

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



Agenda of: January 24, 2008
Item No.: 7.
Staff: Tom Dougherty

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBER: Z07-0020/P07-0018

APPLICANT: Bruce Teie

REQUEST: Rezone a ten-acre lot from Estate Residential Ten-acre (RE-10) to Estate Residential Five-acre (RE-5) and a tentative parcel map to subdivide said lot into two five-acre parcels.

LOCATION: South side of Coon Hollow Road approximately 1.25 miles southeast of the intersection with State Route 49 in the Placerville Periphery area, Supervisorial District III. (Exhibit A)

APN: 051-230-33 (Exhibit B)

ACREAGE: 10.002 acres

GENERAL PLAN: Low-Density Residential – Important Biological Corridor (LDR - IBC) (Exhibit C)

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

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation of approval to the Board of Supervisors.

BACKGROUND: This parcel was Parcel B of the two parcels created by Parcel Map 48 - 122 recorded August 10, 2004. Those parcels were then adjusted by Boundary Line Adjustment BLA06-0018 which was finalized with Parcel Map 49 – 120, recorded May 4, 2007.

STAFF ANALYSIS

Project Description: The request is to rezone the 10.002-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 5.001 – acre parcels. The encroachment onto Coon Hollow Road is to be improved as well as the width of the access road terminating at a hammerhead turnaround at proposed Parcel 2.

Site Description: The site gently slopes from a high point of 1,800-feet to low point of 1760-feet near the front property line and rear property lines. A man-made drainage channel bisects and flows southwest and collects within a dammed pond near the southernmost portion of the property. That drainage area is devoid of any wetland indicator plants or defined channel. It begins abruptly in proposed Parcel 1 and bisects proposed Parcel 2 in its entirety. Trees coverage exists along Coon Hollow Road and around the man-made catch basin. The rest of the parcel is covered by annual grasses.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	MDR	Vacant
North	RE-5	MDR	Residential, four single-family residences on 1.0-acre lots on the opposite side of Coon Hollow Road.
South	RE-5	MDR	Residential, two single-family residences on two lots ranging in size between 6 to 10 acres.
East	RE-5	MDR	Residential, two single-family residences on two five-acre lots.
West	RE-5	MDR	Residential, two single-family residences on two lots ranging in size between 11 to 17 acres

Discussion: Exhibits A and B illustrate that the general neighborhood consists of five to ten-acre zones and land use designations ranging from the more intense areas north of Coon Hollow Road to less intense areas near and around this property.

Project Issues: Discussion items for this project include land use and zone compatibility, road improvements, water and sewer improvements, fire safety, site design for grading and improvements, and available public services.

Land Use and Zone Compatibility

This site's land use designation is LDR and the property is located within a Rural Region. The LDR allows a density of one dwelling unit per five acres on parcels ranging in size between 5.0 and 10.0 acres. As illustrated on the General Plan Consistency Matrix Table 2-4, which defines compatible zones with the correct land use, the RE-5 zone is consistent with LDR designation, given that the proper infrastructure and services are available to support an increase in density allowed by the zone. This project would provide the required infrastructure required for the request.

The existing pattern of development in this neighborhood is more representative of five-acre parcels rather than the larger ten-acre parcels required by the existing RE-10 zone. Of the 12 properties located within a 500-foot radius of this property, the five that are one-acre in size, four are five acres in size, and three are larger than five acres.

Road Improvements

The property owner would be required to obtain an encroachment permit for Coon Hollow Road pursuant to Standard Plan 103C, make full road improvements to the access roadway serving proposed Parcel 2 to meet Standard Plan 101C, and have a turnaround to Standard Plan 114 or approved equivalent to the satisfaction of the Department of Transportation at Parcel 2 prior to filing the parcel map. No disturbance of oak trees or oak woodland tree canopy would occur based on required road improvements necessary for this project.

Fire Safety

A Fire Safe plan approved by the El Dorado County Fire Protection District and Cal Fire will be required and the access road and turnaround must meet the minimum Fire Safe standards. As designed and conditioned, this project would meet the minimum Fire Safe requirements.

Water and Sewer Improvements/Fire Safety

The El Dorado Irrigation District (EID) Facilities Improvement Letter (FIL) FIL0707-192 dated July 27, 2007 has identified that a six-inch public water line exists within Coon Hollow Road with the capability to deliver the required the fire flow needed for fire protection as determined by the El Dorado County Fire Protection District. A water line extension for a distance of approximately 400 feet to the parcel entrance would be required to meet the minimum fire flow for Fire Safe standards. Pursuant to the Fire District, these standards require water delivery would be required at a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) for a period of 2 hours.

There are no public sewer lines in the neighborhood, and the applicant would install an on-site septic system for septic disposal. Environmental Management staff reviewed the percolation test data that was provided for this project and found the soils to be adequate to accommodate septic disposal.

Sensitive Site Design for Grading and Improvements

The proposed footprint of the new home on parcel 2 is located in the front portion of the property and remains outside of the required 30-foot front, side, and rear yard setbacks. The submitted map showing envelopes identified suitable areas for potential development that could be setback sufficiently from the man-made drainage channel that crosses 0.75 percent of the parcel of the center of the parcel and drains off site from the center of the site. Staff has visited the site and concluded that County setbacks under Policy 7.3.3.4 do not apply, because there are no wetlands, intermittent or perennial streams, or other water features that would justify applying wetland setbacks. The linear, grass-covered depression does not drain enough of an area to result in the presence of an Ordinary High Water Mark which is required by the U.S. Army Corps of Engineers to determine the boundary of channels that are under the jurisdiction of the Federal Clean Water Act. There are no wetland indicator plants present within the vicinity of the drainage depression that would indicate water is ever present long enough to support their growth which would qualify it as wetlands pursuant to U.S. Fish and Wildlife definitions. In addition, staff reviewed the Interim Interpretive Guidelines adopted June 22, 2006, for protection of riparian and wetland for *Policy 7.3.3.4*. These interim guidelines specifically exclude man-made drainage channels in the definitions for intermittent streams and watercourses.

As a result, staff has determined that the 25-foot building setback is adequate for the protection of the channel. Septic areas shall not encroach any closer than 50 feet to the channel and/or 100 feet from the seasonal ponding area that is located on the south end of Parcel 2. Future development must be designed to meet County grading and drainage standards in order to address pre- and post-construction Best Management Practices (BMPs) during and following development activity. BMPs would be designed to meet County grading and drainage standards to address the Regional Water Quality Control Board (RWQCB) requirements to control surface run-off. Project conditions have been added to the permit to address these requirements.

Public Services

There are a number of public amenities in the form of public parks and recreational opportunities within the County, and many are close to the area. This project shall be required to pay Quimby fees for the acquisition of parklands. In addition, the Placer Union School District provides schools for residents. School impact fees shall be assessed during the review of building permits to address any school impacts that may be created with the approval of this project.

General Plan: This project is consistent with the policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed below.

In support of the matrix and consistency, *Policy 2.2.5.3* requires rezones to consider a list of 19 criteria for evaluation. Of these criteria, eight are applicable to this project. Below is a discussion about General Plan policies and evaluation criteria that apply to this project:

- The FIL letter addresses criteria 1 and 2. Both parcels would connect to the existing six-inch water line for potable water and water that will be required for fire protection.
- Criteria 4 requires adequate school facilities to serve the project. The Placerville Union School district currently provides school service for the area. The addition of two single-family residences would incrementally impact school enrollment, and school impact fees would be assessed during the review of building permits.
- Criteria 5 is addressed because the property is within the El Dorado County Fire Prevention District. In addition, a fire hydrant located on Coon Hollow Road and a condition requiring approved Fire Safe plans for both parcels would add to the level of fire protection available for the project.
- The project is located within a Rural Region, and the RE-5 Zone within the LDR is appropriate. This satisfies Criteria 6, which recommends that lower densities be located within or close to Rural Regions.
- Criteria 7 and 18 identify the issues of erosion hazards, seismic hazards, and the presence of active faults. The soil type on the area in which development would occur Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site is located on Diamond springs very sandy loam (DfC) and Diamond Springs very rocky, very fine sandy loam (DgE) both of which have low shrink swell capacity and has adequate porosity for septic capability and percolation rates. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped but are considered inactive. Any future residential development must also be designed to meet Uniform Building Code Seismic IV construction standards in order to address seismic safety. This project is located in a stable area and would be designed to meet erosion, seismic, and fault design standards in addressing the applicable conditions of the General Plan.
- Environmental Management considered the soil percolation data provided for this project and found the site consists of suitable soils to address Criteria 8 for septic capability. The septic system would remain outside of a 50-foot buffer established for the man-made drainage channel and shall not encroach into the 100-foot pond buffer in order to address Criteria 16.
- Criteria 15 considers the existing pattern of land use and development for the surrounding area. This property and general neighborhood, are suitable for the residential density allowed by the RE-5 zone because a majority of the immediate area already consists of lots that range between one to five-acres. This also addresses *Policy 2.2.5.21* for project compatibility within this area.

