville, CA 95667**

April 27, 2008

Exhibit H-2

**Wildland fire Safe Plan
APN: 070-131-08**


Amendment A

Approved by:



**Guy Delaney, Fire Captain
Fire Prevention
Rescue Fire Protection District**

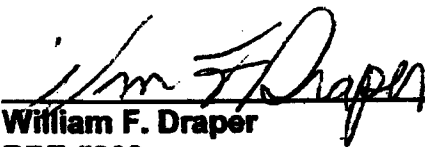
4-29-08
Date



**Tom Oldag, Battalion Chief Acting
Fire Prevention
California Department of Forestry
And Fire Protection**

5/6/08
Date

Prepared by:



**William F. Draper
RPF #898**

5/6-08
Date



**Wildland Fire Safe Plan
APN: 070-131-08**

Amendment A

This amendment is for the clarification of the road width required for this Wildland Fire Safe Plan. El Dorado County Department of Transportation (DOT) has agreed to allow a rural 101C Road Standard of 22 feet (18' of road surface and 2' of road shoulder on each side of the roadway) on site. Off site the road needs to be 18' with 1' of shoulder on each side. Page 4 of the approved Wildland Fire Safe Plan dated May 22, 2007 and approved on June 6, 2007 called for a 24' roadway. The new DOT requirement shall be used.

The fuel treatment zone of 10' on both sides of Sierra Vista is still required.

All other conditions in the approved Wildland Fire Safe Plan dated February 21, 2008 and signed March 13, 2008 remain in effect.

Tentative Parcel Map

TREE CANOPY COVERAGE MAP
 PARCEL 4, P.M. 10-140 BEING A PORTION OF THE N. 1/2 OF
 SECTION 26, T.10 N., R. 9 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 AUGUST, 2000 SHEET 1 OF 1



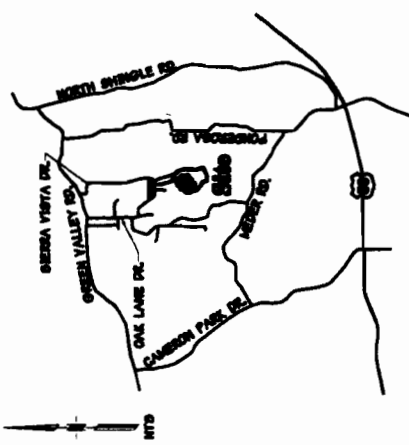
CANOPY COVER REQUIREMENTS

EXISTING CANOPY COVERAGE	PERCENT OF CANOPY COVER TO RETAIN
80 - 100 PERCENT COVERAGE	80 PERCENT OF EXISTING CANOPY
60 - 79 PERCENT COVERAGE	70 PERCENT OF EXISTING CANOPY
40 - 59 PERCENT COVERAGE	60 PERCENT OF EXISTING CANOPY
20 - 39 PERCENT COVERAGE	50 PERCENT OF EXISTING CANOPY
10 PERCENT OR LESS COVERAGE	50 PERCENT OF EXISTING CANOPY

TREE CANOPY SUMMARY

TOTAL PROJECT AREA-	440,409 SQ.FT.
EXISTING TREE CANOPY COVERAGE AREA-	PARCEL 1 82,000 SQ.FT. PARCEL 2 10,000 SQ.FT. PARCEL 3 10,000 SQ.FT. TOTAL 102,000 SQ.FT.
PERCENT OF EXISTING TREE CANOPY COVERAGE-	PARCEL 1 18% PARCEL 2 2% PARCEL 3 2% TOTAL 22%
TREE CANOPY AREA TO BE RETAINED-	PARCEL 1 82,000 SQ.FT. PARCEL 2 10,000 SQ.FT. PARCEL 3 10,000 SQ.FT. TOTAL 102,000 SQ.FT.
PERCENT OF CANOPY COVERAGE RETAINED-	PARCEL 1 18% PARCEL 2 2% PARCEL 3 2% TOTAL 22%

VICINITY MAP



OWNER / APPLICANT:
 DONALD and SUZANNE MONEIL
 2620 SIERRA VISTA DRIVE
 RESCUE, CA 95673

MAP PREPARED BY:
 CJ SMITH III
 2849 GREEN VALLEY ROAD
 RESCUE, CA 95673

SCALE OF MAP:
 1" = 100'

CONTOUR INTERVAL:
 7'

SOURCE OF TOPOGRAPHY:
 QUADRANGLE MAP
 N. 10 SEC. 26, T. 10 N., R. 9 E., M.D.M.

