

EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of August 29, 2006

AGENDA TITLE: Z04-0010/P04-0003

(District II)

DEPARTMENT: Development Services/Planning

DEPT SIGNOFF:

CAO USE ONLY:

CONTACT: Gregory L. Fuz/Aaron Mount *GLF*

DATE: 8/9/06

PHONE: 5445/5345

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION: Hearing to consider a request submitted by FREDERICK SIMON to rezone property from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10), and tentative parcel map proposing to create two parcels consisting of ten acres each. The property, identified by Assessor's Parcel Number 087-270-31, consists of 20 acres, is located on the west side of Amber Fields Drive, 2,000 feet north of the intersection with South Shingle Road, in the Shingle Springs area.

RECOMMENDATION: The Planning Commission recommends the Board take the following action: 1. Adopt the mitigated negative declaration, as prepared; 2. Approve Z04-0010 rezoning Assessor's Parcel Number 087-270-31 from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10) based on the findings listed on Attachment 1; and 3. Approve P04-0003, with design waivers, based on the findings listed on Attachment 1, subject to the conditions listed on Attachment 2.

CAO RECOMMENDATIONS:

Financial impact? () Yes (X) No

Funding Source: () Gen Fund () Other

BUDGET SUMMARY:

Other:

CAO Office Use Only:

Total Est. Cost _____

4/5's Vote Required () Yes () No

Funding

Change in Policy () Yes () No

Budgeted _____

New Personnel () Yes () No

New Funding _____

Savings _____

CONCURRENCES:

Other _____

Risk Management _____

Total Funding _____

County Counsel _____

Change in Net County Cost _____

Other _____

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ Or

I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors

Ayes:

Date: _____

Noes:

Abstentions:

Attest: Cindy Keck, Board of Supervisors Clerk

Absent:

By: _____

PFF:km
SimonRez
08/15/06



ORDINANCE NO. _____

**THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES
ORDAIN AS FOLLOWS:**

**RELATED TO REZONING IN THE SHINGLE SPRINGS AREA
PETITIONED BY FREDERICK SIMON**

Section 1. The Official Zoning Map for the Shingle Springs Area is hereby amended to rezone the following described lands from Exclusive Agricultural (AE) zone to Estate Residential Ten-acre (RE-10) zone:

Shingle Springs Area

Assessor's Parcel No. 087-270-31, being described as Section 26,
Township 9 North, Range 9 East, M.D.M., consisting of 20 acres

Section 2. This ordinance shall take effect and shall become effective thirty (30) days following the adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the ___ day of _____, 2006, by the following vote of said Board:

Ayes:

ATTEST
CINDY KECK
Clerk of the Board of Supervisors

Noes:
Absent:

By _____
Deputy Clerk

Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____
ATTEST: CINDY KECK, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

By _____
Deputy Clerk

**EL DORADO COUNTY
BOARD OF SUPERVISORS
AGENDA TRANSMITTAL
MEETING OF AUGUST 29, 2006**

**Page 2, Z04-0010/P04-0003
Memo to Board of Supervisors
August 9, 2006**

DISCUSSION

These applications were considered by the Planning Commission on July 27, 2006, and unanimously recommended for approval. There was no input from adjacent property owners. No new significant issues were discussed other than those in the staff report.

GLF:JCB:jcb

ATTACHMENTS

Attachment 1 – Findings for approval
Attachment 2 – Conditions of approval
Attachment 3 – Minutes from Planning Commission hearing on July 27, 2006
Staff Report

Findings

1.0 CEQA FINDING

1.1 The proposed project, as conditioned, will not have a significant effect on the environment and a mitigated negative declaration has been filed. Further, the project will not affect wetlands, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 ADMINISTRATIVE FINDINGS

2.1 Zone Change

2.1.1 In accordance with State law and pursuant to General Plan Policy 2.2.5.3, the County has evaluated the subject rezoning request based on the General Plan's general direction as to minimum parcel size or maximum allowable density and to assess whether changes in conditions are present that would support a higher density or intensity zoning district. The 19 specific criteria found within General Plan Policy 2.2.5.3 have been analyzed with regards to the above-referenced zone change request. Based on this analysis and the conclusions reached in the staff report, the Planning Commission recommends approval of the zone change request to the Board of Supervisors.

2.2 Tentative Parcel Map

2.2.1 As proposed, the tentative map, including design and improvements, is consistent with the 2004 General Plan policies and land use map.

2.2.2 The proposed tentative map does conform with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance. The project proposes to rezone the subject parcel from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10). The proposed tentative map is consistent with Section 17.70.110 of the Zoning Ordinance, RE-10 Development standards.

2.2.3 The site is physically suitable for the proposed commercial condominium conversion development. The tentative parcel map was approved by El Dorado County Environmental Health for a septic system and a well, and access is provided by a paved County maintained road offsite and paved roads within a zone of benefit onsite.

2.2.4 The proposed tentative map is not likely to cause substantial environmental damage. Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

Design Waivers

1. There are special conditions for circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver. The three on-site roads related to this project are paved and within a Zone of Benefit.
2. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property because improvement of Bullard Drive beyond the requested 18 feet would require extensive grading due to slope, is adjacent to a manmade pond that is shown on the National Wetlands Inventory, and contains a PG&E power pole adjacent to the improved road.
3. The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The design waiver request reduces the road improvements to 18-feet. Two of the three on-site roads already are paved to 18-feet. California Fire Safe Standards require an 18-foot wide roadway.
4. This waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.

Z04-0010/P04-0003 – As recommended by the Planning Commission July 27, 2006

Mitigation Measures/Conditions

MITIGATION MEASURES

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

1. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. Planning Services shall review the grading plans prior to the issuance of a grading permit.
2. 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. Planning Services shall review the grading plans prior to the issuance of a grading permit.

STANDARD CONDITIONS OF APPROVAL

Department of Transportation

3. Applicant must repair the half-width of the roadways fronting the property to Standard Plan 101C for the minimum width required by the conditions of the original subdivision map, specifically reconstruction of the pavement edge and the two (2) foot wide shoulder. This work must be substantially completed, as determined by the Department of Transportation, prior to the recording of the parcel map. *Subject to Planning Commission approval of design waiver(s), Standard Plan 101C may be reduced to a width of 18 feet. Fire Chief has the ability to approve a lesser road width due to physical constraints within road easements (i.e. power poles, wetlands, and slopes).*
4. Driveway entrances shall be constructed per Standard Plan 103A-2.

5. If site improvements are to be made, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards.
6. If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.
7. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
8. The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants, shall be shown on the improvement plans, which shall be subject to the approval of the responsible Fire Protection District. The Department of Transportation will require plans to meet Fire Safe Standards, but only the responsible Fire Protection District may waive or relax those Fire Safe Standards.
9. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
10. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that off-site grading.
11. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

Fire District

12. A review fee of \$120.00 shall be submitted to the El Dorado County Fire Protection District.
13. An NFPA 13D sprinkler system supplied by a 2,500 gallon tank shall be installed in each residence affected by the parcel map. A deed restriction for an NFPA 13D residential sprinkler system with 2,500 gallons of water storage shall be required for all new structures built on these parcels.
14. A fire safe management plan, acceptable to the fire district and the California Department of Forestry, shall be implemented. A letter of compliance with this condition shall be submitted by the fire district to the Surveyor's Office at the time of filing the parcel map.

Planning Services

15. Applicant shall be required to pay Park-in-Lieu fees of \$150.00 payable to the County Recreation Department, pursuant to El Dorado County Subdivision Ordinance Chapter 16.12.090.
16. A trail easement 100 feet measured from centerline from the Sacramento-Placerville Transportation Corridor right of way shall be shown on the parcel map, as required by the Sacramento-Placerville Transportation Corridor Master Plan. The trail easement is specifically measured from the centerline of Assessor Parcel Number 087-270-83 and 109-450-43 and onto the subject parcel. Said easement shall be an Irrevocable Offer of Dedication and accepted by the County Surveyor

Environmental Management

17. All drainages that may have an effect on the location of septic systems shall be shown on the parcel map.
18. Subject to Environmental Health approval as required in the Minor Land Division Ordinance.

County Surveyor

19. All survey monuments must be set prior to filing the Parcel Map.
20. The applicant shall provide proof of access to a State- or County-maintained road as defined by Section 16.44.120(B) (2) with the legal right to improve that access as required by the County Design Manual. A Guarantee of Record provided by a title company shall be presented to the County Surveyor's Office prior to filing the final or parcel map.
21. Prior to the filing of a parcel map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall do one of the following: (a) Pay the assessment or bond in full; (b) File security with the Clerk of the Board of Supervisors; or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating that provisions have been made for the segregation of bond assessment responsibility, pursuant to Government Code Section 66493(d).
22. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

FROM THE MINUTES OF JULY 27, 2006

8. REZONE/TENTATIVE PARCEL MAP (Public Hearing)

- a. **Z04-0010/P04-0003** submitted by FREDERICK SIMON to rezone property from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10), and tentative parcel map proposing to create two parcels consisting of ten acres each. The property, identified by Assessor's Parcel Number 087-270-31, consists of 20 acres, is located on the west side of Amber Fields Drive, 2,000 feet north of the intersection with South Shingle Road, in the **Shingle Springs area**. (Mitigated negative declaration prepared)

Aaron Mount presented this item with a recommendation for approval.

Fred Simon explained his proposal.

There was no further input.

Commissioner Mac Cready asked if it is appropriate to put in Condition 13 when no structures are planned. Paula Frantz, County Counsel, said conditions for future structures are put on maps all the time. It is actually a standard condition. Mr. Mount said the reason for the condition is that the fire hydrant on the site did not meet the required fire flows; and the condition was required by the fire district.

ON MOTION OF COMMISSIONER CHALOUPKA SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED; APPROVE Z04-0010 REZONING ASSESSOR'S PARCEL NUMBER 087-270-31 FROM EXCLUSIVE AGRICULTURAL (AE) TO ESTATE RESIDENTIAL TEN-ACRE (RE-10) BASED ON THE FINDINGS PROPOSED BY STAFF; AND APPROVE P04-0003 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: July 27, 2006

Item No.: 8.a.

