

EL DORADO COUNTY DEVELOPMENT SERVICES PLANNING COMMISSION STAFF REPORT



Agenda of: June 11, 2009
Item No.: 9
Staff: Mel Pabalinas

REZONE

FILE NUMBER: Z98-0017/Castro Rezone

AGENT: Carlton Engineering

APPLICANT: Hernan Castro

REQUEST: Rezone from Estate Residential Five-Acre Zone District (RE-5) to One-Acre Residential District (R1A)

LOCATION: The property is located on the north side of Meder Road approximately 200 feet west of intersection with Carlson Road in the Shingle Springs area; Supervisorial District IV (Exhibit A)

APN: 070-101-65 and -66 (Exhibit B)

PROPERTY SIZE: 5.62 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

CURRENT ZONING: Estate Residential Five-Acre Zone District (RE-5) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Planning Services recommends that the Planning Commission forward the following recommendations to the Board of Supervisors:

1. Adopt the Initial Study/Negative Declaration; and
2. Approve Rezone application Z98-0017 based on the findings in Attachment 1.

BACKGROUND

Originally filed on September 25, 1998, the rezone application included a request for a Tentative Parcel Map (application file P98-0010) to divide the parcel into four (4) 1-acre parcels, and a Design Waiver for use of a "Y" hammerhead turnaround for an on-site private road. An Initial Study/Negative Declaration was prepared and circulated for the project.

On January 28, 1999, the Planning Commission adopted the Negative Declaration and unanimously recommended to Board of Supervisors approval of the project. The item was scheduled on February 26, 1999 Board of Supervisors agenda; however, the item was continued off-calendar resulting from a court decision in February 1999 that invalidated El Dorado County's 1996 General Plan. A Writ of Mandate was subsequently issued limiting the County's authority to issue any discretionary land use approvals.

The 2004 General Plan was adopted in July 2004 followed by the lifting of the writ of mandate in September 2005. The County resumed processing of the application in October 2005 and forwarded a request for re-submittal of specific application information in conformance with the 2004 General Plan.

The applicant formally re-submitted the required information in November 2007 and modified the Tentative Parcel Map request to create four 1-acre lots and one 1.62 acre remainder parcel. Following completion of review of the resubmitted application materials, the application was deemed incomplete for processing in December 2007, subject to submittal additional information.

On March 3, 2008, a Technical Advisory Committee (TAC) meeting for the project was conducted. Among the issues discussed include specific revisions to the map, submittal of justification supporting the design waiver request for a hammerhead and impacts to rare plants. One specific issue involves the processing of a Tentative Parcel Map that would create a remainder parcel. As determined, the creation of the remainder parcel, which is currently developed with a single family residence would be inconsistent with the County Subdivision Ordinance and Subdivision Map Act. Staff recommended two possible options in resuming processing of the discretionary application: 1) Convert the Tentative Parcel Map application into a Tentative Subdivision Map application that would create a total of five (5) 1-acre lots; or 2) Apply for a Rezone of the parcels only.

On April 24, 2008, the applicant elected Option 2 withdrawing the Tentative Parcel Map Application. A second TAC meeting was conducted for the project on September 29, 2009 receiving general support of the zone change request.

STAFF ANALYSIS

Staff has reviewed the project for consistency with the County's regulations and requirements. An analysis of the proposal and issues for the Planning Commission's consideration are provided in the following sections.

Project Description

The applicant is requesting a rezone of the above property from Estate Residential Five-Acre Zone District (RE-5) to One-Acre Residential District (R1A) (Exhibit E). The proposed zone would conform to the General Plan Land Use Designation of Medium Density Residential.

No development or improvement is proposed with the zone change therefore no physical change to the existing setting would occur. Subsequent subdivision and development of the property could occur through a Tentative Parcel Map creating of 4 lots or less or a Tentative Subdivision Map for 5 lots in conformance with the density range of 1 to 0.2 dwelling units/per acre under the MDR land use zone. A formal development application for the subdivision would be required subject to regulatory review and environmental analysis by the County and affected agencies. Anticipated development of the site would be residential in nature under the R1A district including primary residence, second dwelling units, guest house, home occupation business, and other ancillary uses in accordance with Section 17.28 II of the El Dorado Zoning Code.