SECTION, TOWNSHIP, RANGE
 ADDESSOR'S PARCEL NO.
 876-51-00

PRESENT ZONING:
 RE-10

TOTAL PARCEL AREA:
 10.11 ACRES

TOTAL NUMBER OF PARCELS:
 3

MINIMUM PARCEL AREA:
 5 ACRES

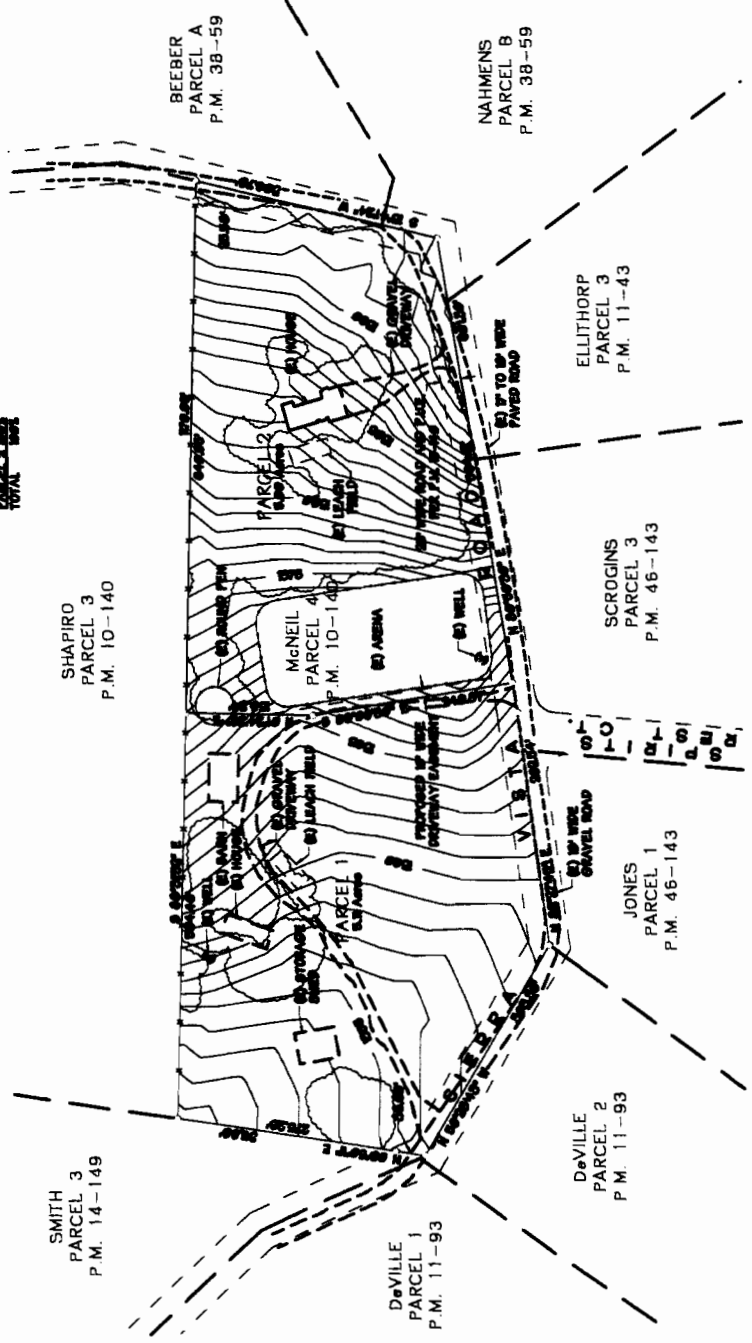
WATER SUPPLY:
 WELL

SEWAGE DISPOSAL:
 SEPTIC

STRUCTURAL FIRE PROTECTION:
 RESCUE PFD

DATE OF PREPARATION:
 AUGUST, 2000

ZONING ADMINISTRATOR:	
APPROVAL / DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL / DENIAL DATE:	