Only 0.1 percent of the property consists of slopes that exceed 30 percent located adjacent to the dam for the on-site pond. Future development on the site would not impact these slopes. This project meets the *Policy 7.4.4.4* for oak woodland preservation by not impacting any oak trees or

oak woodlands on site or adjacent the property along the road easement. All oak trees and oak woodland tree canopy shall be retained for this project. Since this site is within Mitigation Area 2, in-lieu fees would be assessed during building permit review phase in order to address *Policy 7.4.1.1* for impacts to rare plants.

A "Cultural Resource Assessment" prepared by Peak and Associates, Job #07-158, dated November 2007 was provided by the applicant to address *Policy 7.5.1.3*. The search identified that there is a low potential for prehistoric and historic resources. No further site assessments are recommended for this project, and standard conditions have been added to the project permit to address procedures for subsurface discoveries.

Zoning: As designed, this project meets regulations of the Zoning Ordinance and requests no deviations from the development standards established for the RE-5 Zone. The potential locations of the future residences on both parcels as shown on the submitted map showing development area envelopes observe the minimum required 30-foot front, side, and rear yard setbacks. Any building permits to be reviewed for residential development must consider all applicable development and zoning standards prior to the issuance of any building permits on either of the two new parcels. This includes, but is not limited to reviews for parking, fencing, lighting, allowed uses, and other applicable regulations established for the RE-5 zone district.

Agency and Public Comments: Appropriate conditions from each reviewing agency are included in the project permit. The following agencies provided comments and/or conditions for this project:

- El Dorado County Fire Prevention District
- El Dorado County Department of Transportation
- El Dorado County Environmental Management, Environmental Health Division
- El Dorado County Air Quality Management District
- Office of the County Surveyor
- El Dorado Irrigation District

ENVIRONMENTAL REVIEW

Staff prepared an Initial Study (Exhibit L) to analyze project-related impacts on the environment. Based on the Initial Study, staff determined that this project would have a less than significant impact on the environment and a Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

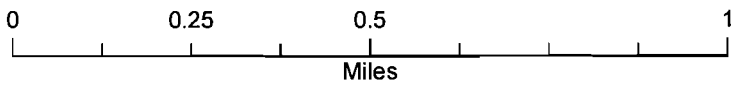
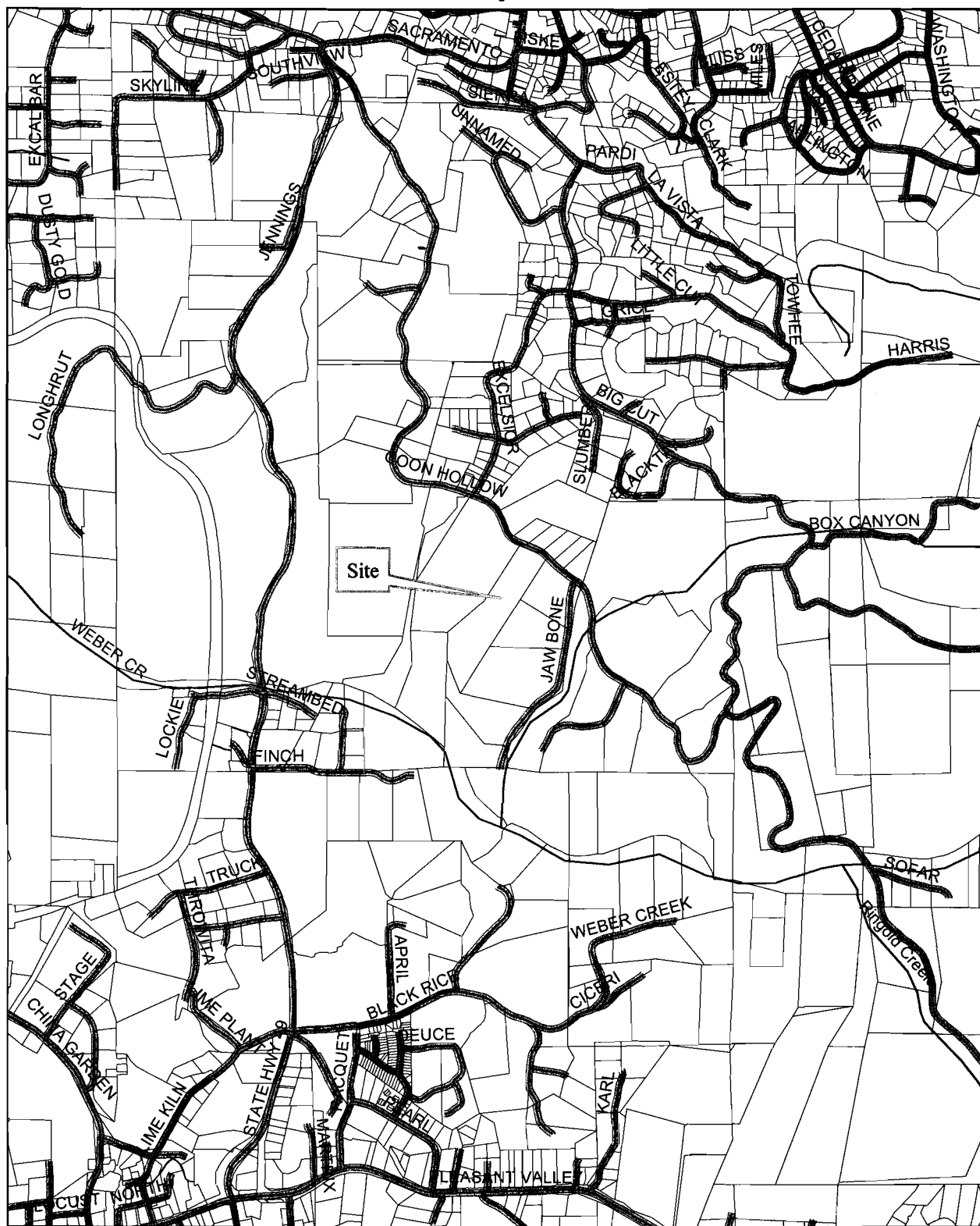
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, includes a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B.....	Assessor's Parcel map
Exhibit C.....	General Plan Land Use Designations
Exhibit D.....	Zoning Designations Map
Exhibit E.....	Parcel Map 48-122
Exhibit F.....	Parcel Map 49-120, Post-Boundary Line Adjustment
Exhibit G.....	Tentative Parcel Map Dated March 28, 2007
Exhibit H.....	Soils Map
Exhibit I1, I2, I3.....	Site Visit Photos
Exhibit J.....	Aerial Photo
Exhibit K.....	Placerville USGS Quadrangle
Exhibit L.....	Initial Study Checklist (CEQA)