Site Description

The property is located between the 1,470 and 1,510 elevation with areas predominantly flat to pocket areas with 30-40 percent slope. An ephemeral drainage bisects the property from west to east that eventually discharges into Kelley Creek located off-site one-half mile to the east. The soil composition consists of Pine Hills gabbro complex within the Rescue Series, specifically a Rescue very stony sandy loam. The vegetation communities consist of a combination of Foothill Woodland, Chaparral and Savannah that includes Interior Live and Blue oaks, manzanitas, and poison oak. Hydrophytic vegetation exists within the seasonal drainage including hedge nettle, annual beard grass and nutsedge. Given the gabbro soil composition, special status species also have been identified including Pine Hill ceanothus, Layne's butterweed, and El Dorado mule ears.

The site is currently improved with several buildings including two residences, a detached garage, three sheds, and a swimming pool. The site is accessed via Meder Road, a major 2-lane County maintained road.

Site and Surrounding Properties' Information

The property is within the Shingle Springs Community Region of the County. Surrounding the site are existing surrounding residential uses and, generally, of similar and like land use designation. The site borders several parcels to the northwest that have similar land use and zone designations of RE-5 and MDR, respectively. Also within the immediate area, mostly to the south, are parcels with existing zone designation of R1A similar to the request zone change.

With reference to Exhibits C and D, Table 1 below detail the land use designation information of the project site and the surrounding properties.

Table 1. Land Use Information

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Medium Density Residential (MDR)	Estate Residential 5-acre minimum (RE-5)	Residential
North	Medium Density Residential (MDR)/Low Density Residential (LDR)	Estate Residential 5-acre minimum(RE-5)/ Estate Residential 10-acre minimum (RE-10)	Residential
East	Medium Density Residential (MDR)/Low Density Residential (LDR)	Estate Residential 10-acre minimum (RE-10)	Residential
South	Medium Density Residential (MDR)	One-Acre Residential (R1A) District	Residential
West	Medium Density Residential (MDR)	Estate Residential 5-acre minimum(RE-5)	Residential

General Plan

Table 2 below provides a summary of the El Dorado County General Plan policies applicable to the project.

Table 2. General Plan Consistency Discussion

General Plan Element	Policy Reference	Consistency Discussion
Land Use	Policy 2.2.5.2 (Project Consistency)	Consistent. This policy requires verification of discretionary project applications for consistency with the applicable General Plan policies. Based on consistency matrix (Table 2.4) under General Plan Policy 2.2.1.5, the proposed rezone from Estate Residential 5-acre minimum (RE-5) to One Acre Residential District (R1A) would be consistent with the underlying Medium Density Residential (MDR) Land Use Designation.
	Policy 2.2.5.3 (Rezone Consistency)	
	1. Availability of adequate public water and 2. Availability and capacity of public	Consistent. The project site is within the El Dorado Irrigation District (EID) service area for public water. Though no development is proposed with this rezone application, based on the submitted Facilities

	treated water system	Improvement Letter (FIL) from EID dated April 21, 2008, there is adequate amount of water that would be available for future development. As of January 1, 2007, there are 2,426 equivalent dwelling units (EDU) to serve the Western/Eastern Supply Region. In the event that the project site is developed, a meter award letter from EID would be required as proof of service to the prior to recordation of future final map.
	3. Availability and capacity of public waste water treatment system	Consistent. No public wastewater system is available to site at this time as the property and the surrounding properties in the general vicinity site are served by individual septic system. General Plan Policies (Public Services and Utilities Element) 5.3.1.2 and 5.3.1.7. states that parcels within Community Region and has underlying Medium Density Residential designation may be further subdivided to sizes below 5 acres and have on-site septic system with public water connection. Subsequent development of the site would be required to demonstrate that such septic system can accommodate highest possible demand of the project.
	4. Distance to and capacity of the serving elementary and high school	Consistent. Buckeye Elementary School is located approximately 1.5 miles from the project site and has an enrollment of 484 students. Ponderosa High School is approximately 0.5 miles from the site and has an enrollment of 1,982 students.
	5. Response time from nearest fire station handling structure fires	Consistent. The property is within the El Dorado County Fire Protection District area. The nearest fire station to the site is located at 3860 Ponderosa Road, approximately 1 mile to the southeast. The estimated emergency response time is 5 minutes.
	6. Distance to nearest Community Region or Rural Center	Consistent. The site is within Shingle Springs Community Region of El Dorado County.
	7. Erosion hazard	Consistent. Based on the topography, the site has a slight to moderate erosion hazards in the event of development, subject to technical review by the County and affected agencies and implementation of best management practices.
	8. Septic and leach field capability	Consistent. The on-site wastewater feasibility report and useable sewage disposal map prepared by Wheeldon Geology was submitted as part of the previous Tentative Parcel Map Application. The data was reviewed and preliminarily approved by Environmental Management Department-Environmental Health Division. Subsequent development of the site would be conditioned to meet all septic requirements.