Staff: Aaron Mount

REZONE/PARCEL MAP

FILE NUMBER: Z04-0010/P04-0003/Fred Simon

APPLICANT: Fred Simon

REQUEST: A rezone from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10) and a tentative parcel map creating two 10 acre parcels on a 20-acre site. (Exhibit B).

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

- a. Reduction of road improvements to 18 feet.

LOCATION: The property is located on the west side of Amber Fields Drive, approximately 2,000 feet north of the intersection with South Shingle Road in the Shingle Springs area. (Exhibit A)

APN: 087-270-31

ACREAGE: 20.061 acres

GENERAL PLAN: Rural Residential (RR) (Exhibit B)

ZONING: Exclusive Agricultural (AE) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration prepared

SUMMARY RECOMMENDATION: Recommend approval

BACKGROUND: On January 23, 1996, El Dorado County adopted a comprehensive General Plan. On February 5, 1999, the Superior Court, County of Sacramento, in the matter of El Dorado County Taxpayers for Quality Growth, et al. v. El Dorado County Board of Supervisors and El Dorado County, ruled that, in certain respects, the County failed to comply with the California Environmental Quality Act (CEQA) in the adoption of its 1996 General Plan. Consequently, certification of the General Plan CEQA Environmental Impact Report (EIR) and adoption of the General Plan were set aside, and the County was directed to temporarily restrict new development pursuant to a writ of mandate. To address the Court's findings, the County prepared a new General Plan, which was adopted on July 19, 2004. However, subsequent to plan adoption, a referendum measure that would also affect implementation of the plan was filed with the County. That referendum, which appeared on the March 8, 2005, ballot, was approved by the voters, and the County began processing applications on October 3, 2005.

This rezone and parcel map application was submitted August 13, 2002, and could not be processed until after the referendum vote was approved.

STAFF ANALYSIS

Project Description: The applicant is requesting a rezone from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10) and a tentative parcel map creating two ten acre parcels on a 20 acre site.

Site Description: The subject parcel is at an average elevation of 1,200 feet above mean sea level. Vegetation is dominated by annual grasses and blue oak. The subject parcel also contains a stand of non-native eucalyptus trees. Proposed Parcel 1 has tree canopy coverage of 25 percent, and proposed Parcel number 2 has tree canopy coverage of 2 percent. The subject parcel contains two ponds fed by an intermittent stream. Improvements include a single family residence, pool, and garage on proposed Parcel 1 and a barn on proposed Parcel 2. Access to the subject parcel is from Amber Fields Drive, Fernwood Drive and Bollard Road, all paved two lane roads.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	AE	RR	Single family residence
North	AE/RE-5	RR/LDR	Single family residence
South	AE	LDR	SPRR Transportation Corridor/undeveloped
East	RE-5	LDR	Single family residence
West	RE-10	RR	Single family residence

Discussion: The proposed rezone and parcel map are consistent with the use and density of the adjacent land uses.

General Plan: The General Plan designates the subject site as Rural Residential (RR), which permits a minimum parcel size of 10 acres. The proposed 10-acre parcels therefore conform to the General Plan land use designation. The following General Plan policies apply to this project:

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

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

Discussion: El Dorado County Environmental Health has approved a well report for proposed Parcel 2. Proposed Parcel 1 has an existing residence with an adequate water supply.

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

Discussion: The applicant proposes well water for the project. The parcel is within the El Dorado Irrigation District sphere of influence, but public water is not required for the 10-acre parcel sizes within the Rural Residential land use designation outside of the Community Regions

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

Discussion: El Dorado County Environmental Health has approved a septic report for proposed Parcel 2. Proposed Parcel 1 has an existing residence with an approved and functioning septic system. The parcel is within the Eldorado Irrigation District sphere of influence, but public sewer is not required for 10-acre parcel sizes.

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

Discussion: The subject parcel is 3.5 miles from Latrobe Elementary School and 4.6 miles from Ponderosa High School.

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

Discussion: The El Dorado County Fire Protection District is responsible for providing fire protection to the subject site. The District has reviewed the proposal and indicated that the adherence to the applicable building and fire codes, as well as conditions of approval regarding installation of sprinkler systems in each residence affected by the project, will satisfactorily address all fire related safety issues. The subject parcel is five miles from Fire Station #28 in Cameron Park and four miles from the Latrobe Fire Station. No response time concerns are present.

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

Discussion: The subject parcel is 2.3 miles from the Shingle Springs Community Region.

7. *Erosion hazard;*

Discussion: According to the Soil Survey of El Dorado County, the property contains Auburn silt loam, 2 to 30 percent slopes (AwD), Auburn very rocky silt loam, 2 to 30 percent slopes (AxD), and Sobrante silt loam, 15 to 30 percent slopes (SuC). None of these soil types is characterized as an unstable soil. The project is not located in an area with significant topographic variation in slope. Compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance will reduce any potentially significant impact to a less than significant level.

8. *Septic and leach field capability;*

Discussion: El Dorado County Environmental Health has approved a septic report for proposed Parcel 2. Proposed Parcel 1 has an existing residence with an approved and functioning septic system.

9. *Groundwater capability to support wells;*

Discussion: El Dorado County Environmental Health has approved a well report for proposed Parcel 2. Proposed Parcel 1 has an existing residence with an adequate water supply.

10. *Critical flora and fauna habitat areas;*

Discussion: The proposed rezone and tentative parcel map will not 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, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The subject parcel has no identified biological resources pursuant to the Important Biological Resources map located in Planning Services.

11. *Important timber production areas;*

Discussion: The project is not located in or near an important timber production area.

12. *Important agricultural areas;*

Discussion: On January 11, 2006, the El Dorado County Agricultural Commission recommended approval of the proposed rezone from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10) stating there would not be a significant impact to important agricultural areas.

13. *Important mineral resource areas;*

Discussion: The project will not impact an important mineral resource area.

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

Discussion: The El Dorado County Department of Transportation determined that the proposed rezone would not significantly impact the transportation system serving the area. The proposed rezone and parcel map would result in one additional residence of which the on-site roads are capable of supporting after improvement and off-site roads are capable of supporting with no improvements.

15. *Existing land use pattern;*

Discussion: The project area is surrounded by existing residential uses. Staff has determined that the proposed project is consistent with existing land use pattern within the project area.

16. *Proximity to perennial water course,*

Discussion: The subject parcel is six miles from the Cosumnes River, the closest perennial water course.

17. *Important historical/archeological sites; and*

Discussion: An archaeology report was prepared by Historic Resource Associates. The report concluded, after a careful survey of the entire parcel, no significant prehistoric archaeological sites, features, or artifacts were discovered, nor were there any historic buildings, structures, or objects found within the area. No sub-surface testing was completed. As such, there is a potentially unknown significant impact to historic or archaeological resources that might be located on the surface or sub-surface. In order to limit any impact mitigation measures have been added to the project.

18. *Seismic hazards and present of active faults.*

Discussion: As shown in the Division of Mines and Geology's publication *Fault Rupture Hazard Zones in California*, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault rupture, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area will be offset by the compliance with the Uniform Building Code earthquake standards.

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

Discussion: There are no existing CC&Rs.

Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing

authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

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

Discussion: The Agricultural Commission reviewed the proposed rezone and parcel map on January 11, 2006. Steve Burton informed the Agricultural Commission that the area where this parcel is located has been subdivided. After conducting a site visit and reviewing the application, Mr. Burton concluded that the parcel split and rezone of the Exclusive Agricultural (AE) zoned 20.06 parcel to two Estate Residential Ten-acre (RE-10) zoned 10 acre parcels would not compromise agricultural activities. Mr. Burton also stated that although the surrounding parcels are zoned AE, the parcels are no longer in Williamson Act contracts, and there does not appear to be any agricultural operations on them. A motion was made and unanimously passed that Z04-0010 and P04-0003 were consistent with General Plan Policy 8.1.4.1.

Policy 8.1.3.1: Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Those parcels used to buffer agriculturally zoned lands shall have the same width to length ratio of other parcels.

Discussion: The two proposed parcels are 10 acres.

Policy 8.1.3.2: Agriculturally incompatible uses adjacent to agricultural zoned lands shall provide a minimum setback of 200 feet from the boundary of the agriculturally zoned lands.

Discussion: Proposed Parcel 2 is of sufficient size to allow a residence within the required agricultural setbacks. Proposed Parcel 1 contains an existing residence.

Policy 8.1.3.4: A threshold of significance for loss of agricultural land shall be established by the Agriculture Department and the Planning Department, with opportunity for public comment before adoption, to be used in rezone applications requesting conversion of agricultural lands to non-agricultural lands, based on the California LESA system. For projects found to have a significant impact, mitigation shall include 1:1 replacement or conservation for loss of agricultural land in active production and/or 1:1 replacement or conservation for land identified as suitable for agricultural

Discussion: The proposed rezone from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10) was recommended for approval by the Agricultural Commission on January 11, 2006. The adjacent land uses are residential, and no adjacent parcels currently contain agricultural use. The applicant has owned the subject parcel since 1979 and has only used the parcel for residential use.

The parcel is not currently within a Williamson Act Contract. The proposed RE-10 zoning does allow by right “The raising and grazing of domestic farm animals and the cultivation of tree and field crops and the sale of such goods when produced on the premises.” Staff recommends that no mitigation is required since a significant impact does not exist.

Policy 8.1.1.5: Except for parcels assigned urban or other nonagricultural uses by the Land Use Map for the 1996 General Plan, parcels 20 acres or larger containing “choice” agricultural soils (see Policy 8.1.1.2(b)) shall be zoned for agricultural use except where the Board of Supervisors determines that economic, social, or other reasons justify allowing nonagricultural development or uses to occur on the affected properties. ...Before rezoning parcels that are 20 acres or larger and contain choice agricultural soils to a zoning category that will permit nonagricultural uses, the Board of Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural Commission.

Discussion: The proposed rezone was recommended for approval by the Agricultural Commission on January 11, 2006.