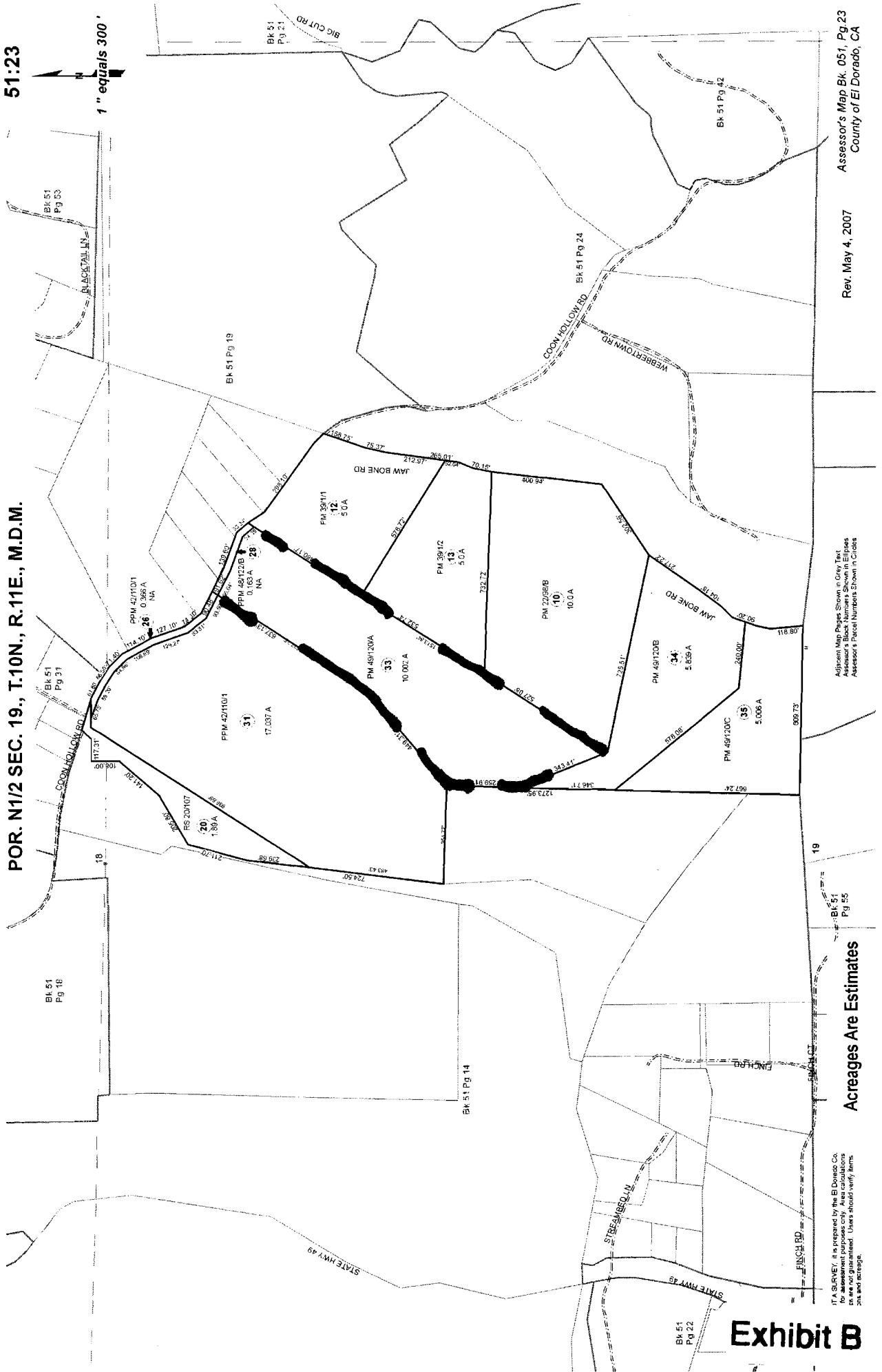
Vicinity



POR. N1/2 SEC. 19., T.10N., R.11E., M.D.M.

51:23

1" equals 300'



IT A SURVEY, it is prepared by the B. Dorado Co. for assessment purposes only. Area calculations are based on the original survey data. Users should verify items and acreage.

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

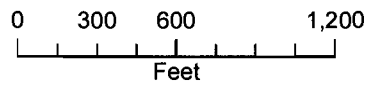
Rev. May 4, 2007

Assessor's Map Bk. 051, Pg.23
County of El Dorado, CA

Acreages Are Estimates

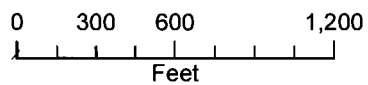
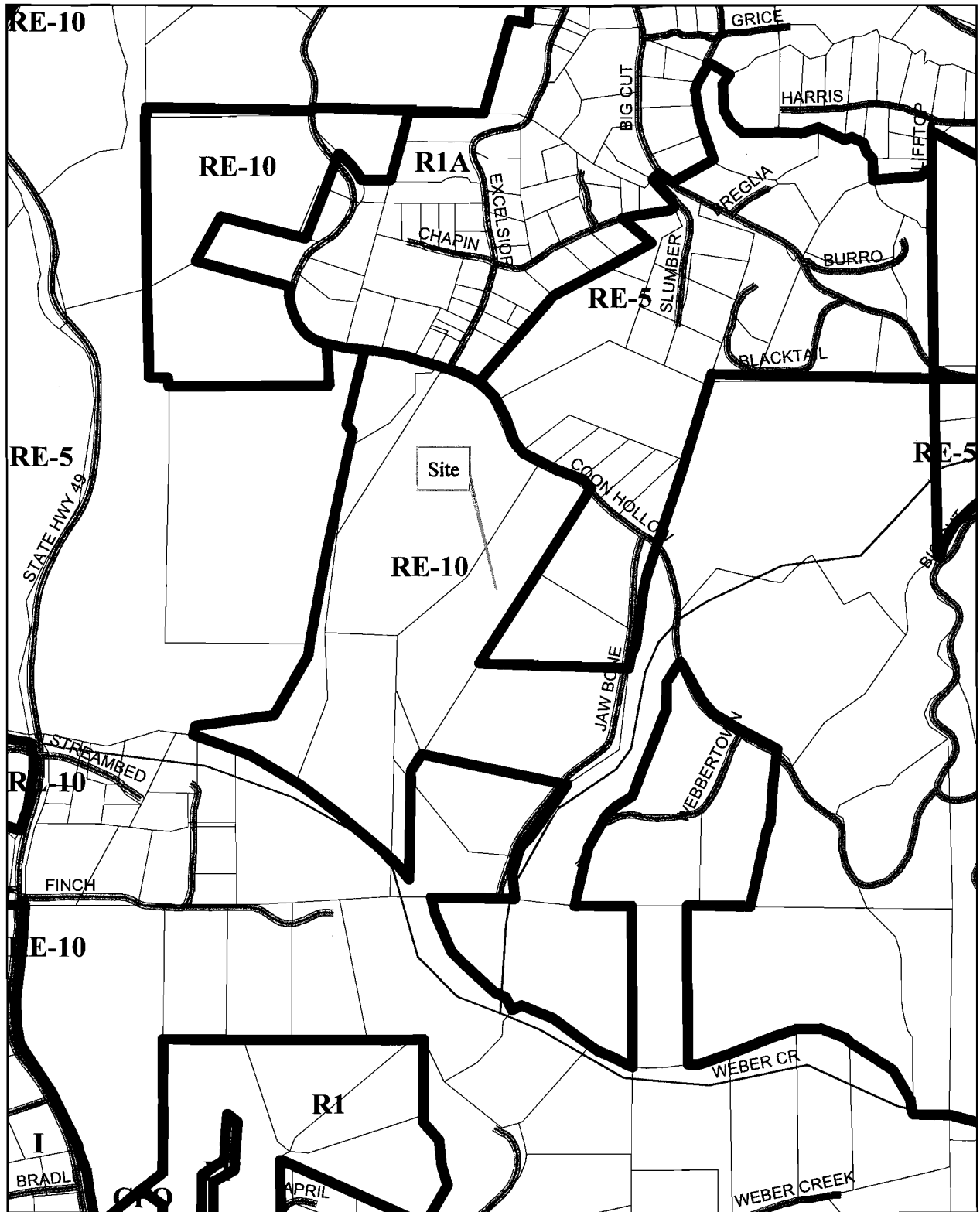
Exhibit B

General Plan Land Use Designations



Important Biological Corridor Overlay

Zoning



081-617

POST BLA PARCEL MAP

A PORTION OF THE NORTH 1/2 " SEC. 19
T. 10N. R. 11E., M.D.B. 1M.
BEING P.M. 48-122 AND PARCEL 1 " P.M. 43-50
COUNTY OF EL DORADO
STATE OF CALIFORNIA AUGUST 2006
SHEET 1 OF 2

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS
THE RESULT OF A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE BY THE BOARD OF
SUPERVISORS OF EL DORADO COUNTY, CALIFORNIA. THE SURVEY WAS
CONDUCTED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND
ALL APPLICABLE LOCAL ORDINANCES. I AM A LICENSED SURVEYOR
AND I AM CERTIFIED THAT THE MAP IS TECHNICALLY CORRECT.