EXISTING ADDESSOR'S PARCEL NUMBER 876-51-00



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z07-0055, P07-0049/Mc Neil Rezone and Tentative Parcel Map

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

Contact Person: Robert Peters, Assistant Planner

Phone Number: (530) 621-7428

Property Owner's Name and Address: Donald and Suzanne McNeil

Project Applicant/Agent's Name and Address: C.J. Smith III, 3949 Green Valley Road, Rescue, CA 95672

Project Engineer's / Architect's Name and Address: C.J. Smith III, 3949 Green Valley Road, Rescue, CA 95672

Project Location: North side of Sierra Vista Road approximately 1.0 miles south of the intersection with Green Valley Road, in the Rescue area.

Assessor's Parcel Number(s): 070-131-08 (10.11 acres)

Zoning: Estate Residential Ten-Acre (RE-10)

Section: 26 **T:** 10N **R:** 9E

General Plan Designation: Low-Density Residential (LDR)

Description of Project: Rezone a 10.11-acre lot from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5) and a tentative parcel map creating two (2) parcels of 5.0 acres and 5.11 acres in size.

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:	RE-10	LDR	Single-Family Residences
North:	RE-10	LDR	Single-Family Residences
South:	RE-10/RE-5	LDR	Single-Family Residences
East:	RE-5	LDR	Single-Family Residences
West:	RE-10	LDR	Single-Family Residences/Nursery

Briefly describe the environmental setting: The subject parcel is at an approximate average elevation of 1,370 feet above mean sea level on the western slope of the Sierra Nevada mountains. The site slopes from east to west. An existing drainage course exists on the western portion of the property. That drainage area is devoid of any wetland indicator plants or defined channel. The parcel contains an existing single-family residence and a temporary mobile home which take access from existing gravel driveways from Sierra Vista Road. Also, existing improvements include two (2) existing wells, two (2) existing septic systems, two (2) agricultural structures, an arena, and an existing round pen. Tree coverage exists on much of proposed parcel 2 and the north and northwest sections of proposed parcel 1. Soils consist of Rescue sandy loam, two (2) to nine (9) percent slopes (ReB) and Rescue very stony sandy loam, three (3) to 15 percent slopes (RfC). Both soils have moderately slow permeability, slow to medium surface runoff, and slight to moderate erosion hazard.

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

El Dorado County Department of Transportation, Rescue Fire Protection District, Environmental Management, Air Quality Management District, County Surveyor.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

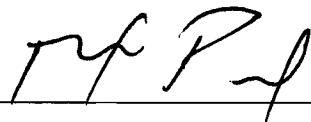
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture 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	

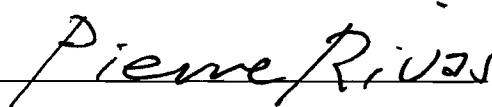
DETERMINATION

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: 9-22-08

Printed Name: Robert Peters For: El Dorado County

Signature:  Date: 9-22-08

Printed Name: Pierre Rivas 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?			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) No identified public scenic vistas or designated scenic highways would be affected by this project.
- b) The proposed project would have a less than significant impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources as the project is not located with a corridor defined as a State scenic highway.
- c) The proposed project will result in two (2) parcels which already contain residential uses. The surrounding neighborhood is equally well suited for residential uses, and has been developed accordingly. The proposed project will not degrade the visual character or quality of the site and its surroundings. The property will continue to provide the natural visual character and quality that currently exists by keeping the scenic areas of the property intact and meeting oak tree canopy retention standards.
- d) The proposed two parcels would not have a significant effect or adversely affect day or nighttime views adjacent to the project site. All outdoor lighting would conform to Section 17.14.170 of the County Zoning Code which prohibits unnecessary and unwarranted illumination of an adjacent property. As such, impacts would be less than significant.