Policy 8.1.3.5: On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

Discussion: The proposed rezone and parcel map was approved by the Agricultural Commission on January 11, 2006.

Policy TC-6a: The County shall support improvements and uses on the former Southern Pacific right-of-way and track within the county, now known as the Sacramento-Placerville Transportation Corridor (SPTC) that maintain its viability as a potential freight and passenger hauling rail facility.

Discussion: The subject parcel is adjacent to the Sacramento-Placerville Transportation Corridor. As stated in the SPTC Master Plan “Any residential subdivision shall at a minimum provide for an offer of dedication for trail easement 100 feet measured from centerline from the right-of-way.” A condition of approval has been included to address the transportation corridor easement.

Conclusion: As discussed above, staff finds that the project, as proposed/conditioned, conforms to the General Plan.

Tentative Parcel Map: The tentative parcel map (Exhibit B) proposes to create two 10 acre parcels on a 20-acre site. In accordance with Section 16.44 of the Minor Land Division Ordinance, the following findings must be made by the approving authority:

1. *That the proposed tentative map, including design and improvements, is consistent with the General Plan and Specific plan where applicable;*

Discussion: The proposed tentative parcel map conforms to the 2004 General Plan.

2. *That the proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance;*

Discussion: The project proposes to rezone the subject parcel from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10). The proposed tentative map is consistent with Section 17.70.110 of the Zoning Ordinance, RE-10 Development standards.

3. *That the site is physically suitable for the proposed type and density of development; and*

Discussion: The tentative parcel map was approved by El Dorado County Environmental Health for a septic system and a well, and access is provided by a paved County maintained road off-site and paved roads within a zone of benefit on-site.

4. *That the proposed subdivision is not likely to cause substantial environmental damage.*

Discussion: Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a mitigated negative declaration has been prepared.

Conclusion: Staff has determined that the required findings within Section 16.44 of the Minor Land Division Ordinance may be made for the proposed tentative parcel map.

Zoning: The subject site is currently zoned Exclusive Agricultural (AE). The applicant is proposing to rezone the parcel to Estate Residential Ten-acre (RE-10) which is consistent with the General Plan land use designation of Rural Residential. Pursuant to Section 17.70.110 of the County Code, RE-10 Development Standards, the minimum lot area is ten acres. The proposed parcel map contains two parcels of ten acres each, which is consistent with the development standards. All existing buildings meet the required 30 foot setbacks for residential structures and 50 foot setbacks for agricultural structures. The proposed undeveloped parcel has adequate building area to allow a residence taking into account all required setbacks.

Design Waiver(s) Discussion: A design waiver has been requested for a reduction of road improvements to 18 feet. All onsite roads are paved with varying widths. Amber Fields Drive has a pavement width of 22 feet, Fernwood Drive has a pavement width of 18 feet, and Bullard Drive has a pavement width of 15 feet. Due to the existing 18 and 22-foot minimum paved roadways, the applicant is requesting a design waiver reducing the required 24 foot wide improvement to 18 feet

pursuant to the California Fire Safe Standards. Improvements would be required for Bullard Drive to meet California Fire Safe Standards.

Agency and Public Comments: The following agencies provided comments on this application:

- El Dorado County Environmental Management Department, Environmental Health Division
- El Dorado County Department of Transportation
- El Dorado County Fire Protection District
- County of El Dorado Office of County Surveyor
- El Dorado County Air Pollution Control District
- Pacific Gas and Electric
- El Dorado County Resource Conservation District

Copies of their written comments are available at the Planning Services office. The above agencies had no specific concerns regarding the proposed project that are not addressed and accounted for by this report and the attached findings and conditions.

Additional issues may be raised as a result of the public notice of the hearing, which will be discussed at that time

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

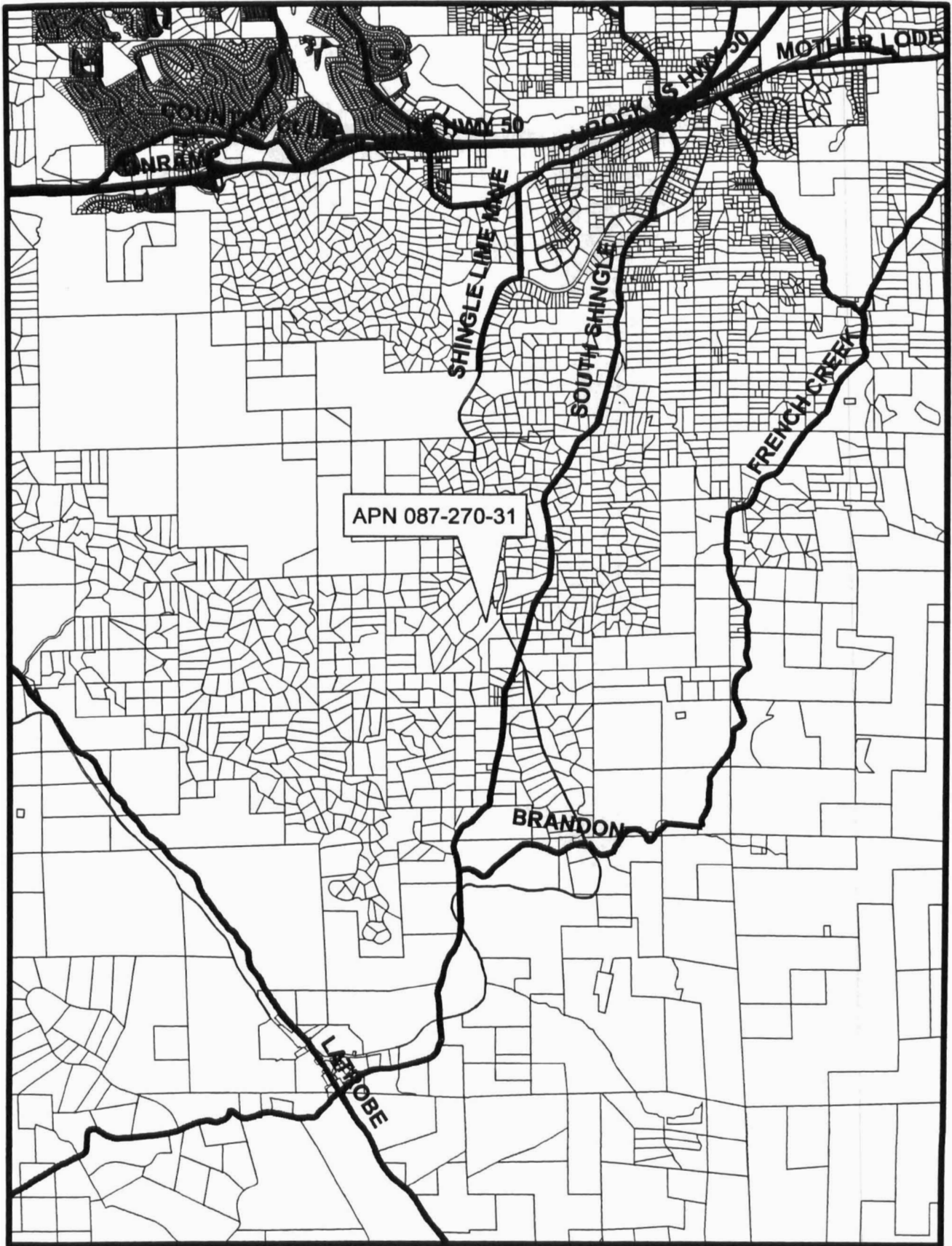
RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

- Exhibit A.....Vicinity Map
- Exhibit B.....Tentative Parcel Map
- Exhibit C.....General Plan Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E1-2.....Assessor's Plat Maps
- Exhibit F.....Environmental Checklist and Discussion of Impacts
- Exhibit G.....Soils Map
- Exhibit H.....Farmland Map
- Exhibit I.....Parcel Map 17-36