Robert L. Olson
ROBERT L. OLSON LICENSE EXPIRES 9-30-07
R.E.L. 8184

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP THE SUBDIVISION AS SHOWN IS
SUBSTANTIALLY THE SAME AS IT APPEARS ON THE PLAT
MAP AS REQUIRED AND HAVE NO OBJECTION TO THE
ALL PROVISIONS AND REGULATIONS APPLICABLE AT THE TIME OF APPROVAL
OF THE MAP. THE MAP IS TECHNICALLY CORRECT.



DATED 4-30-07
DANIEL D. RUSSELL
DANIEL D. RUSSELL LICENSE EXPIRES 12-31-07
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
ARCHARD L. BARNES LICENSE EXPIRES 06-30-07
COUNTY OF EL DORADO, CALIFORNIA

49-120

BLA 06-18 APPROVED 8-2-06 EXISTING ASSESSOR'S PARCEL NO'S: 47-820-17, 84, 85

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF SECTIONS 66416 (H)
AND 66417 OF THE SUBDIVISION MAP ACT. DATED 5-1-07

BY *Doreen Ribas*
DORÉEN RIBAS
MUNICIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

NOTE

REFER TO DOCUMENT NO. 2007-30152 FOR CONSENT OF ALL
PARTIES HAVING RECORD TITLE INTEREST.

COUNTY RECORDER'S CERTIFICATE

I, WILLIAM E. SCHULTZ HEREBY CERTIFY THAT PLAT TITLE NO. _____
SUBDIVISION _____ MAP GUARANTEED NO. 2006-1355 WAS
FILED WITH THE OFFICE AND THAT THIS MAP WAS ACCEPTED
FOR RECORD AND FILED THIS 4TH DAY OF MAY, 2007 AT
12:15:12 IN BOOK 49 OF MAPS KEYS AT PAGE 120 AT
THE REQUEST OF BRUCE V. TAYLOR DOCUMENT NO. 07-30151

William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA
BY: *Donella Wilton*
DEPUTY

081-617

TENTATIVE PARCEL MAP

OWNER OF RECORD:
 BRUCE J. & CATHY A. TEIE
 4120 JAWBONE RD.
 PLACERVILLE, CA 95667

NAME OF APPLICANT:
 BRUCE J. TEIE
 4120 JAWBONE RD.
 PLACERVILLE, CA 95667

MAP PREPARED BY:
 BOB OLSON
 2899 CRYSTAL SPRINGS RD.
 CAMINO, CA 95709

SCALE: 1" = 100'

CONTOUR INTERVAL: 5'

SOURCE OF TOPOGRAPHY: FIELD SURVEY

SECTION, TOWNSHIP, & RANGE: 19-10-11

ASSESSOR'S PARCEL NUMBER: 051-230-16

PRESENT ZONING: RE 10

TOTAL AREA: 10.002 ACRES

TOTAL NUMBER OF PARCELS: 2

MINIMUM PARCEL AREA: 5.001 ACRES

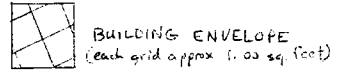
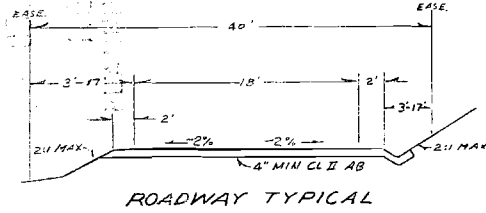
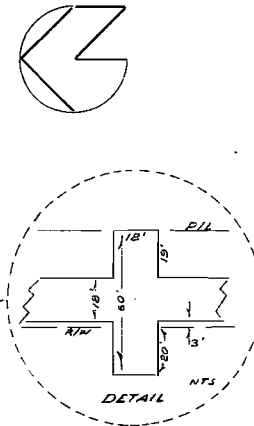
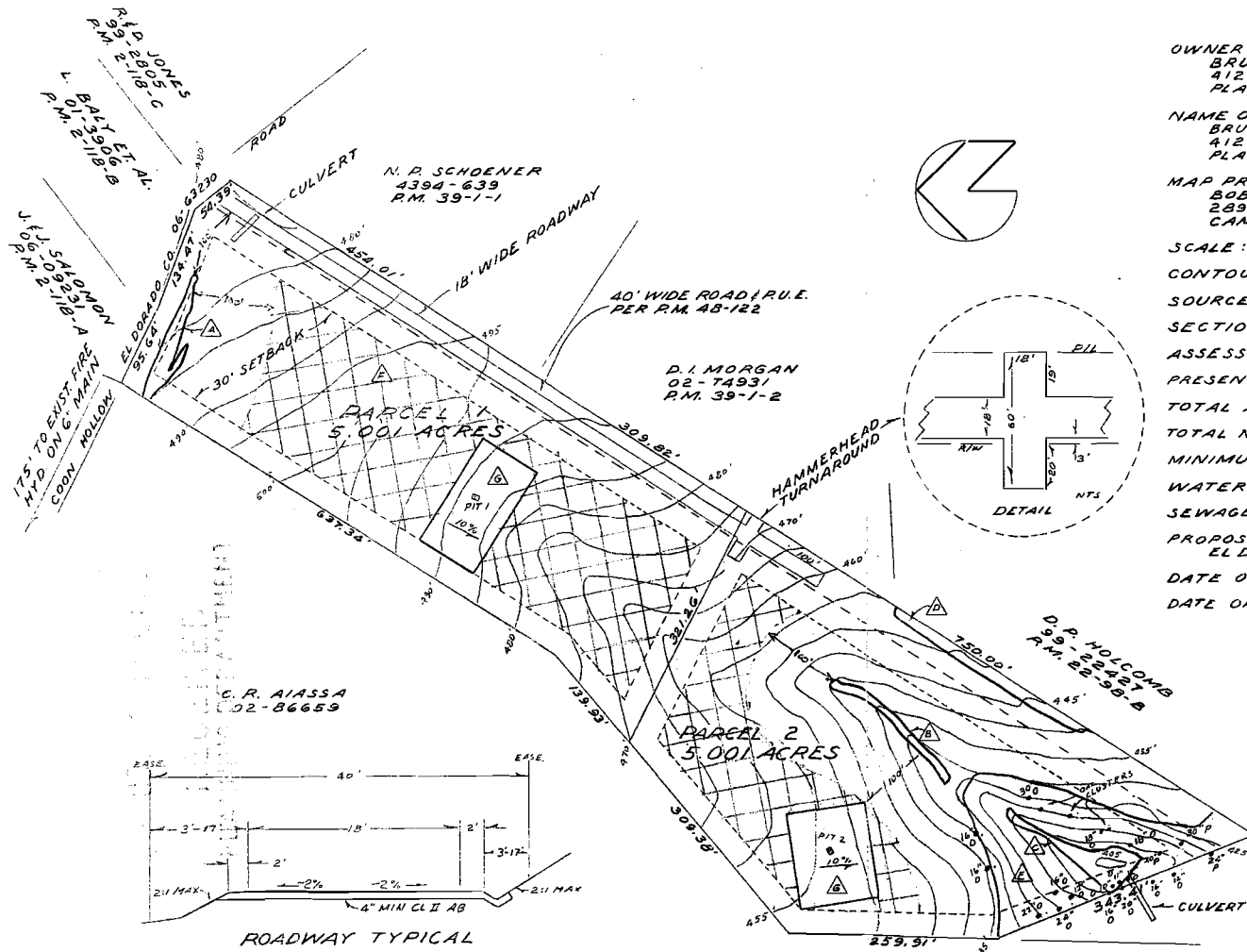
WATER SUPPLY: EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL: SEPTIC SYSTEM

PROPOSED STRUCTURAL FIRE PROTECTION:
 EL DORADO COUNTY FIRE PROTECTION DISTRICT

DATE OF PREPARATION: MARCH 28, 2007

DATE OF REVISION: SEPTEMBER 23, 2007.