FINDING: It has been determined that there would be no impacts to aesthetics or visual resources. Identified thresholds of significance for the "Aesthetics" category have not been exceeded and no significant adverse environmental effects would result from the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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
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) Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance would be affected by the Project. The site does contain Farmland of Local Importance; however, the property will be rezoned to a zoning district which allows by right the raising and grazing of domestic farm animals and the cultivation of tree and field crops. 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.
 - b) The proposed project would not conflict with existing agricultural zoning in the project vicinity and would not adversely impact any 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.

FINDING: It has been determined that the project would have a less than significant impact to agricultural lands or properties subject to a Williamson Act Contract. The surrounding area is developed with residential development. For the “Agriculture” category, the identified thresholds of significance have not been exceeded and no significant environmental effects would result from the project.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO_x will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and NO_x as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 200) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Activities related to the implementation of this parcel map would create a less than significant impact for air quality. Items are included in the conditions for project approval that require grading and construction activities to implement specific measures such as a Fugitive Dust Mitigation Plan and reduction of air pollutants from vehicles and equipment in order to reduce the likelihood of defined particulate in this category. Therefore, the potential impacts of the project would be less than significant.
- b,c) The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of standard County measures, the project would have a less than significant impact on the air quality. These measures are included as conditions of project approval within Attachment 1 of the staff report and would reduce any impact in this category to a level of less than significant.
- d) The El Dorado County Air AQMD reviewed the project and identified that no sensitive receptors exist in the area and would not be affected by this project. As such, the proposed project will not expose sensitive receptors to substantial pollutant concentrations.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County Air Quality Management District CEQA Guide. The proposed residential parcel map would not result in significant impacts resulting from odors. Impacts would be less than significant.

FINDING: It was determined that a less than significant impact would result from the project in that no sensitive receptors would be adversely impacted, no objectionable odors would be created and the project would not obstruct the implementation of the El Dorado County California Clean Air Act Plan. Based on the inclusion of standard conditions of approval, no significant adverse environmental effects would result from the project.

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	
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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) Annie Barron-Walker, Consulting Botanist and Ethnobotanist, conducted a botanical survey for rare and endangered plants on the 10.11-acre property in June of 2008. According to the study, “Though a known location of two of the target species, Pine Hill ceanothus (*Ceanothus roderickii*) and El Dorado County mule ears (*Wyethia reticulata*) are recorded nearby on Sierra Vista, none of the five federally listed plant species were located on the McNeil property. None of the four other plant species of concern were located on the property either.” The project will not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. As such, impacts would be less than significant.
- b) The project proposes no impacts to 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. Impacts would be less than significant.
- c) The project does not propose impacts to 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. Impacts would be less than significant.
- d) Review of the California Department of Fish and Game *Deer Ranges Map* (1990) indicates that there are no mapped critical deer migration corridors within the project site. The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Impacts would be less than significant.
- e) No tree removal will result from the proposed project. The subject project will retain the necessary tree canopy as required by General Plan policy 7.4.4.4.
- f) The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. Impacts would be less than significant.

FINDING: It has been determined that all potential biological resource impacts as a result of the proposed project are less than significant. For the “Biological Resources” category, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 submitted a “Cultural Resources Study of APN 070:131:08, 2820 Sierra Vista Road, El Dorado County, California 95672” prepared by Historic Resource Associates in May 2008. According to the study “No significant prehistoric or historic archaeological sites, features, or artifacts were found within the project area, nor were any historic buildings, structures, or objects found.” (*Cultural Resources Study of APN 070:131:08, 2820 Sierra Vista Road, El Dorado County, California 95672, May 2008*). No further cultural resource study is recommended. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions are included within Attachment 1 of the staff report to reduce any potential impacts to a less than significant level.
- c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or known fossil strata/locales.
- d) Due to the size and scope of the project, there is not a high potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the standard conditions within Attachment 1 shall be implemented immediately.