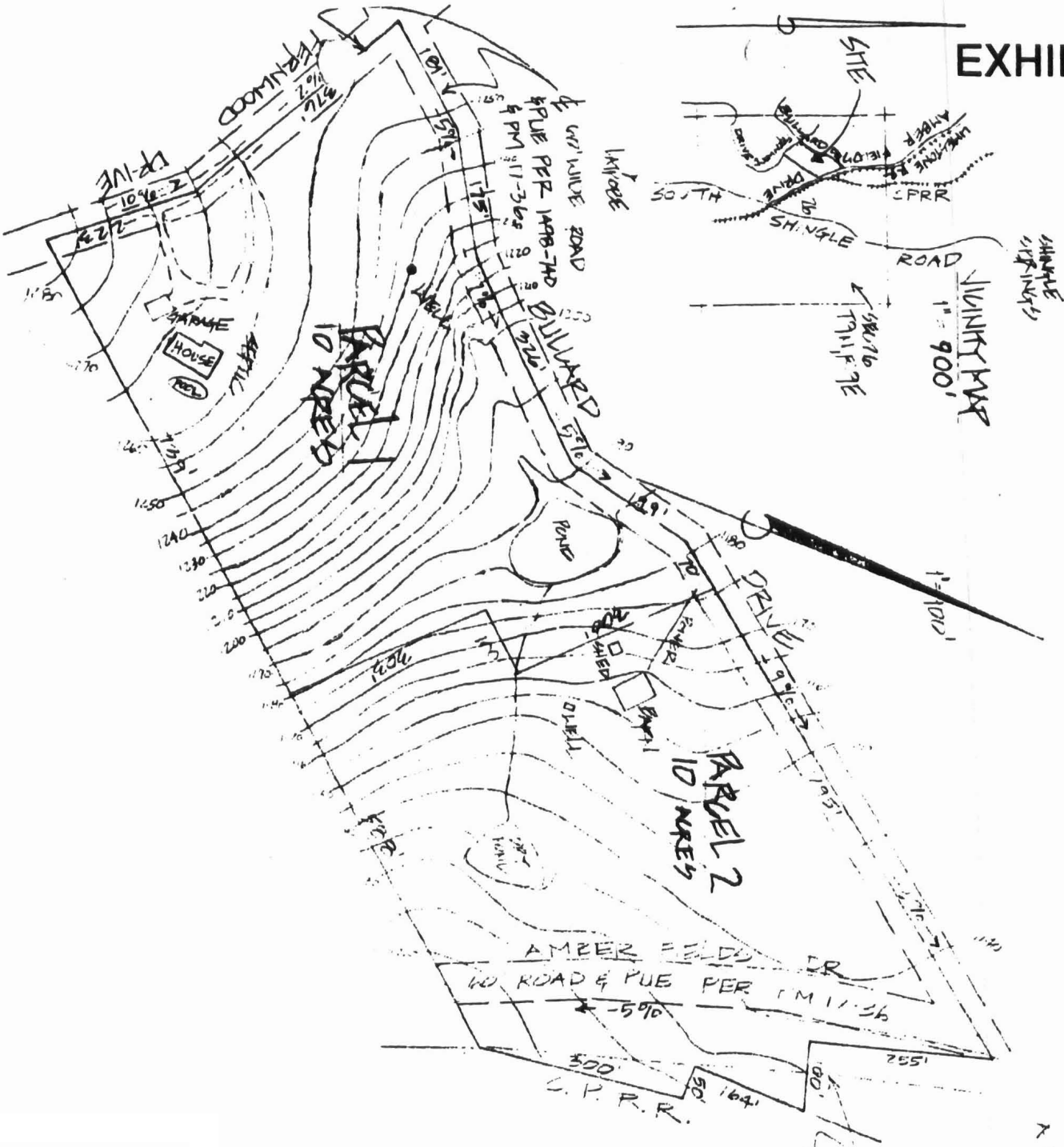
EXHIBIT A: VICINITY MAP



PERMIT # P04-03 & Z04-10
PREPARED BY AARON MOUNT



EXHIBIT E



INITIATIVE PARCEL MAP
 A PORTION OF THE 1/2 SEC 26
 T9N R1E10E
 BEING
 PARCEL 2 OF PM 17-36
 COUNTY OF EL DORADO, CALIFORNIA
 EL DORADO LAND SUBST CO.

EL DORADO UNIVERSITY
 P.K. 1011

CADRE OF RECORD: FREDERICK CANON
 5041 FREDERICK DRIVE
 CHILHILLS, CALIFORNIA, 95622

NAME OF APPLICANT: DANIEL

MAP PREPARED BY: EL DORADO LAND SUBST CO.
 2222 KOTVAL DRIVE
 AMERSON PARK, CA. 95602
 877-1511

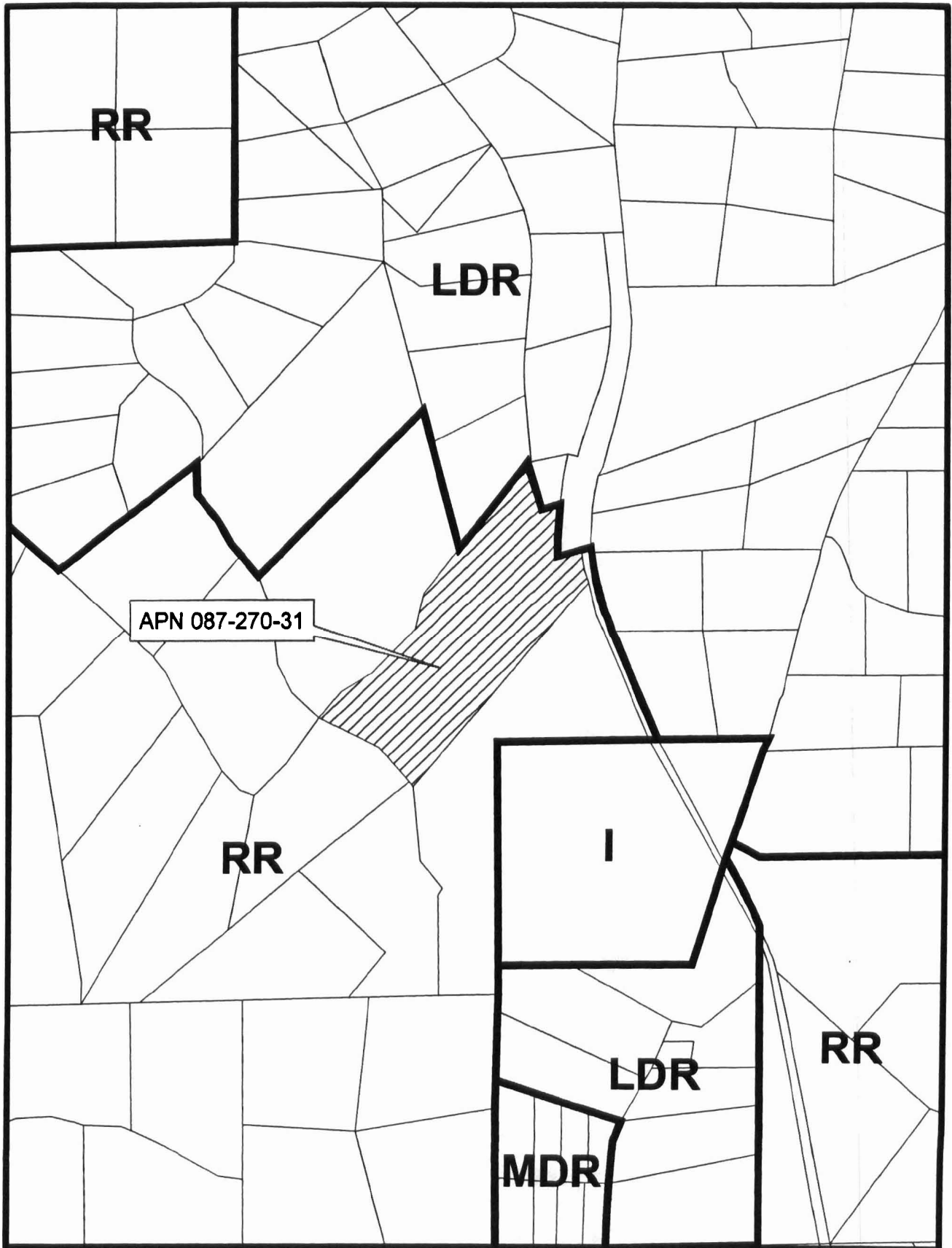
SCALE: 1" = 900'
 CONTOUR INTERVAL: 5'
 SOURCE OF TOPOG. DATA: FIELD SURVEY
 ORIGINAL DRAWING NUMBER: 76, 79, 9
 CATHODIC PARCEL NO.: 87:170:21
 PRESENT ZONING: FE 10
 PROPOSED ZONING: RE 10
 TOTAL AREA: 20 ACRES
 TOTAL NO. OF PARCELS: TWO
 MINIMUM PARCEL AREA: 10 ACRES
 PROPOSED WATER SUPPLY: WELLS
 PROPOSED SEWERAGE DISPOSAL: SEPTIC SYSTEMS
 FIRE PROTECTION METHOD: LATROBE
 ELEMENTARY SCHOOL DIST. LATROBE
 DATE: JANUARY 1984