<p>9. Groundwater capability to support wells</p>	<p>Consistent. As the project site is within the Community Region and EID service area, future development of the site would be required to connect to the district facilities for water services thereby not requiring groundwater source.</p>
<p>10. Critical flora and fauna habitat areas</p>	<p>Potentially Consistent. The property is within the Ecological Preserve Mitigation Area 1. A Botanical Resource Report and Rare Plant Survey was prepared and submitted as part of the previous Tentative Parcel Map application. Based on the unique soil composition, the study identified rare plant species and habitat including Pine Hill ceanothus, Layne's butterweed and El Dorado mule ears. Future development proposal of the site would be required to further evaluate and, as applicable, mitigate for the potential impacts to these plants.</p>
<p>11. Important timber production areas 12. Important agricultural areas 13. Important mineral resource areas</p>	<p>Consistent. The property is not considered an important source of timber, agricultural, or mineral. The property has an underlying residential designation and existing use. Anticipated development of the site would be residential in nature.</p>
<p>14. Capacity of the transportation system serving the area</p>	<p>Consistent. Existing and future access to the site would be off Meder Road, which is a major 2-lane County maintained road. This type of road is typically undivided and has a right-of-way width of 60 feet and has a fully controlled access with limited private property access and public road approaches. Based on the minimal anticipated quantity of lots that would be created from the subsequent division of the property, a traffic analysis report would not be required. Nevertheless, encroachment off Meder Road that would serve the future development of the site would be constructed based on County design and improvement standards.</p>
<p>15. Existing land use pattern</p>	<p>Consistent. The rezone of the property would be consistent with the underlying Medium Density Residential designation for the property and the residential density of the surrounding properties.</p>
<p>16. Proximity to perennial water course</p>	<p>Consistent. No perennial watercourse exists on-site. An ephemeral drainage bisects the property from west to east that eventually discharging into Kelley Creek located off-site one-half mile to the east.</p>

	17. Important historical/archeological sites	Consistent. An archeological survey report was previously prepared by Historic Resource Associates and submitted as part of the Tentative Parcel Map application. The survey concluded that the site does not contain any important historical or cultural resources.
	18. Seismic hazards and present of active faults	Consistent. The property is approximately 1.5 miles west of an inactive East Bear Mountain Fault. No portion of the county is located within an Alquist-Priolo Earthquake Fault Zone.
	19. Consistency with existing Conditions, Covenants, and Restrictions	Consistent. A CC&R is typically required as part of subsequent development.
Public Service and Utilities	Policy 5.2.1.3 (Public Water System Connection) and 5.2.1.4 (Rezone Approval in Community Region)	Consistent. The proposed rezone to One-Acre Residential (R1A) District would promote a medium residential development with a density range of one dwelling unit per 1 to 5 acres. Given its location within the Shingle Springs Community Region and EID's service area, the development would be required to connect to public water. An FIL letter has determined that an adequate supply of water exists and would be able to accommodate the development.

Zoning

The subject site is currently zoned Estate Residential District 5-acre minimum (RE-5). The proposed rezone to One-Acre Residential (R1A) District would be consistent with the Medium Density Residential land use designation. Development of the site would be subject to Chapter 17.28 Section II of the El Dorado County Zoning Ordinance (One-Acre Residential) establishing the development standards and other applicable County requirements.

Other Issues

Agency Comments

Correspondences were received from the Department of Transportation, County Surveyor, Environmental Management Department (Environmental Health Division) and El Dorado County Resource Conservation District. No specific issues were raised with the zone change.

Conditions of Approval

As this zone change request is a legislative act and is not accompanied by specific development proposal, no conditions of approval are applicable.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study to determine if the project may have a significant effect on the environment (Exhibit F). Based on the analysis, Negative Declaration has been determined given that there is no substantial evidence that the rezone request would have a significant effect on the environment.