B. J. C. TEIE
 3707-090

- LEGEND**
- ▲ - DITCH ADJACENT TO COONHOLLOW RD. - 0.063 AC.
 - ▲ - DRAW LEADING TO DRY POND - 0.014 AC.
 - ▲ - DRY POND - 0.09 AC.
 - ▲ - SEEPAGE AREA WITH BLACKBERRIES - 0.043 AC.
 - ▲ - MIXED OAK WOODLAND - 0.79 AC.
 - ▲ - ANNUAL GRASSLAND - 9.08 AC.
 - ▲ - SUITABLE SEWAGE DISPOSAL AREA - 12,000 SQ. FT.
 - - OAK TREE
 - - PINE TREE

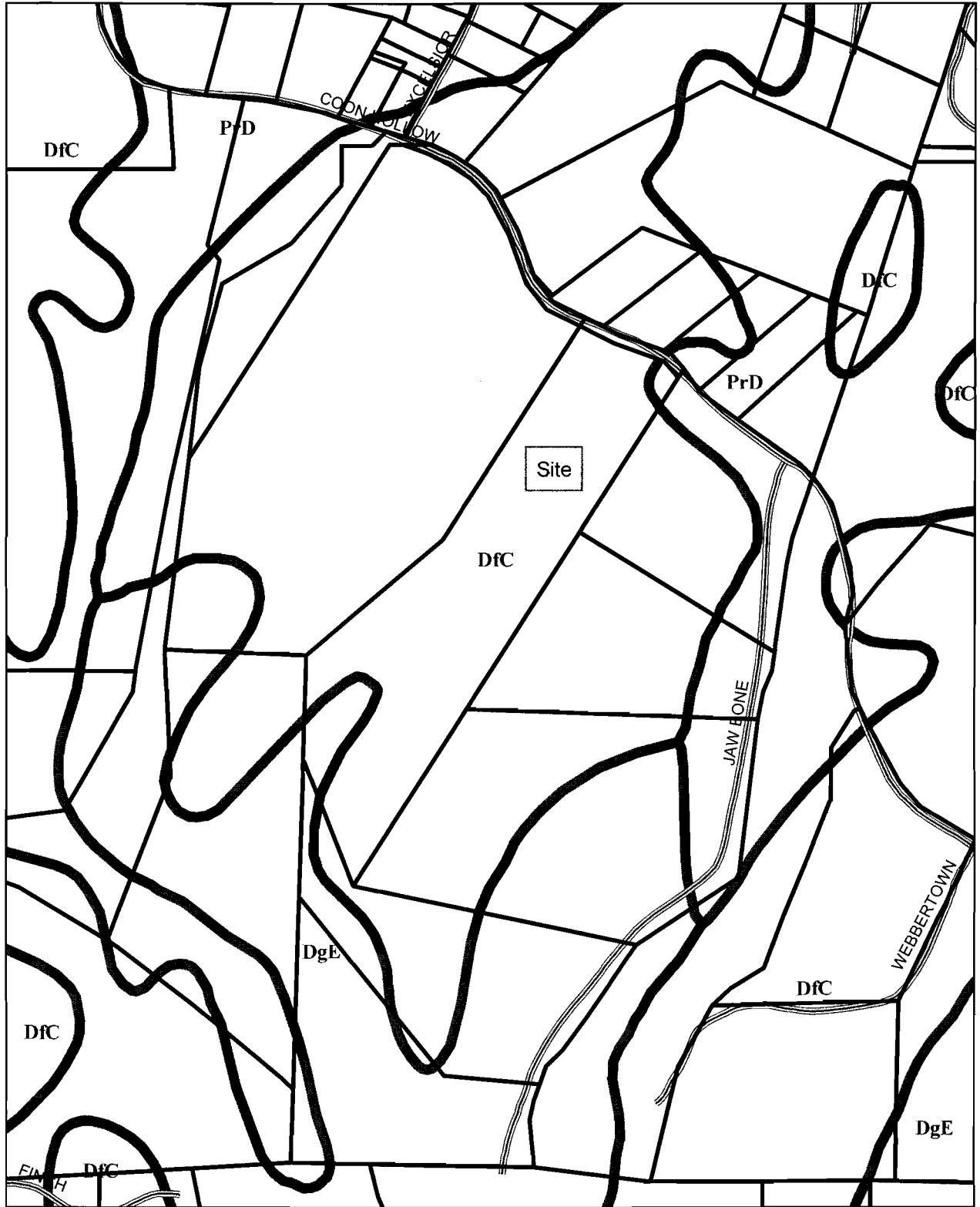
ZONING ADMINISTRATOR _____
 APPROVAL / DENIAL DATE _____

BOARD OF SUPERVISORS _____
 APPROVAL / DENIAL DATE _____

Z 07-0020/P07-0018

Exhibit G

Soils









Date: Oct. 24, 2007


Z 07-0020, P 07-0018 Bruce Teie Location Map

Project: 051-230-25 Teie
Approximate Acres: 10.01
Assisted By: Shelley Janek

Field Office: Placerville Service Center
Agency: RCD
Image: 2005 Aerial



0 0.025 0.05 0.1 0.15 0.2 Miles

 Bruce_Teie
County Roads

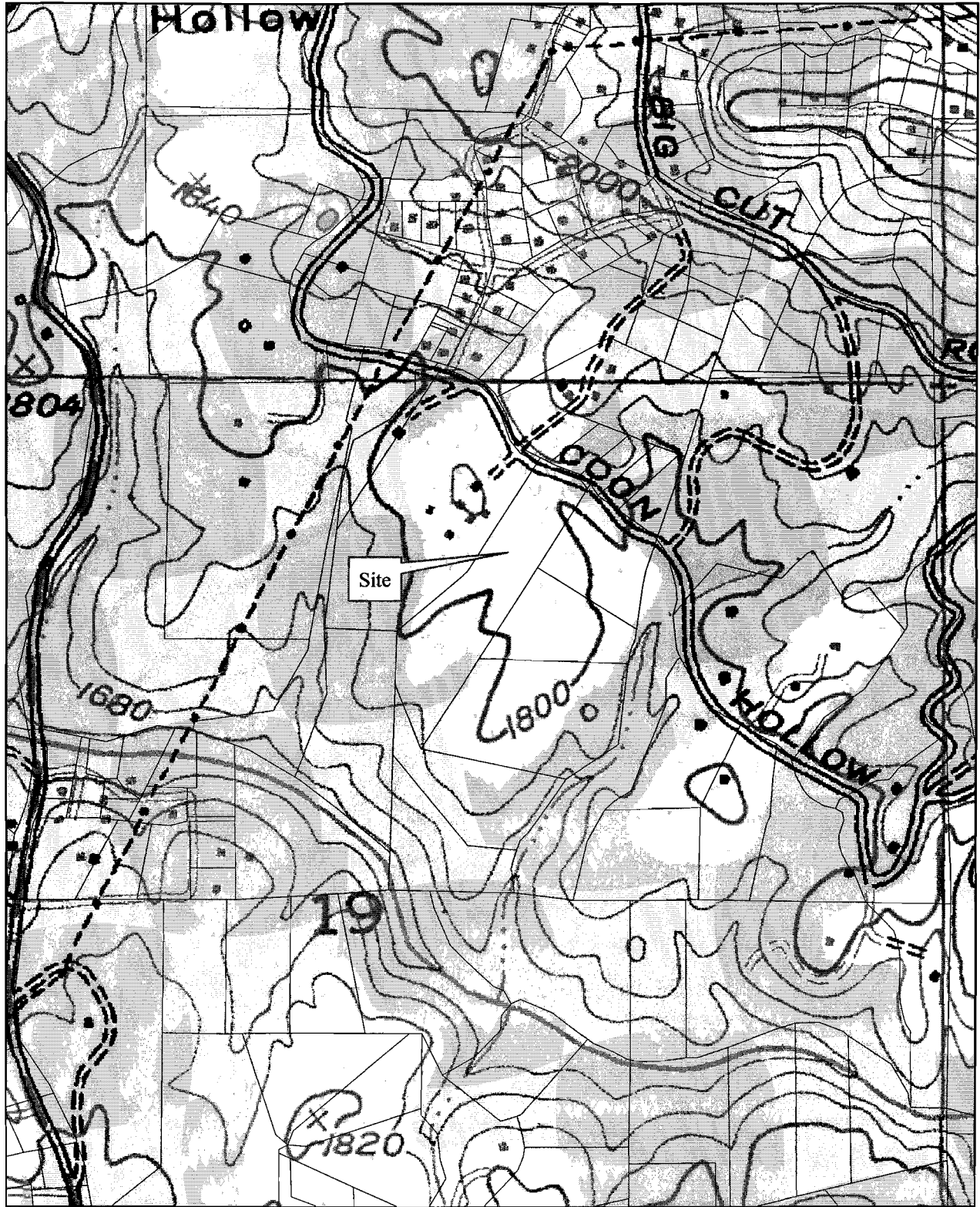
1:2,500

The El Dorado County and Georgetown Divide Resource Conservation Districts (RCD) make no representations or warranties regarding the accuracy of data or maps. The RCD shall not be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any user or third party on account of or arising from the use of data or maps.



Exhibit J

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





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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z07-0020, P07-0018/Teie Rezone and Tentative Parcel Map

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

Contact Person: Tom Dougherty, Associate Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Bruce Teie, 4120 Jawbone Road, Placerville, CA 95667

Project Location: South side of Coon Hollow Road approximately 1.25 miles southeast of the intersection with State Route 49 in the Placerville Periphery area, Supervisorial District III.

Assessors Parcel No.: 051-230-33

Parcel Size: 10 acres

Zoning: Estate Residential Ten Acre (RE-10)

Section: 19

T: 10N

R: 11E

General Plan Designation: Low-Density Residential – Important Biological Corridor (LDR - IBC)

Description of Project: Rezone a ten-acre lot from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5) and a tentative parcel map to subdivide the lot into two five-acre parcels.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	RE-5	MDR	Residential, single-family residence
East:	RE-5	LDR	Residential, single-family residence
South:	RE-10	LDR	Residential, single-family residence
West:	RE-10	LDR	Residential, single-family residence

Briefly Describe the environmental setting: The site gently slopes from a high point of 1,800-feet to low point of 1,760-feet near the front property line and rear property lines. A man-made drainage channel bisects and flows southwest and collects within a dammed pond near the southernmost portion of the property. That drainage area is devoid of any wetland indicator plants or defined channel. It begins abruptly in proposed Parcel 1 and bisects proposed Parcel 2 in its entirety. Tree coverage exists along Coon Hollow Road and around the man-made catch basin. The rest of the parcel is covered by annual grasses.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): El Dorado County: Department of Transportation, El Dorado County Fire Protection District, Environmental Management, Air Quality Management District, and County Surveyor. El Dorado Irrigation District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

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: _____

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

Signature: _____ Date: _____

Printed Name: Pierre Rivas, Principal Planner 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 or 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 highway will be affected by this project. There would be no impact.
- b) The project is not located along a defined State Scenic Highway corridor and will not impact scenic resources in such corridors including, but not limited to, trees, rock outcroppings, and historic resources based on the location of the project. There would be no impact.
- c) The proposed project will not substantially 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 directing development to the least sensitive parts of the property and keeping the more scenic areas of the property intact. There would be no impact.
- d) This two-parcel division of land does not propose development that will create substantial light or glare affecting day or nighttime views in the area. There would be no impact.

Finding: No impacts are proposed to aesthetic or visual resources as part of this project. The ‘Aesthetics’ category is not impacted and adverse environmental effects will not result with the rezone and tentative parcel map. There would be no impacts.

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			X

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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
Contract?			
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			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) There is no conversion of choice agricultural to nonagricultural lands and there is no impairment of agricultural productivity of agricultural lands. The project is located within an established single-family neighborhood and all adjacent parcels are designated for single-family residential development. There would be no impact.
- b) This project will not reduce available agricultural lands and will continue to provide adequate acreage available for agricultural grazing and similar uses. There is no conflict with existing zoning for agricultural use, or a Williamson Act Contract. There would be no impact.