PLANNING DIRECTOR
 APPROVAL: _____
 DATE: _____

PROPERTY OF SUPERVISORS
 APPROVAL: _____
 DATE: _____

APPROVAL: _____
 DATE: _____

EXHIBIT C: GP LAND USE MAP

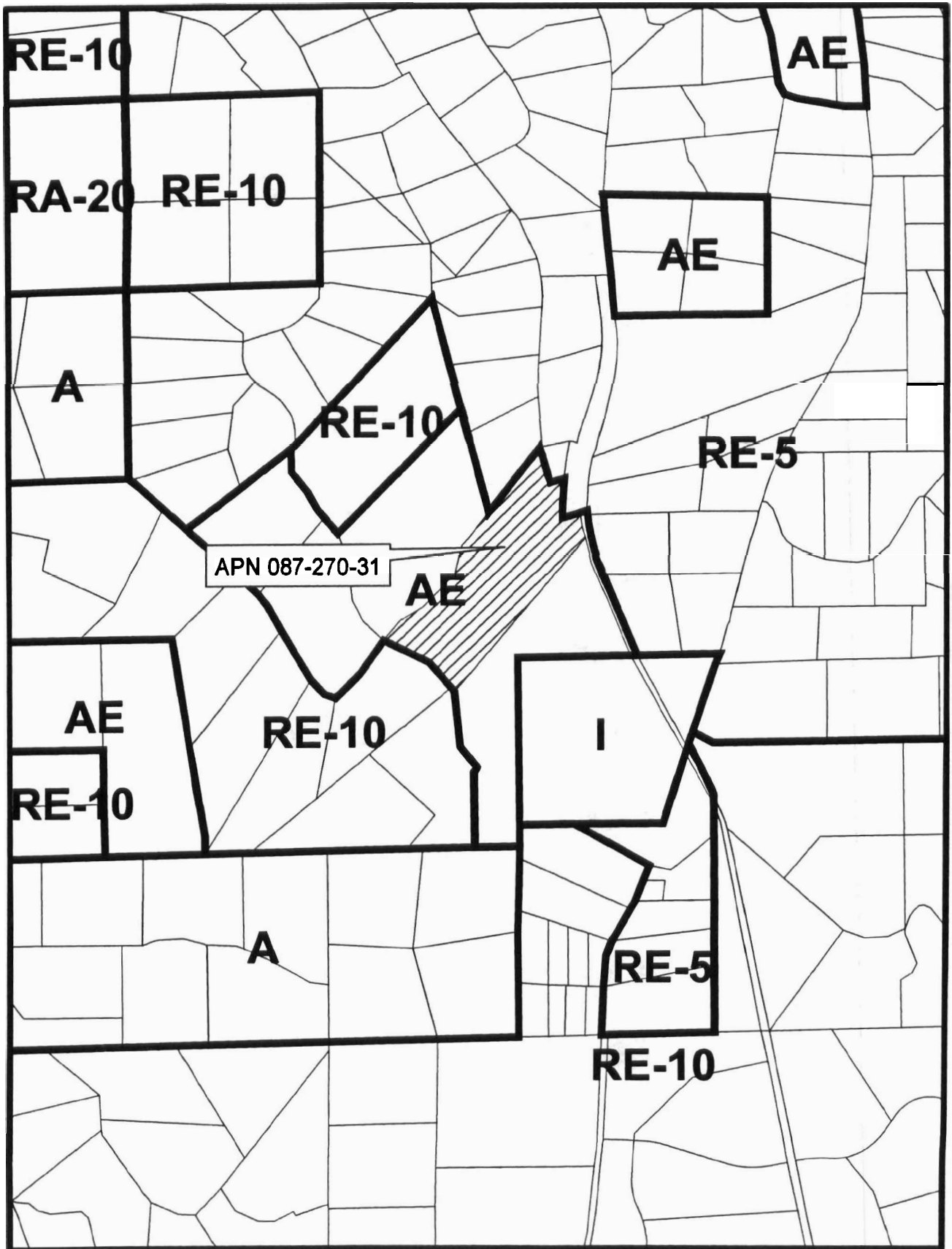


PERMIT # P04-03 & Z04-10
PREPARED BY AARON MOUNT

0 0.05 0.1 0.2 Miles



EXHIBIT D: ZONING MAP



PERMIT # P04-03 & Z04-10
PREPARED BY AARON MOUNT

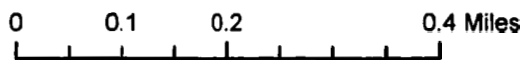
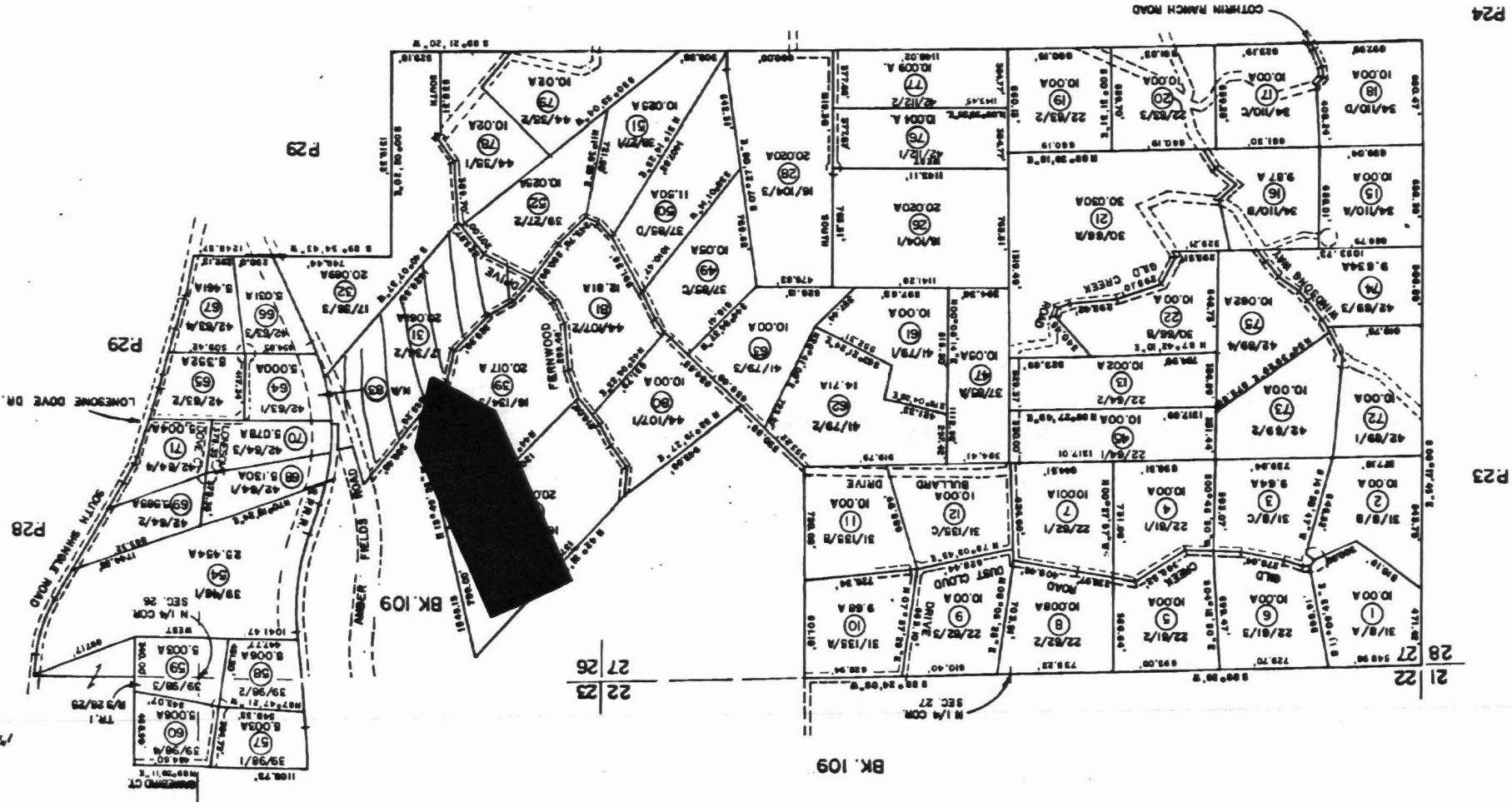


EXHIBIT E-1

POR SECS 26 & 27, 19N, R9E, M.D.M.

Tax Area Code

87:27



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only.

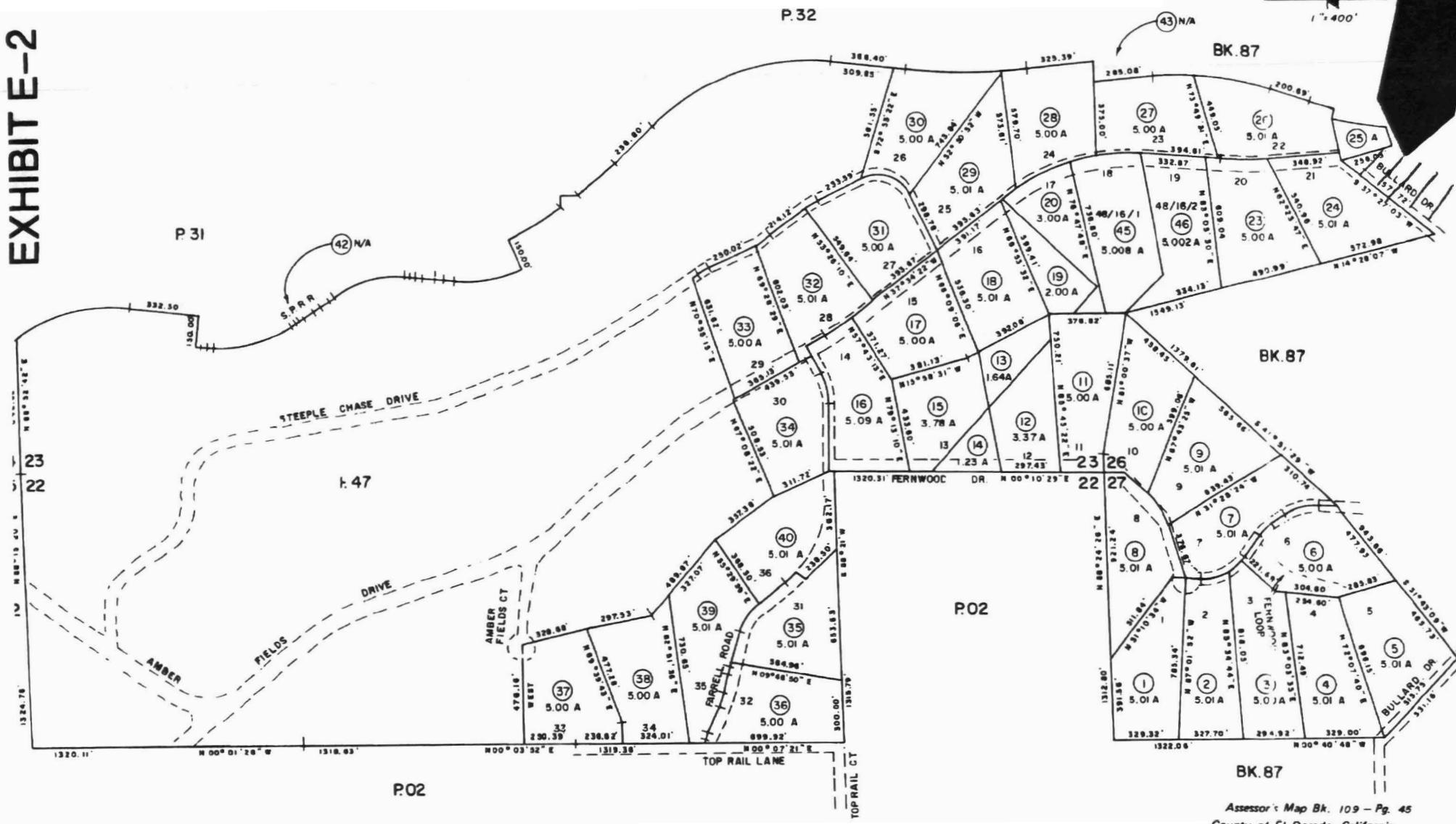
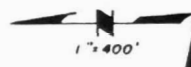
NOTE - Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 87 - Pg. 27
 County of El Dorado, California
 JUN 09 2003