FINDING: Although the project has the potential to impact sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the application of the standard conditions identified in Attachment 1 of the staff report addresses such impacts. 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:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
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) According to the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. 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 structures 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) Minor project grading will be required for improvements associated to on-site and off-site road widening and general access improvements. No mass pad grading is proposed. All 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.
- c,d) As stated in the *Soil Survey of El Dorado Area, California, 1974*, the soils on the project site are primarily comprised of Rescue sandy loam, two (2) to nine (9) percent slopes (ReB) and Rescue very stony sandy loam, three (3) to 15 percent

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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slopes (RfC). The parcel contains two (2) existing single-family residences with septic systems. Both soils have moderately slow permeability, slow to medium surface runoff, and slight to moderate erosion hazard. The project is not 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, or be located on highly expansive soil. All 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.

- e) The existing parcel currently has (2) existing septic systems and is located on soils which adequately support those systems. El Dorado County Environmental Management Department-Environmental Health Division has review and approved the proposed project. Impacts would be less than significant.

FINDING: 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?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) No significant amount of hazardous materials would be transported, used, or disposed of for the project. Any hazardous materials used at the project site shall comply with the El Dorado County Hazardous Waste Management Plan. Impacts would be less than significant.
 - b) No significant amount of hazardous materials will be used 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. Impacts would be less than significant.
 - c) As propose, 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.
 - d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material in the project vicinity. As such, there would be a less than significant impact from hazardous material sites.
 - e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There would be no impacts to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project site.
 - f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there is no significant safety hazard resulting from private airport operations and the over-flight of aircraft in the vicinity of the project site. No impacts would occur.
 - g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. The County emergency response plan is located within the County Office of Emergency Services in the El Dorado County Government Center complex in Placerville. Impacts would be less than significant.
 - 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. The Rescue Fire Protection District has reviewed and approved the Wildland Fire Safe Plan and Amendment A to the Wildland Fire Safe Plan. To reduce impacts to a less

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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than significant level, the project shall be required to comply with the “Fire Safe Requirements” and fully implement the approved Wildland Fire Safe Plan and Amendment A to the Wildland Fire Safe Plan.

FINDING: The proposed project will 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 with the implementations of standard conditions of approval from Air Quality Management District and implementation of the Wildland Fire Safe Plan and Amendment A of the Wildland Fire Safe Plan.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) The project proposes to utilize existing septic systems and wells for existing and future development. The project has been reviewed and approved by the El Dorado County Environmental Management Department- Environmental Health Division. Impacts would be less than significant.
- b) There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The proposed project would be required to connect to public water. Impacts would be less than significant.
- c) Proposed grading and ground disturbances associated with the project would not substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. As such, impacts would be less than significant.
- d,e) There will be no substantial change in the pattern of drainage on or off the property with this project. Compliance with the standards and requirements contained within the *El Dorado County Grading, Erosion and Sediment Control Ordinance* considers the requirements established by the Regional Water Quality Control Board (RWQCB) and will limit any potential impacts to drainage ways on or adjacent to the project site. As such, there will be limited erosion and siltation resulting from this project. Impacts would be less than significant.
- f) The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the *Grading, Erosion and 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. The existing septic systems for the project site were reviewed and approved by the El Dorado County Environmental Management Department-Environmental Health Division. There is no evidence that the cumulative effect of the new septic systems in conjunction with other existing septic systems in the project area would degrade the area's water quality. As such, impacts would be less than significant.
- g,h) The Flood Insurance Rate Map (Panel 060040 0725C, 12/04/1986) for the project area establishes that the project site is not located within a mapped 100-year floodplain. No impact would occur.
- i) The subject property in located in the Rescue 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. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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j) The proposed project is not located near a costal area, and therefore, the project site would not be susceptible to tsunamis. No volcanoes or other active volcanic features are near the project site and, therefore, the project site would not be susceptible to mudflows. No impacts would occur.