- c) There will be no conversion of existing agricultural farmlands to non-agricultural uses and there are no other changes that could affect an agricultural designation for non-agricultural use. There would be no impact.

Finding: This project will have no impact on agricultural lands and will not impact properties subject to a Williamson Act Contract. The surrounding area is typical of single-family residences on parcels typically ranging in size between 5 and 17 acres adjoining it. For the 'Agriculture' category, the rezone and tentative parcel map would have no impact.

III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?		X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment 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:

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- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project will not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.
- b, c) Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

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

Short-term, superficial, minor grading and excavation activities that could be associated with the finish grading associated with future development permits and improvements to the existing roadway would be the only activities caused by the creation of these parcels as they could potentially have second residential units and accessory buildings, but that type of construction typically would only last a few days and intermittently at that.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Pollution Control District standards at that time. The proposed parcels are not located in an asbestos review area. Impacts would be less than significant

- d) The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and found that no such receptors will be affected by this project. Impacts would be less than significant.
- e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. This rezone and two-parcel subdivision will create a less than significant impact onto the environment from odors. Impacts would be less than significant.

Finding: Standard County conditions of approval have been included as part of the project permit to maintain a less than significant level of impact in the 'Air Quality' category. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			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.

- a) The project proposes no impacts to 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. The project is located within rare plant Mitigation Area 2 and in lieu fees for single-family residential development will be assessed for any new residential development on the newly created parcels. Impacts would be less than significant.
- b) The project proposes a less than significant impact to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by the California Department of Fish and Game. The site consists of man-made drainage channel and catch basin ponding area. The tentative parcel map has been designed to observe the 50-foot required setback from the pond high-water mark. Although the man-made drainage channel is not considered a

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jurisdictional water of the US, a wetland, or a watercourse by definition, the septic disposal areas on the new parcel 2 observes a 50-foot setback buffer regardless. In addition, the project has been designed so that a less than significant impact for improvements will occur to the channel during pre- and post- construction activities. Best Management Practices (BMPs) will be designed during the grading and improvement phase to limit the potential of surface run-off pre- and post-construction to meet County and Regional Water Quality Control Board (RWQCB) standards. All grading, drainage and construction activities associated to this project, including those necessary for road frontage improvements and those necessary to prepare and develop the site, will be required to implement proper BMPs. There will be no impacts to oak trees or oak woodland tree canopy with the approval of this project. All oak trees on the property or those located along Coon Hollow Road and around the ponding area and none will be affected by the subject proposal. Approximately 95 percent of the parcel has no tree canopy whatsoever. Rare Plant Mitigation Area 2 impacts shall be addressed during future building permit reviews that will require payment of in-lieu fees for development. As a result, the project would reduce any potential impacts within this category to a level that is 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. The project site consists of a man-made drainage channel and pond that are not identified by the 1995 US Fish and Wildlife Services National Wetland Inventor for jurisdictional waters of the US. The man-made drainage channel and dammed pond is identified on the tentative parcel map and such areas shall be further protected by requiring proper grading and drainage design to include pre- and post-construction BMPs to reduce the level of run-off that may result from the project. There would be a less than significant impact from the project within this category.
- d) The project is essentially a non-native grassland and the proposal will not create excessive uses that would significantly interfere 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. Impacts would be less than significant.
- e) The project does not conflict with any local policies or ordinances protecting biological resources, such as the oak tree and oak woodland canopy preservation policy or ordinance. All site oak trees would be retained in place. There would be no impacts to oak woodland tree canopy because there is adequate site area to develop on the property and to make the necessary road improvements along the property frontage without the need to remove any oak trees.