POR. SECS. 22,23,26 & 27, T.9N., R.9E., M.D.M.
 ROYAL EQUESTRIAN ESTATES UNIT I
 H-94

Tax Area Code 109:45

EXHIBIT E-2



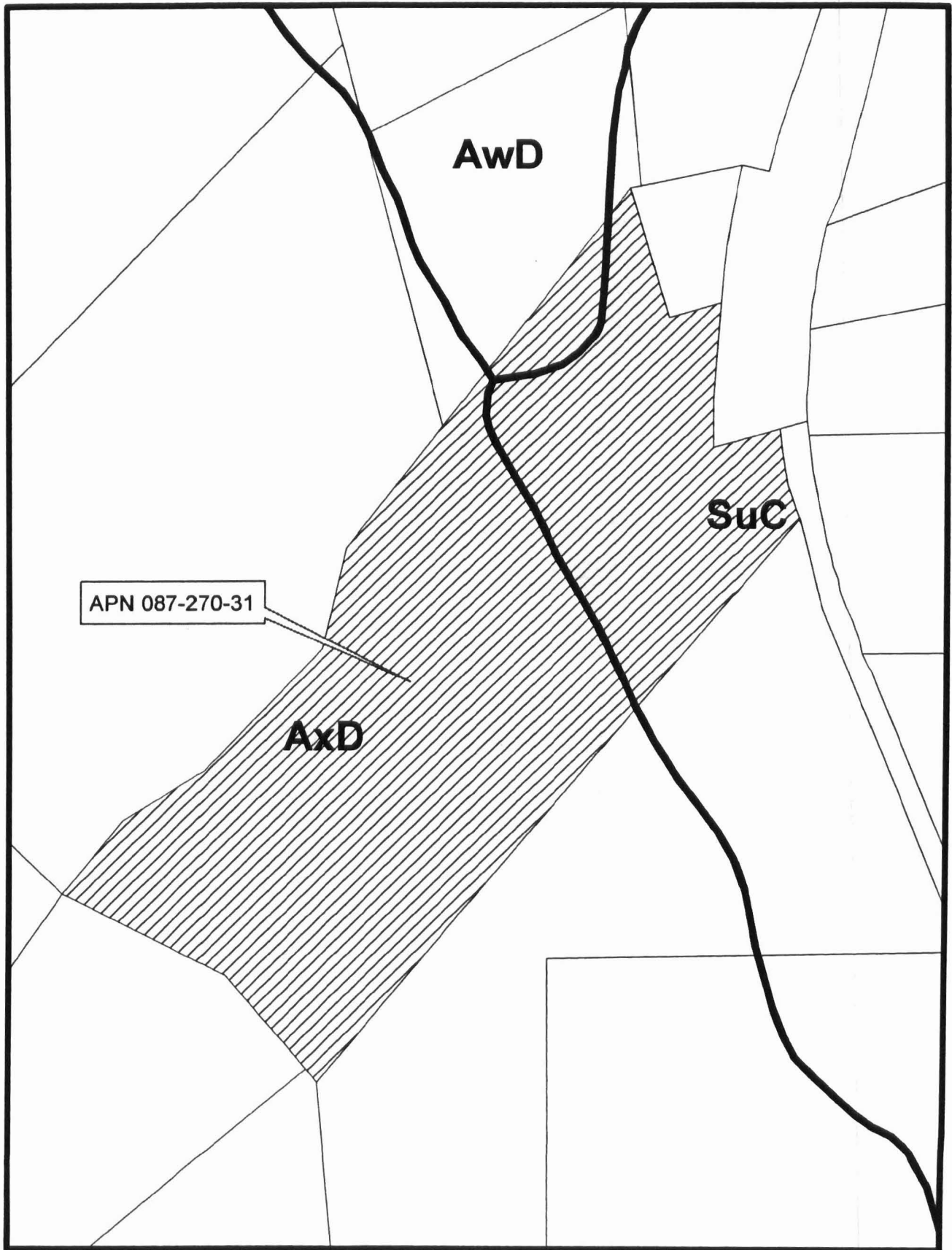
THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 109 - Pg. 45
 County of El Dorado, California

03-17-2003

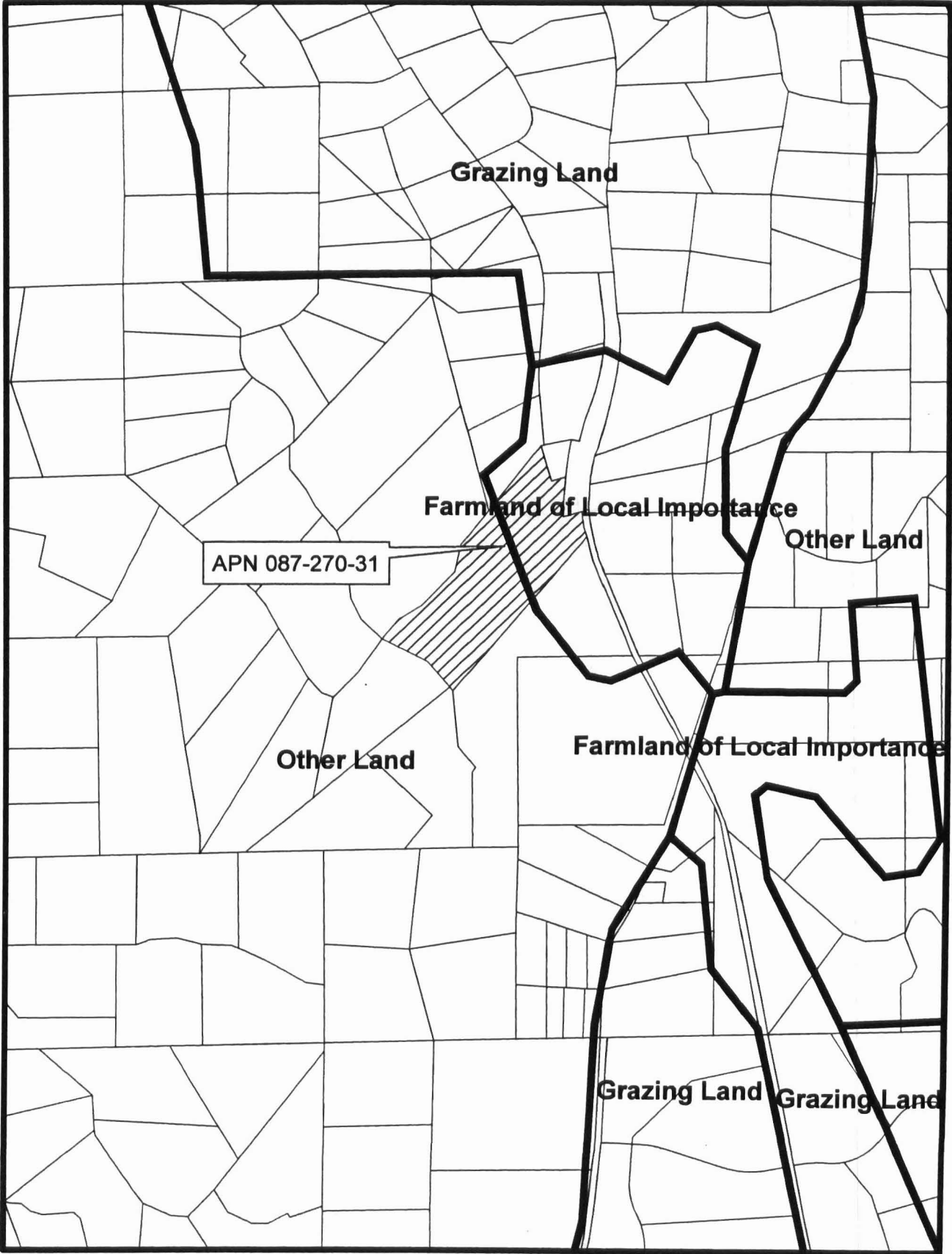
EXHIBIT G: SOILS MAP



PERMIT # P04-03 & Z04-10
PREPARED BY AARON MOUNT



EXHIBIT H: FARMLAND MAP



PERMIT # P04-03 & Z04-10
PREPARED BY AARON MOUNT

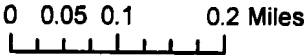
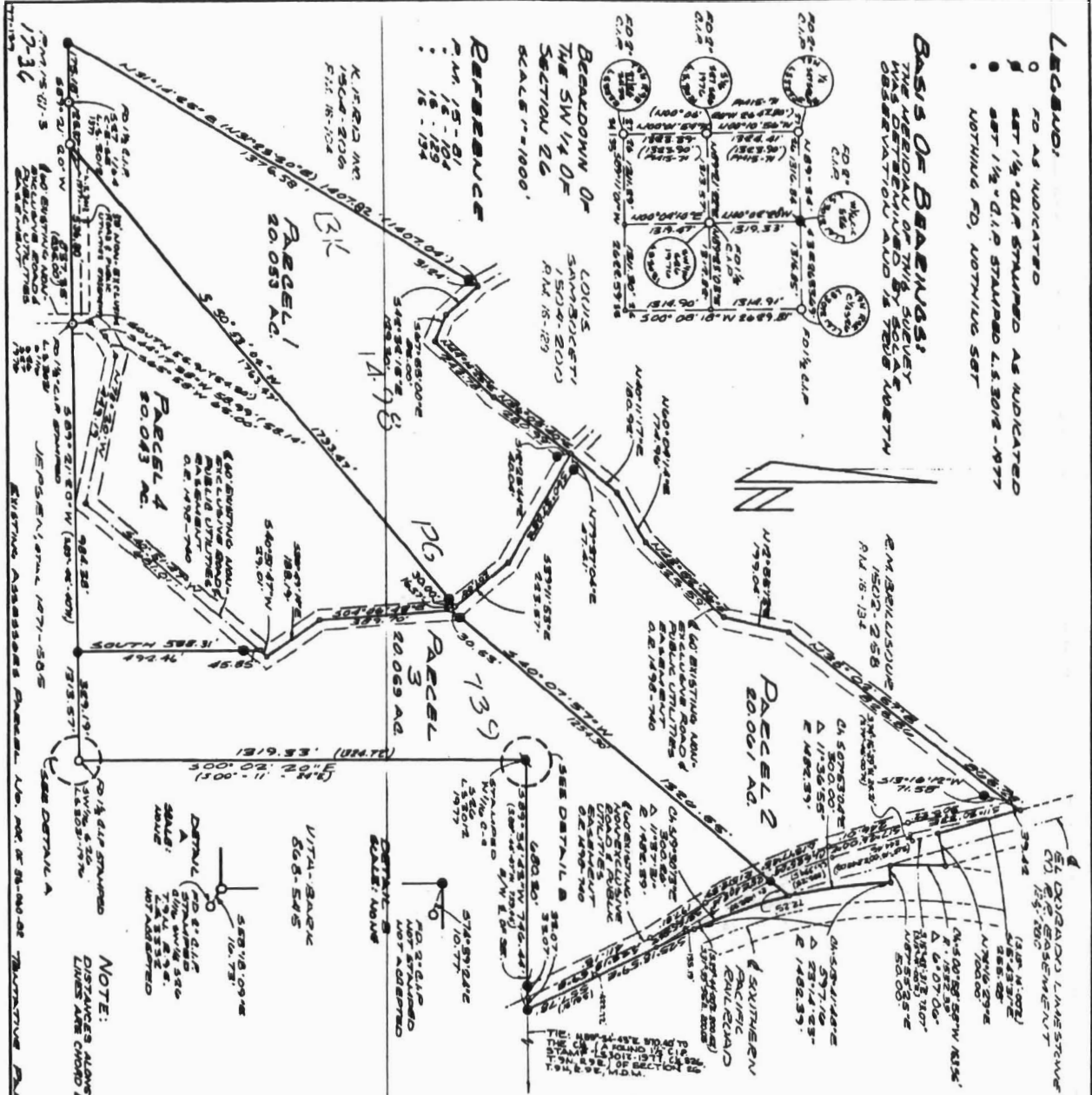