In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,993.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,993.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachment 1.....Findings

Exhibit A.....Vicinity Map

Exhibit B.....Assessor’s Parcel Map

Exhibit C.....General Plan Land Use Map

Exhibit D.....Land Use Zone Map

Exhibit E.....Proposed Rezone Map

Exhibit F.....Initial Study/Negative Declaration

Castro Rezone
Rezone File No. Z98-0017

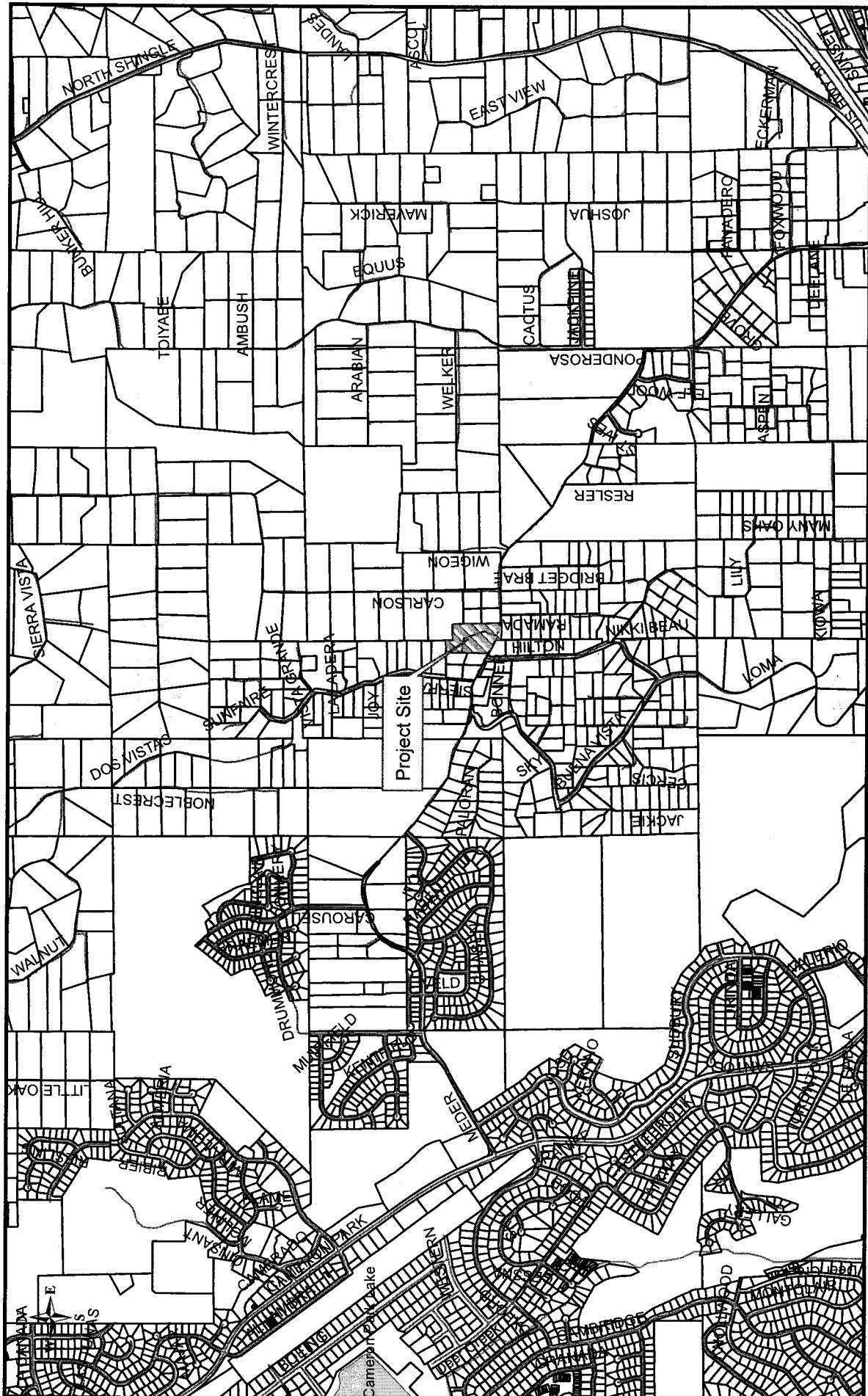
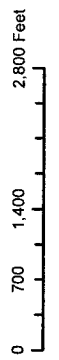