Policy 7.4.2.9 concerns the Important Biological Corridor (IBC) overlay which applies to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. There are neither trees nor shrubs proposed to be removed in the process of this parcel map. The lack of tree cover provides limited opportunities for diverse wildlife habitat. The newly created parcels could, in the future both have second dwelling units which would increase the impact to the corridor and that would have to be reviewed at that time. However, for the sake of this current application the creation of two approximately five-acre parcels will not impede the intent of this policy any more than the situation that exists today. Currently the intent or direction of this policy has not been fully implemented and exact standards to do so have not been established. The parcel creation would not adversely affect wildlife habitat. Impacts would be less than significant.

- f) The project does 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: There would be a less than significant impact to listed local, state, or federal biological resources with this project. There would be no impacts to recognized or defined jurisdictional waters of the US, wetlands, or watercourses. Appropriate buffers and project conditions to address surface run-off by incorporating proper BMPs will ensure the pond and/or the man-

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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made drainage channel are not affected by this project. There would be no impacts to biological resources, oak trees and/or oak woodland tree canopy. In-lieu fees shall be assessed for any future residential project on the parcels to address project impacts within Rare Plant Mitigation Area 2. As such, the impacts in the 'Biological Resources' category would be less than significant for this 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?				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

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

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

a, b) The applicant submitted a "Cultural Resource Assessment" prepared by Peak and Associates, Job #07-158, dated November 2007 that reported there were no significant prehistoric and historic-period cultural resources sites, artifacts, historic buildings, structures or objects found. Because of the possibility in the future that ground disturbances could turn up significant cultural resources anywhere in the County, the following standard condition is required as a condition to address any potential future discovery:

In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The Planning Services shall review the grading plans prior to the issuance of a grading permit, to ensure that this notation has been placed on the grading plans.

Finding: This site is located outside of a designated cemetery and the potential to find historic, archaeological, prehistoric, and/or human remains is not likely. By implementing typical discovery procedures as conditions in the project permit, any chance of an accidental discovery would be accounted for during grading and/or improvement activities and impacts to the 'Cultural Resources' category would be less than significant.

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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
b. Result in substantial soil erosion or the loss of topsoil?			X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

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

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

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foothills where numerous faults have been mapped. All other faults in the County, including those closest to the project site are considered inactive. (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001).

- b & c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During any future site grading and construction of foundations and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions and that is addressed by grading permits.
- d) **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site is located on Diamond springs very sandy loam (DfC) and Diamond Springs very rocky, very fine sandy loam (DgE) both of which have low shrink swell capacity. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Impacts would be less than significant.
- f) All septic areas proposed for future residential development must submit additional septic and percolation test data to the El Dorado County Environmental Management Department. The submitted proposal has demonstrated there is sufficient area for a septic system and replacement area. The Environmental Management Health Division would review specific septic designs that accompany future development plans to ensure that the final septic disposal design meets County standards. Impacts would be less than significant.

Finding: Based on the review of information about the on-site soil conditions, a less than significant level of impact would result from any geological or seismic conditions that could have the potential to affect this property. Review of grading, building, and/or construction plans would include grading design and shall address BMPs and UBC Seismic IV construction standards in order to address any potential impacts in the 'Geology and Soils' category. As such, impacts within this category would be less than significant.

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				X

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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) Any hazardous materials used at the project site shall comply with the *El Dorado County Hazardous Waste Management Plan*. This site and related future residential project is not expected to include hazardous materials in the future construction or development of the new parcels. There would be no impacts.
 - b) No significant amount of hazardous materials would 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. There would be no impacts.
 - c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within the quarter mile radius. There would be no impacts.
 - d) The project site is not identified on any list that has been compiled pursuant to California Government Code 65962.5 which identifies hazardous material sites near this project site. There will be no impact from hazardous material at this location. There would be no impacts.

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- d) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the property is not located within two miles of a public airport. The project is not subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and there are no impacts to the project site resulting from public airport operations that includes continued over-flight of aircraft near the site. There would be no impacts.
- 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 privately owned airstrip. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site. There would be no impacts.
- f) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based on the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is overseen by the County Sheriff's Department and they are located in the El Dorado County Government Center complex in Placerville. There would be no impacts.
- g) The El Dorado County Fire Protection District reviewed the project and found that, with an approved Fire Safe Plan, the project will not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. Impacts would be less than significant.

Finding: The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and/or would not expose people and property to risks associated with wildland fires. For the 'Hazards and Hazardous Materials' category, as conditioned, any potential impacts experienced by this project would be less than significant.

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	

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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

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

- 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) Any grading or improvement plans for this project will be reviewed by the El Dorado County Department of Transportation engineering staff, as well as Planning Services staff to ensure that such plans are prepared to conform to County of El Dorado *Design and Improvement Standards Manual*, the *Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, and the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods must meet the *Grading, Erosion and Sediment Control Ordinance* and the project has an added condition that will require the project provide pre- and post- construction BMPs for run-off prior to the approval of grading, improvement and/or building activities. Staff would require that any such BMPs meet County which includes RWQCB standards for run-off. Impacts would be less than significant.
- b) Future residential development shall connect to the existing six-inch El Dorado Irrigation District water line within Coon Hollow Road for potable water. As such, there is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts would be less than significant.
- c) The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. A grading permit through either Building Services or El Dorado County Department of

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Transportation would be required for any future development to address grading, erosion and sediment control. The potential permit required for the road improvements will be reviewed as well for compliance.

- d) The proposed project encompasses 10 acres. The rate of surface runoff from development will be minimized through the application review process; there would be a less than significant impact from the current proposal's minor road improvements and future impervious surfaces created with development on the new parcels. Impacts would be less than significant.
- e) There would insignificant impacts from stormwater runoff directly caused by the approval of this application request and minor road improvements. Impacts would be less than significant.
- f) Wastewater and stormwater runoff from any future potential development would be analyzed further to assure water quality protection standards have been established. The parcel map request would not involve major physical changes to the environment. Impacts will be less than significant impact.
- g, h and i) No portion of the project is within the limits of the floodplain, as identified on the Flood Insurance Rate map. Therefore, no flooding impacts are expected. There would be no impact.
- j) A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami is considered less than significant because the project site is not located within the vicinity of a water body. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. There would be no potential impact from mudflow because the project site is not located within the vicinity of a dam or other water body. There would be no impact.

Finding: Any future development plans submitted for a building and/or grading permit would be analyzed to address erosion and sediment control. No development plan accompanies this parcel map request. No significant hydrological impacts would occur with the project. For this "Hydrology" category, impacts would be less than significant.

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

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;

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- 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 will not result in the physical division of an established community. The request for a rezone and tentative parcel map is consistent with the policies established by the General Plan and is consistent with the established land use pattern of the neighboring area. Impacts would be less than significant.
- b) As proposed, the project is consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the adopted 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 with this project. Any future residential development on either of the two new parcels shall be designed to meet the requirements of the El Dorado County Zoning Ordinance and local subdivision policies. All related setback areas for buildings and septic disposal areas to the man-made drainage channel and/or pond shall be maintained at all times with the approval of this project. This project meets the land use objectives that have been established for this property. Impacts would be less than significant.
- c) As discussed in Section IV 'Biological Resources', this project will have a less than significant impact on biological resources, and the proposal will not conflict with any applicable habitat conservation plan or natural community conservation plan. Impacts would be less than significant.

Finding: For the 'Land Use Planning' category, project related impacts associated to the rezone and tentative parcel map application would be less than significant.