EXHIBIT H

17/36



PARCEL MAP
 PORTION OF THE W 1/2 OF
 SEC 26 & THE NE 1/4 OF THE
 SE 1/4 OF SEC 27, T9N, R9E, MDM,
 COUNTY OF EL DORADO CALIF
 JULY 1977
 SCALE 1"=200'
 JOHN P. SAUNDERS, L.S. 3012

SURVEYOR'S CERTIFICATE:
 THIS MAP WAS PREPARED BY ME OR
 UNDER MY DIRECTORSHIP AND IS BASED UPON A
 FIELD SURVEY IN COMPLIANCE WITH THE
 REQUIREMENTS OF THE SUBDIVISION
 ACT AND THE SUBDIVISION ACT OF THE
 STATE OF CALIFORNIA. I HEREBY STATE
 THAT THE PARCEL MAP HAD BEEN PREPARED
 BY THE LOCAL AGENCY THAT HAS BEEN
 APPOINTED BY THE STATE TO SUPERVISE
 THE SURVEYING AND MAPPING OF THE
 PARCEL MAPS AND THAT THE PARCEL MAP
 HAD BEEN APPROVED BY THE LOCAL AGENCY
 THAT HAS BEEN APPOINTED BY THE STATE
 TO SUPERVISE THE SURVEYING AND
 MAPPING OF THE PARCEL MAPS.

COUNTY SURVEYOR'S CERTIFICATE:
 THIS MAP COMPLES WITH THE
 REQUIREMENTS OF THE SUBDIVISION
 ACT AND LOCAL ORDINANCES
 DATED 3/28/77

County Recorder's Certificate:
 FILED THIS 26th DAY OF SEPTEMBER, 1977
 AT 10:15 A.M. BOOK D OF PARCEL MAPS
 AT PAGE 31. AT THE REQUEST OF
 JOHN P. SAUNDERS.
 Document No. 41151

County Recorder's Certificate:
 JOHN W. SWEENEY
 County Recorder
 County of El Dorado

County Recorder's Certificate:
 JOHN W. SWEENEY
 County Recorder
 County of El Dorado

County Recorder's Certificate:
 JOHN W. SWEENEY
 County Recorder
 County of El Dorado

17/36

17/36



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z04-0010 and P04-0003

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

Contact Person: Aaron Mount, Assistant Planner

Phone Number: (530) 621-5355

Property Owner's Name and Address: Frederick Simon, 3960 Cambridge Road, Cameron Park, CA 95682

Project Applicant's Name and Address: Frederick Simon, 3960 Cambridge Road, Cameron Park, CA 95682

Project Agent's Name and Address: Frederick Simon, 3960 Cambridge Road, Cameron Park, CA 95682

Project Engineer's / Architect's Name and Address: El Dorado Land Survey, 3222 Royal Drive, Cameron Park, CA 95682

Project Location: The property is located on the west side of Amber Fields Drive, 2,000 feet north of the intersection with South Shingle Road, in the Shingle Springs area.

Assessor's Parcel No(s): 087-270-31

Zoning: Exclusive Agricultural (AE)

Section: 26 **T:** 9 **R:** 9

General Plan Designation: Rural Residential (RR)

Description of Project: Zone change from Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10) and a tentative Parcel Map creating 2 parcels of 10 acres each on a 20 acre site.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	AE	RR	Single Family Residence
North:	AE/RE-5	RR/LDR	Single Family Residence's
East:	RE-5	LDR	SPRR Transportation Corridor/ Undeveloped
South:	AE	RR	Single Family Residence
West:	RE-10	RR	Single Family Residence

Briefly Describe the environmental setting: The subject parcel is at an average elevation of 1,200 feet above mean sea level. Vegetation is dominated by annual grasses and blue oak. The parcel contains a pond feed by an intermittent stream. Improvements include a single family residence, pool, and garage on proposed Parcel 1 and a barn on proposed Parcel 2. Access to the subject parcel is from Amber Fields Drive and Ballard Drive, both paved two lane roads.

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

El Dorado County Department of Transportation
El Dorado County Surveyors Office; and
El Dorado County Environmental Management Department

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources	X	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: May 16, 2006

Printed Name: Aaron Mount 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.

"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.

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.

Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. **Supporting Information Sources:** A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

Discussion:

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

- a) No identified public scenic vistas or designated scenic highways will be substantially affected by this project.
- b) The proposed project will have no impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources within a corridor defined as a State scenic highway adjacent to the project site.
- c) The proposed project will not degrade the visual character or quality of the site and its surroundings. The surrounding area has been substantially developed with residential uses. The project will not introduce residential or agricultural development that is out of character with the surrounding existing development.
- d) Some limited light and glare may result from the addition of residential structures on the parcel. These increases are expected to be normal, however, for Estate Residential – Ten Acres (RE-10) zone district and are not expected to have a significant effect or adversely affect day or nighttime views adjacent to the project site.

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

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or
- Agricultural uses are subjected to impacts from adjacent incompatible land uses.

- a) Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance will be affected by the project. A portion of proposed Parcel 2 contains an area of Farmland of Local Importance. In addition, El Dorado County has established the Agricultural (-A) General Plan land use map for the project and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that there are no areas of "Prime Farmland" or properties designated as being within the Agricultural (-A) General Plan land use overlay district area adjacent to the project site. The El Dorado County Agricultural Commission made a site visit on January 5, 2006. Their report stated that the parcel is situated between RE-5 zoning on the east and RE-10 zoning on the west. The parcels to the north and south are zoned AE but are not engaged in a commercial agricultural activity nor are they in active Williamson Act contracts. The general area has already been subdivided except for the AE zoned parcels which are completely surrounded by residential use and the subject parcel contains 75% non-choice soils. The subject parcel has been exclusively residential in use since its current owner obtained it in 1979. It was concluded that the rezone from AE to RE-10 would not have an impact on agriculture on either the subject parcel or the surrounding area. The proposed RE-10 zoning allows by right the raising and grazing of domestic farm animals and the cultivation of tree and field crops and the sale of such goods when produced on the premises. The project will not result in a significant conversion of farmland to non-agricultural uses.
- b) As discussed above the proposed project will not conflict with existing agricultural zoning in the project vicinity, and will not adversely impact any properties currently under a Williamson Act Contract.
- c) No existing adjacent agricultural land will be converted to non-agricultural use as a result of the proposed project.

FINDING: It has been determined that the project will not result in any substantial impacts to agricultural lands, or properties subject to a Williamson Act Contract. The surrounding area is developed with residential uses and the subject parcel is no longer in a Williamson Act Contract nor has agricultural activity been present for many years. For this "Agriculture" category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects will result from the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?			X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a) El Dorado County adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG / VOC, NO_x, and O₃). The proposed project will not conflict with or obstruct the implementation of this plan.

b & c)

The El Dorado County Air Quality Management District’s *Guide to Air Quality Assessment* establishes a threshold of 48 dwelling units with fireplaces or woodstoves, which would result in potentially significant ROG and No_x emissions. Vehicular emissions are based upon a trip rate of 9.53 vehicle trips per day per residence. The request for a Parcel Map will result in two parcels, which may be developed with an additional single family residence, would not result in a significant increase in ROG or No_x. Additionally, the maximum total daily vehicle trips generated would be 19.06 trips per day. Using the thresholds in the *Guide to Air Quality Assessment*, this has been determined to be less than significant.

d) Sensitive receptors include such groups as young children and elderly and such sites as schools, hospitals, day-care centers, convalescent homes, and high concentrations of single-family residences. General Plan Policy 6.7.6.1 requires that the County “Ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers,

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

playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution.” It has been determined that the proposed site and use will not substantially impact any sensitive receptors in the area.

- e) The AE, and proposed RE-10, zone districts do not permit activities that could generate objectionable odors. Those activities, which might result in objectionable odors, dust, or smoke, require the review and approval of a special use permit. This subsequent discretionary permit would require further environmental review addressing the potential impacts resulting from the proposed activity.

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

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:

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

- 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) This Parcel Map request for two parcels will not 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, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

b & c)

The United States Department of the Interior National Wetlands Inventory Map for the project area (Latrobe, CA Quadrangle, 1995) was reviewed to determine if any identified wetland or riparian habitat areas exist on or adjacent to the project site. This review indicates that there are mapped wetlands and riparian habitat areas on or adjacent to the project. The project does not propose to alter any identified wetlands or riparian areas on site or adjacent. All required improvements will have no effect on wetlands or riparian areas. Any grading required to improve access will take place within an existing 60 foot wide road and public utilities easements which does not contain any identified wetlands. Future development will be required to meet a non-disturbance setback of 50 feet from any wetlands onsite pursuant to El Dorado County General Plan Policies.

d) Review of the Planning Department GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped critical deer migration corridors on the project site. The subject parcel is within mapped winter deer range but is adjacent to an undeveloped parcel containing 86 acres. The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

e) Limited tree removal will result from the development of a single-family residence on proposed parcel number 2. Proposed parcel number 1 contains an existing residence.