Exhibit A - Vicinity Map

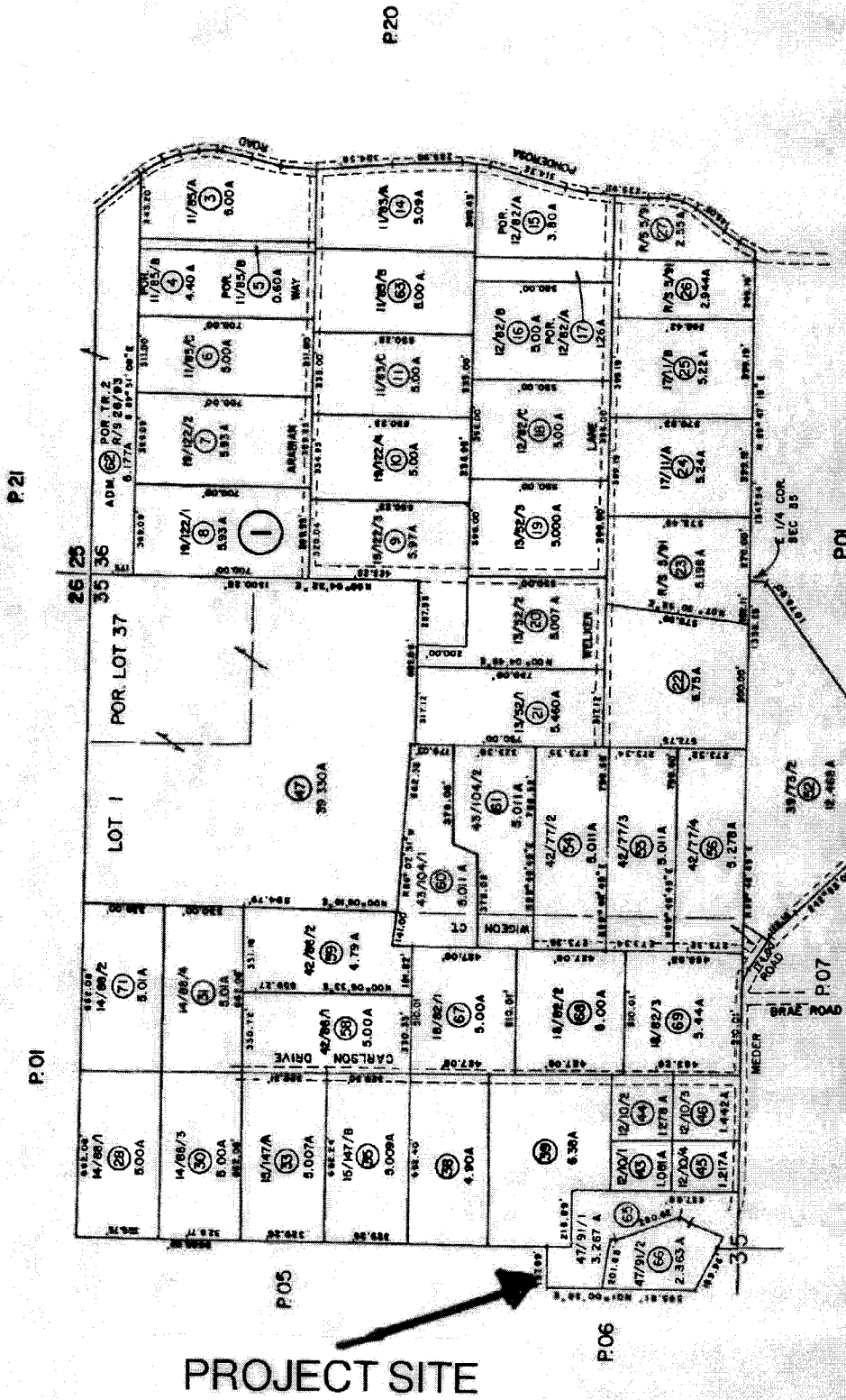


Map prepared by:
El Dorado County
Development Services-Planning

POR. SEC. 35 & 36, T.10N, R.9E., M.D.M.