X. MINERAL RESOURCES. <i>Would the project:</i>			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) 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. There would be no impact.
- 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

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property does not contain any mineral resources of known local or statewide economic value. There would be no impact.

Finding: No impacts to any known mineral resources would occur as a result of the project and the 'Mineral Resources' category would not be affected.

XI. NOISE. Would the project result in:			
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
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) The project is not listed under Table 6-1 of the General Plan as being a use subject to maximum allowable noise exposures from transportation source. As such, an acoustical analysis was not provided as part of the project application submittal. The creation of the two parcels to accommodate single-family usage would not generate noise levels exceeding the performance standards contained in Tables 6-1 and 6-2 of the General Plan. Impacts would be less than significant.

b, c, d) Short-term noise impacts may be associated with excavation, grading, and construction activities in the parcel vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations are required to comply with the noise

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performance standards contained in the General Plan. The creation of the two parcels would require minor road improvements which would have a less than significant impact.

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

Finding: For the 'Noise' category impacts would be less than significant.

XII. POPULATION AND HOUSING. <i>Would the project:</i>			
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X

Discussion: A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County's current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) The proposed project has been determined to have a minimal growth-inducing impact because of the creation of two parcels where only one exists. All future residential development associated to this project must meet established County development standards and must pay project related impacts fees for the added residential development including a primary dwelling and a second residential unit if applicable. These include traffic related impacts fees, park and public facilities impacts fees, school impact fees, and other fees, as required by the County's Building Services and affected County agencies. Any future development must meet comprehensive County policies and regulations before grading and/or building permits can be issued. The project does not include any school or large scale employment centers and will not induce any growth that is associated to these two issues. Impacts would be less than significant.
 - b) No existing housing stock will be displaced by this project and no replacement housing will be necessary with the approval of the rezone and tentative parcel map. There would be no impact.
 - c) No persons will be displaced by approving the rezone and tentative parcel map and construction of replacement housing will not be required for this project. There would be no impact.

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Finding: The project will not displace any individuals and will not remove existing housing. The project will not directly or indirectly induce a substantial growth in population by process of a two-parcel subdivision of land. For this 'Population and Housing' category, impacts would be less than significant.

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

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

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

- a) Fire Protection: The El Dorado County Fire Protection District currently provides fire protection services to the project area. The District was solicited for comments to determine compliance with fire standards, El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the California Uniform Fire Code. The District did not respond with any concerns that the level of service would fall below the minimum requirements as a result of the proposed parcel map. The El Dorado County Fire Protection District has a satellite station adjoining the subject parcel. The 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% 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 creation of two parcels where one currently exists will not significantly impact current Sheriff's response times to the project area. The impacts would be less than significant.

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- c) Schools: The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project proposal would not directly generate the need for additional school facilities and will not impact school enrollment, as the project would not result in a dominant residential component. The impacts would be less than significant.
- d) Parks: Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, and an in-lieu fee amount for the subdivision of land. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code. The project proposal will not increase the demand for parkland. The impacts would be less than significant.
- e) Other Facilities: No other public facilities or services will be directly substantially impacted by the project. Any future potential impacts would be further analyzed in the in any future development application process. The impacts would be less than significant.

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

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a) By creating two parcels where one currently exists, no significant increase or effects in the use of area wide neighborhood or regional parks will be experienced by approving this project. There is no potential for a substantial physical deterioration of neighboring or regional recreational facilities. Impacts would be less than significant.
 - b) The project does not propose any on-site recreation facilities and is not required to construct any new facilities or expand any existing recreation facilities with the scope of this project. Quimby fees for the acquisition of parklands will be assessed during the process of the final parcel map. Impacts would be less than significant.

Finding: No impacts to recreation or open space will result from the project. For the ‘Recreation’ category, the there will be a less than significant impact.

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

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
 - Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
 - Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.
- a) County Department of Transportation has determined that the project will not generate a significant level of trips to require a traffic study or mitigation. Approval of the project would result in the creation of two parcels allowing for density of a primary and secondary residential unit and supporting accessory structures on each newly created parcel. Each parcel would provide for fire safe access and would be accessible from Coon Hollow Road. Road improvements and dedications are included and have been considered with this Initial Study. Full road improvements for the access road are required. Impacts would be less than significant.
- b) Approval of the rezone and tentative parcel map in order to create two new parcels will accommodate the allowed density for each of the newly created parcels. The proposed density will not have a significant traffic and/or circulation impact to Coon Hollow Road, or the surrounding road circulation system. Impacts would be less than significant.
- c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. There would be no impact.

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- d) This property is not located directly adjacent to any agriculturally zoned land. Based on what is required for the project, there will be no design features, such as sharp curves or dangerous intersections added or changed on Coon Hollow Road. Impacts would be less than significant.
- e) The project will not result in inadequate emergency access to any potential residential structure. Any future residential project shall be reviewed by El Dorado County Department of Transportation and Fire District staff to ensure that adequate access onto parcel 2 is provided from Coon Hollow Road to meet County Fire Safe and/or Department of Transportation standards. Impacts would be less than significant.
- f) Future development shall be required to meet on-site parking identified by use and Zoning Ordinance. Section 17.18.060 regulates the parking provisions and all on-site uses shall include and shall identify required parking at all times pursuant to the policies established by ordinance. Future requests for building permits shall be reviewed for conformance with parking during the review process. Parking requirements for conventional single-family detached homes are two spaces not in tandem. There would be no impact.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. There would be no impact.

Finding: For the 'Transportation/Traffic' category, processing the rezone and a two-parcel map will have a less than significant impact within this category. Impacts would be less than significant.

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:

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- Breach published national, state, or local standards relating to solid waste or litter control;
 - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
 - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a) No significant wastewater discharge or surface run-off will result from this project. Any future residential development on the parcels would be designed to meet the County standards to include BMPs for pre- and post construction development for wastewater discharge and surface run-off. Impacts would be less than significant.
 - b) No new water or wastewater treatment plants are proposed and none are required as a result of this project. There would be no impact.
 - c) On-site stormwater drainage facilities may be required on the property in order to reduce runoff to appropriate discharge levels. Any future request for a residential single-family unit, grading, or improvement plans will be required to show how site discharge and/or run-off will not exceed the levels that prior to any new development. All required drainage facilities shall be built in conformance with the standards contained in the *County of El Dorado Grading and Drainage Manual*. There would be no impact.
 - d) EID considered the project and identified that there is adequate capacity to allow development on the two proposed parcels to connect to the existing 6-inch water line located in Coon Hollow Road for potable water and for the fire hydrant there to deliver adequate water pressure for fire control. Impacts would be less than significant.
 - e) Soils and percolation data was provided for the project. The County's Environmental Management Department reviewed the information and found that this site provides for adequate septic disposal areas for existing development on parcel 1, and that adequate areas exists on parcel 2 for future residential development. In addition, all septic areas shall be located outside of the 100-foot buffer established for the pond and will observe a 50-foot buffer away from the man-made drainage channel located on the property. Future residential development shall be reviewed by Building Services and Environmental Management during the building permit review phase to ensure that septic areas are established to County design standards. 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. This facility has more than sufficient capacity to serve the County for the next 30 years. Impacts would be less than significant.
 - g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots will be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection. There would be no impact.

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Finding: Impacts within the 'Utilities and Service Systems' category will remain at a less than significant level based on this rezone and tentative parcel map.

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 project record that would indicate that this project has the potential to degrade the quality of the environment. This rezone and tentative parcel map does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that will be implemented with the process of the final parcel map and/or any required project specific improvements on or off the property.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts." Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.
- c) As outlined and discussed in this document, this project proposes a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Development Services Department, 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 - Response to Comment on DEIR
 Volume III - Comments on Supplement to DEIR
 Volume IV - Responses to Comments on Supplement to DEIR
 Volume V - Appendices

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

US Department of the Interior, Fish and Wildlife Services 1995 National Wetland Inventory for the Placerville, California Quad.

“Cultural Resource Assessment” prepared by Peak and Associates, Job #07-158, dated November 2007

Facility Improvement Letter, FIL0707-192, dated July 27, 2007