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

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

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X		
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. <i>Would the project:</i>			
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 Study prepared by Historic Resource Associates. The purpose of the cultural resource study is to verify the existence/non-existence of historic resources and/or archaeological sites on the project site and to provide potential mitigation measures. In this instance, the submitted Cultural Resource Study concludes that there are no identified archaeological sites, cultural, or historic resources on the project site. The conclusion was confirmed through a records search and an on-site survey. No sub-surface testing was completed. As such, there is a potentially unknown significant impact to historic or archaeological resources that might be located on the surface or sub-surface. In order to limit any impact the following mitigation measures are recommended:

(a/b.1) In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. The Planning Department shall review the grading plans prior to the issuance of a grading permit.

- c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or know fossil locales.
- d) Earth disturbance and grading on the project site may potentially result in the disturbance of human remains interred outside a formal cemetery. As such, the following mitigation measure is required to reduce the potentially significant impact to a less than significant level:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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(d.1) 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 Department shall review the grading plans prior to the issuance of a grading permit.

FINDING: Although the project has the potential to create significant impacts to sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the incorporation of the required mitigation measures will reduce the impacts to a less than significant level. Established thresholds of significance will not be exceeded within the "Cultural Resources" category.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				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:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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) As shown in the Division of Mines and Geology’s publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area will be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.
 - b) All grading activities shall comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potential impacts to a less than significant level.
 - c) According to the *Soil Survey of El Dorado County*, the property contains Auburn silt loam, 2 to 30 percent slopes (AwD), Auburn very rocky silt loam, 2 to 30 percent slopes (AxD), and Sobrante silt loam, 15 to 30 percent slopes (SuC). None of these soil types is characterized as an unstable soil. Compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance will reduce any potentially significant impact to a less than significant level.
 - d) The Natural Resources Conservation Service (NRCS) has mapped soils on the site as Auburn silt loam, 2 to 30 percent slopes (AwD), Auburn very rocky silt loam, 2 to 30 percent slopes (AxD), and Sobrante silt loam, 15 to 30 percent slopes (SuC). (*Soil Survey of El Dorado Area, California, 1974*) Review of the *Soil Survey of El Dorado Area* indicates that the mapped soil types for the proposed project area have a low shrink-well potential. Based upon this review, the impact from expansive soils is less than significant.
 - e) El Dorado County Environmental Management has approved a septic system for the proposed undeveloped parcel. The existing residence has an approved functioning septic system. Any impacts from the installation of the proposed septic system for the project have been determined to be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

a) Any hazardous materials utilized at the project site shall comply with the *El Dorado County Hazardous Waste Management Plan*.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b) No significant amounts of hazardous materials will be utilized for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- 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.
- d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there will be a less than significant impact from hazardous material sites.
- g) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project is not subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There are less than significant impacts to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project.
- h) *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 over flights in the vicinity of the project site.
- i) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County.
- j) The El Dorado County Fire Protection District reviewed the project proposal and stated that 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.

FINDING: The proposed project will not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and expose people and property to risks associated with wildland fires. For this "Hazards and Hazardous Materials" category, the thresholds of significance will not be exceeded by the proposed project.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

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

- 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 to improve access will require an improvement plan as required by the Department of Transportation. The plan shall be in conformance with the County of El Dorado “Design and Improvement Standards Manual”, the “Grading, Erosion and Sediment Control Ordinance”, the “Drainage Manual”, and the “Off-Street Parking and Loading Ordinance”. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site.
- b) 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. The applicant proposes to supply the parcels with well water. El Dorado County Environmental Management has approved a safe and reliable water supply for the proposed undeveloped parcel. The creation of an additional parcel and associated residence will not have a substantial impact on groundwater supplies. The existing residence has an adequate water supply.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c) There is no evidence that the grading and ground disturbances associated with the project will substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project.
- d & e)
 Compliance with the standards and requirements contained within the *Grading, Erosion and Sediment Control Ordinance* will limit any potential impacts to drainage ways on or adjacent to the project site, and limit erosion and siltation to a less than significant level.
- f) The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site.
- g & h)
 The Flood Insurance Rate Map (Panel 060040 0950B, October 18, 1983) for the project area establishes that the project site is not located within a mapped 100-year floodplain.
- i) The subject property in the Shingle Springs area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters.
- j) The potential for a seiche or tsunami is considered less than significant. Potential for a mudflow is also considered to be less than significant.

FINDING: For the “Hydrology and Water Quality” section, it has been determined the project will not exceed the identified thresholds of significance and therefore no significant adverse environmental effects will result from the project.

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- a) The project will not result in the physical division of an established community.
- b) The proposed project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and is consistent with the development standards contained within the El Dorado County Zoning Ordinance. The proposed rezone from AE to RE-10 is consistent with the parcel's 2004 General Plan Land Use Designation of Rural Residential (RR).
- c) The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*), or for the Gabbro soil rare plants which are subject to draft Recovery / Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

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

X. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				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.
- b) The Western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: No impacts to any known mineral resources will occur as a result of the project. Therefore, no mitigation is required. In the “Mineral Resources” section, the project will not exceed the identified thresholds of significance.

XI. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a & c)

The project will not result in a substantial increase in existing ambient noise levels in the project vicinity. The project will not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan. As proposed, the project is not located in an area exposed to existing noise levels exceeding the performance standards contained in Table 6-1.

b) Persons adjacent to the project vicinity will not be subjected to long-term excessive ground borne noise or ground borne vibration because of project construction or upon completion of the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d) Short-term noise impacts may be associated with excavation, grading, and construction activities in the project 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 performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas are required to be located as far as possible from any residential areas.
- e) The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards contained within a Comprehensive Land Use Plan. As such, the project will not be subjected to excessive noise from a public airport.
- 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.

FINDING: For the “Noise” category, the thresholds of significance have not been exceeded and no significant adverse environmental effects will occur from the proposed development.

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 no growth-inducing impact as the project does not include any proposal to extend, or expand infrastructure or roads, and does not include any school or large scale employment opportunities that lead to indirect growth. Approval of the rezone and parcel map will result in the creation of two parcels, of which one is already developed. The additional parcel has the potential of development of one single family residence.
- b. No substantial numbers of existing housing stock will be displaced by the proposed project.
- c) No substantial numbers of people will be displaced necessitating the construction of replacement housing elsewhere.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: The project will not displace any existing or proposed housing. The project will not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the "Population and Housing" section, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

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

Discussion:

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

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

- a) **Fire Protection:** The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The El Dorado County Fire Protection District will review the parcel map and building permit plans to determine compliance with their fire standards including, but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification and construction phasing. Fire District fees are collected prior to building permit issuance.
- 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 development of a single-family residence will not significantly impact the achievement of this goal, or significantly impact the current response times to the project area.

- c) **Schools:** The project site is located within the Latrobe School District. Impact to the affected school district from the proposed parcel map will be less than significant. School district fees are collected prior to building permit issuance.
- d) **Parks:** The proposed project will not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. Provisions to provide parkland were not included as part of the project design in accordance with Section 16.12.090 of County Code. Park land in lieu fees will be assessed as a condition of approval.
- e) No other public facilities or services will be substantially impacted by the project.

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

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) Approval of the proposed parcel map would result in the creation of one additional residential parcel with capacity of a primary residence and a secondary residence of no greater than 1200 square feet. The parcel is accessed by Amber Fields Drive which encroaches onto South Shingle Road which is a county maintained road. The proposed western parcel is accessed by a driveway that encroaches onto Fernwood Drive. The eastern proposed parcel is accessed by a road that encroaches onto Bullard Drive. Both Fernwood Drive and Bullard Drive are paved and meet fire safe widths.
- b) The approval of the proposed parcel map and the subsequent creation of two parcels and development of a single-family residence will not significantly impact the existing level of service of South Shingle Road and surrounding roadways.
- 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d) The proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that will substantially increase hazards. No traffic hazards will result from the project design.
- e) The project will not result in inadequate emergency access to any of the proposed residential structures.
- f) The submitted site plan was reviewed to verify compliance with the Zoning Ordinance on-site parking requirements. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. A single-family residence requires two on-site parking spaces in tandem. Parking will be reviewed at the time of building permit plan check.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation.

FINDING: For the “Transportation/Traffic” category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects will result from the project.

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

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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 the proposed parcel map or the development of a single-family residence on the proposed new parcel.
- b) No new water or wastewater treatment plants are proposed or are required because of the project.
- c) On-site stormwater drainage facilities are required on-site so as to reduce runoff to discharge levels that do not exceed site discharge levels, which existed prior to development of the site. All such drainage facilities shall be built in conformance with the standards contained in the *County of El Dorado Drainage Manual*.
- d) The applicant proposes to supply drinking water from existing wells on both proposed parcels. El Dorado County Environmental Management Department has approved the water sources for the proposed parcels.
- e) In this case, septic disposal for the parcel will be provided by an on-site septic disposal system. El Dorado County Environmental Management Department has approved a septic plan for the proposed undeveloped parcel.
- 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.
- f) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For residential development, curbside trash and pick-up of recyclable materials is provided by a local provider contracting to the property owner for the service.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Discussion:

- a) There is no substantial evidence contained in the whole record that the project will have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any impacts from the project will be less than significant due to existing standards and requirements imposed in the conditioning of the project.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts." Based on the analysis in this Initial Study, it has been determined that the project will not result in cumulative impacts.
- c) Based upon the discussion contained in this document, it has been determined that the project will not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Cultural Resources Study of Assessors Parcel Number (APN) 087-270-31 Near Shingle Springs, El Dorado County, CA. December 2005. Historic Resource Associates.