Tex Acre Cooks

70:10



PROJECT SITE

EXHIBIT B

Assessor's Map Bk. 70 - Pg. 40
County of El Dorado, California

NOTE - Assessor's Sheet Numbers Shown in Italic
Assessor's Parcel Numbers Shown in Circle

**Castro Rezone
Rezone File No. Z98-0017**

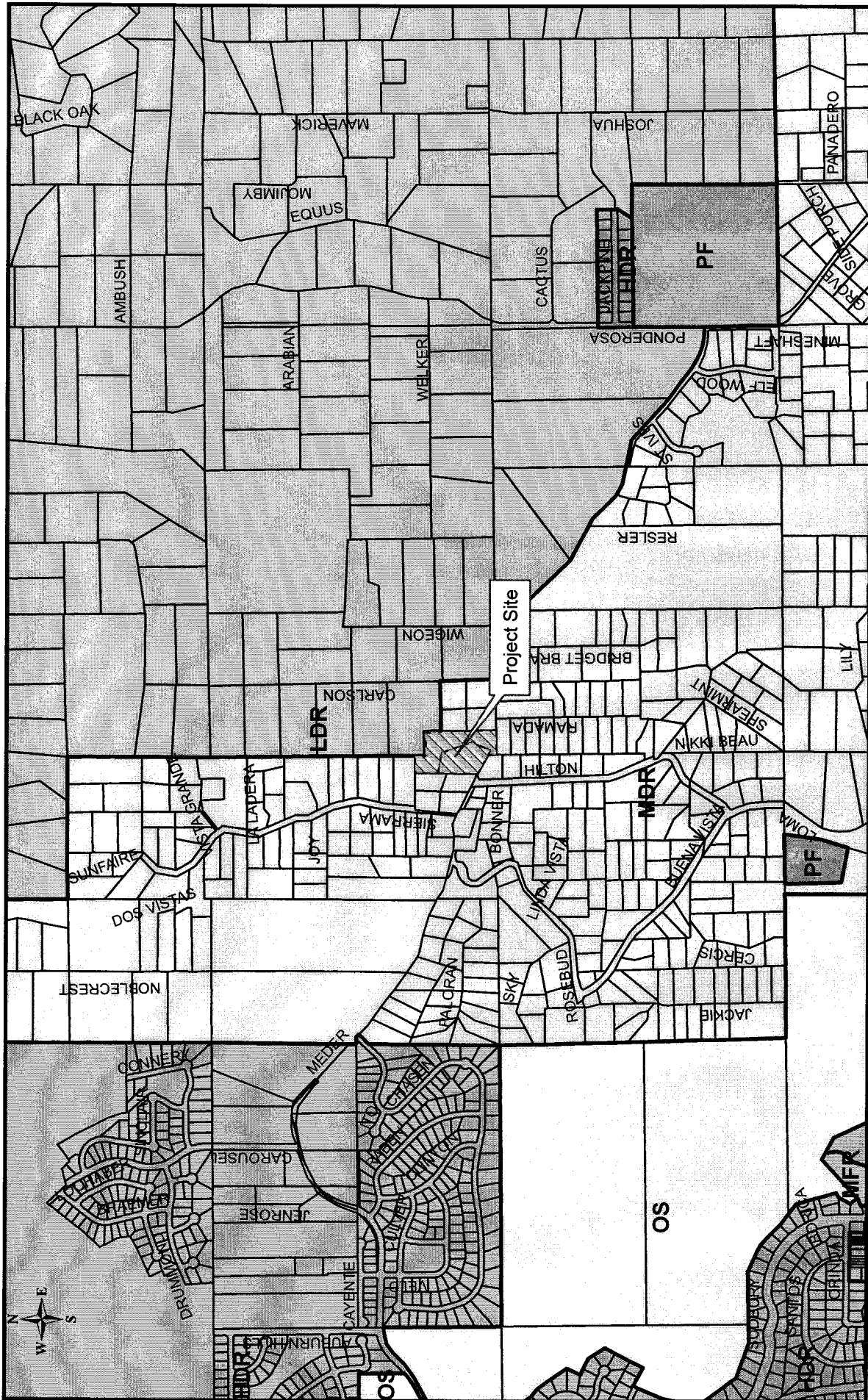


Exhibit C- General Plan Land Use Map

Map prepared by:
El Dorado County
Development Services-Planning

Castro Rezone
Rezone File No. Z98-0017

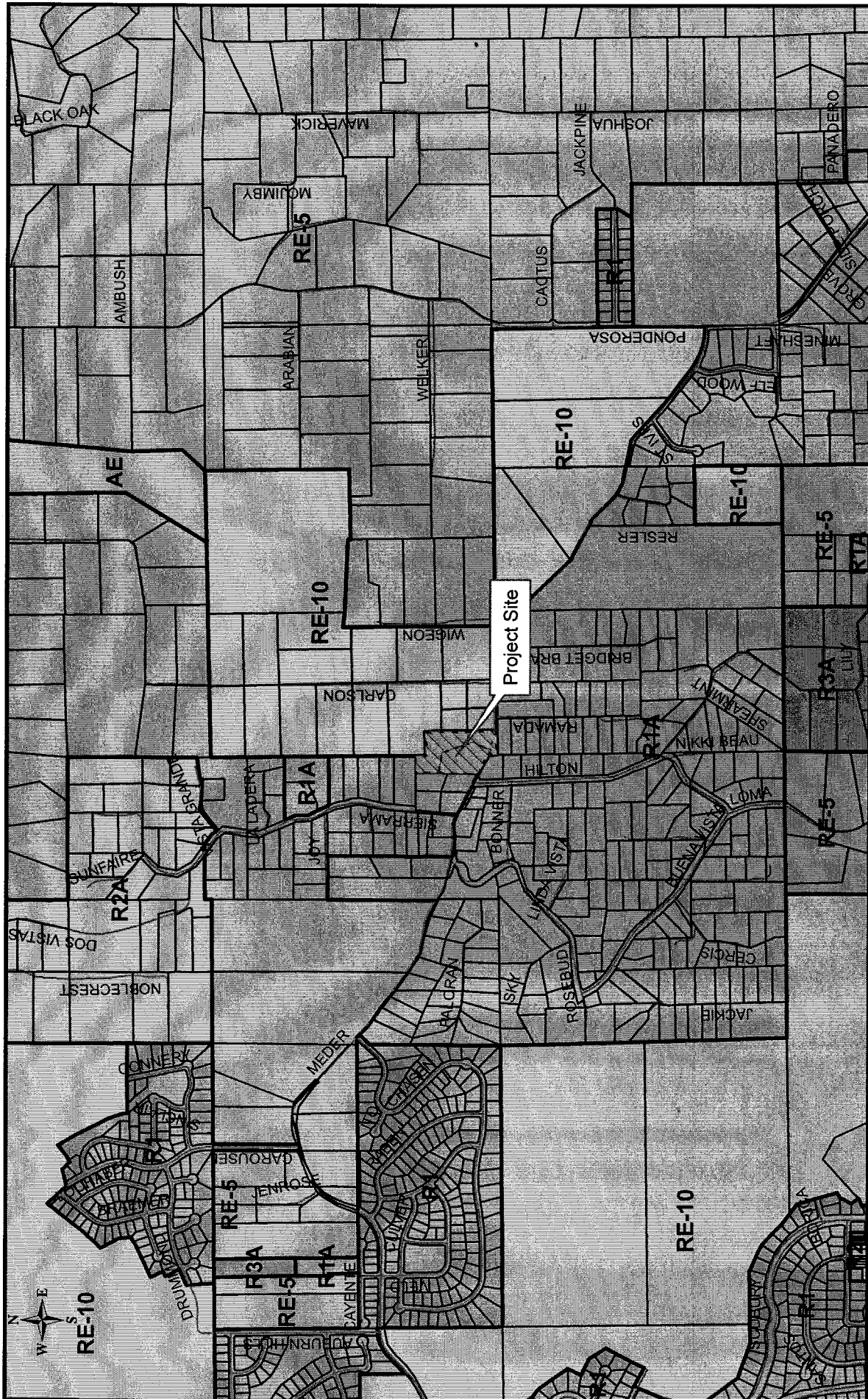
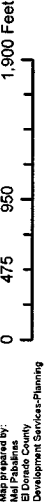