FINDING: No significant hydrological impacts would result from development of the project. For the “Hydrology and Water Quality” category, it has been determined the project would not exceed the identified thresholds of significance and 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?			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) The project would not result in the physical division of an established community. As proposed, the project is compatible with the surrounding residential land uses and would not create land use conflicts with surrounding properties. Impacts would be less than significant.
- b) The request for a rezone and tentative parcel map, as proposed, is consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the 2004 General Plan. The creation of the two new parcels takes into consideration the required development standards of the RE-5 zone and deviations from such standards are not proposed within this project. The parcel map is consistent with the development standards within the El Dorado County Zoning Ordinance and local subdivision policies. This project meets the land use objectives established for the property. As no conflict exists between the project and applicable land use policies, potential environmental impacts would be considered to be less than significant.
- c) The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: For the "Land Use Planning" category, the project would not exceed the identified thresholds of significance. As such, no significant environmental impacts will result from the project.

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

FINDING: No impacts to any known mineral resources will occur as a result of the project. 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?			X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X

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>				
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,c) The proposed project would not result in a substantial increase in existing ambient noise levels in the project vicinity. The project would not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan as it involves the creation of one (1) additional parcel and related existing residential noise. Other than temporary noise generated from the construction equipment, no significant noise would be expected from the development of the project. As such, impacts would be less than significant.

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 grading and improvement activities or upon completion of the project. Impacts would be less than significant.

e) The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards contained within a Comprehensive Land Use Plan (CLUP). As such, the project would not be subjected to excessive noise from a public airport. No impacts would occur.

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 will be no impacts within this category.

FINDING: For the 'Noise' section, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the 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)?				X
b. Displace substantial numbers of existing housing, necessitating the construction				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. POPULATION AND HOUSING. <i>Would the project:</i>			
of replacement housing elsewhere?			
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 minimal growth-inducing impact as the project includes the creation of two (2) parcels where one currently exists. No residential development is proposed with the parcel map and all existing development and future development meets or would be required to meet established County development standards. Any future development must meet comprehensive County policies and regulations before building permits can be issued. The project does not include any school or large scale employment centers that would lead to indirect growth. Impacts would be less than significant.
- b) No existing housing stock would be displaced by the proposed project. No impacts would occur.
- c) No persons would be displaced necessitating the construction of replacement housing elsewhere. No impacts would occur.

FINDING: The project will 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” category, 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?			X
b. Police protection?			X
c. Schools?			X
d. Parks?			X
e. Other government services?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 Rescue Fire Protection District currently provides fire protection services to the project area. Development of the project would not result in an increase in the demand for fire protection services, and would not prevent the Fire District from meeting its response times for the project or its designated service area. The Rescue Fire Protection District would review the project improvement plans and parcel map filing submittal for condition conformance prior to approval. Impacts would be less than significant.
- b) **Police Protection:** The project site will 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 percent of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of three residential parcels would not significantly impact current response times to the project area. Impacts would be less than significant.
- c) **Schools:** The project site is located within the Rescue Union School District. The affected school district was contacted as part of the initial consultation process and no specific comments or mitigation measures were received. Impacts would be less than significant.
- d) **Parks:** The proposed project 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. In this case, the tentative parcel map would be conditioned to require payment of a parkland dedication in-lieu park fee consistent with the procedures outlined within Section 16.12.090. Impacts would be less than significant.
- e) No other public facilities or services would be substantially impacted by the project. Impacts would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?		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) Because the project would only include the creation of one (1) additional residential parcel, it would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur. 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 with the scope of this project. No impacts would occur.

FINDING: No significant impacts to recreation or open space will result from the project. For the "Recreation" category, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
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,b) The Department of Transportation (DOT) reviewed the proposed project and determined it would not trip the traffic impact threshold of the General Plan. Proposed project access would consist of construction of a widening of the on-site portion of Sierra Vista Road to 18-foot roadway with 2-foot shoulders. The project would also include the inclusion of off-site improvements to Sierra Vista Road to 18-foot roadway with 1-foot shoulders, and an approved encroachment onto Green Valley Road. Potential environmental impacts for the on-site and off-site road improvement would be less than significant as they involve minimal grading/road widening.

The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that “worsen” traffic by two (2) percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT reviewed the proposed project and determined that it would not trigger the threshold described above because of its limited size.

- c) The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.
- d) The project would be required to make on-site and off-site road improvements consistent with the provisions of the County’s Design Improvement Standards Manual (DISM) and the approved Wildland Fire Safe Plan and Amendment A of the approved Wildland Fire Safe Plan. As such, the proposed project would not include any design features, such as sharp curves or dangerous intersection, or incompatible uses that would substantially increase hazards. No traffic hazards would result from the project design. Impacts would be less than significant.
- e) The project will not result in inadequate emergency access to any of the existing/proposed residential structures. The proposed project will comply with a Wildfire Fire Safe Plan and Amendment A of the Wildland Fire Safe Plan, reviewed and approved by the Rescue Fire Protection District, including roadway improvements complying with “Fire Safe Requirements.” To reduce impacts to a less than significant level, the project shall be required to comply with the “Fire Safe Requirements” and fully implement the approved Wildfire Fire Safe Plan.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- f) Existing and future development would be required to meet on-site parking requirements identified by use within the Zoning Ordinance. Future requests for building permits would be reviewed for conformance with parking standards during the review process. Parking requirements for conventional single-family detached homes are two spaces not in tandem. Sufficient space is available on each proposed parcel to accommodate this parking requirement. Impacts would be less than significant.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans or programs supporting alternative transportation. Impacts would be less than significant.

FINDING: No significant traffic impacts are expected for the project and mitigation is not required. For the "Transportation/Traffic" category, the identified thresholds of significance have not been exceeded.

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 waste?			X

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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) The El Dorado County Environmental Management Department-Environmental Health Division reviewed and approved the existing on-site wastewater treatment systems. No significant wastewater discharge or surface run-off will result from the proposed project. No new run-off is anticipated from the proposed project. Therefore, the proposed project would not exceed water quality standards. Impacts would be less than significant.
 - b) No new water or wastewater treatment plants are proposed or are required because of the project. The existing septic systems have been reviewed and approved by the Environmental Management Department-Environmental Health Division. For water, existing wells will be utilized and will be required to be an adequate, safe and available water source. Impacts would be less than significant.
 - c) On-site stormwater drainage facilities are required as needed so as to reduce runoff to appropriate discharge levels. Any future request for a grading, improvement, or building permit will be required to show how site discharge and/or run-off will not exceed the levels that existed prior to the proposed development based on BMP's and stormwater management plans. All required drainage facilities necessary for this project will be constructed in conformance with the standards contained in the *County of El Dorado Grading and Drainage Manual*. Impacts would be less than significant.
 - d) The project, as proposed and conditioned, has sufficient water supplies available to serve the project. The El Dorado County Environmental Management Department-Environmental Health Division reviewed and approved the existing on-site wells. Impacts would be less than significant.
 - e) As stated above, the El Dorado County Environmental Management Department-Environmental Health Division reviewed and approved the proposed on-site wastewater treatment system. Impacts would be less than significant.
 - 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, collection and loading of solid waste and recyclables. On-site solid waste collection for the proposed parcels would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: No significant impacts will result to utility and service systems from development of the project. For the "Utilities and Service Systems" category, the thresholds of significance have not been exceeded.

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) There is no substantial evidence contained in the whole record that the project will 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 will 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 environmental impacts." Based on the analysis in this Environmental Checklist, it has been determined that all cumulative impacts related to air quality, biological resources, and hazards and hazardous materials are less than significant and do not require mitigation. Therefore, the proposed project would not result in cumulatively considerable impacts on these areas. Impacts are less than significant.
- c) All impacts identified in this Negative Declaration are 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.

SUPPORTING INFORMATION SOURCE LIST

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

2004 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.

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Comments on Supplement to DEIR to Comments on DEIR
Volume III - Technical Appendices B through H
Volume IV – Responses to Comments on Supplement to DEIR
Volume V - Appendices

El Dorado County General Plan - Volume 1 – 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, 4719)

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.)

PROJECT SPECIFIC REPORTS AND SUPPORTING INFORMATION

Cultural Resources Study of APN 070:131:08, 2820 Sierra Vista Road, Rescue, El Dorado County, California 95627. Historic Resource Associates. May 2008.

A Botanical Survey for Rare or Endangered Plants. Annie Barron-Walker, Consulting Botanist and Ethnobotanist, June 24, 2008.