Exhibit D-Land Use Zone Map



RE-10

RE-10

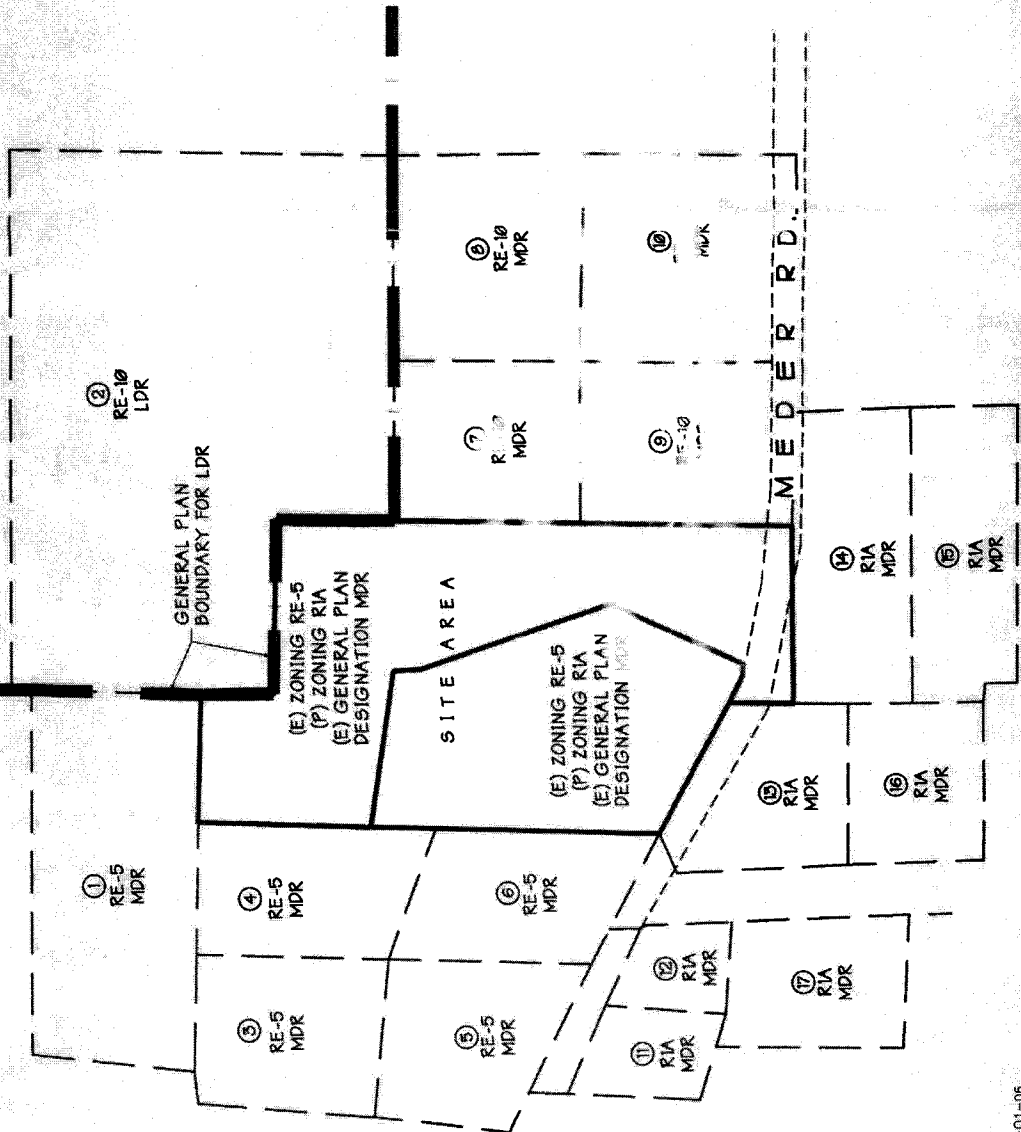


Map prepared by:
El Dorado County
Development Services-Planning



Exhibit

SHOWING GENERAL PLAN DESIGNATION & SURROUNDING AREAS
FOR REZONE APPLICATION # ZA298-17 FROM RE-5 TO RIA
APRIL 2008



A.P.N.#	AREA
① A.P.N. 070-100-43	2.132 ACRES
② A.P.N. 070-101-39	6.36 ACRES
③ A.P.N. 070-062-91	1.03 ACRES
④ A.P.N. 070-062-90	1.00 ACRES
⑤ A.P.N. 070-062-92	1.03 ACRES
⑥ A.P.N. 070-062-89	1.043 ACRES
⑦ A.P.N. 070-101-43	1.001 ACRES
⑧ A.P.N. 070-101-44	1.278 ACRES
⑨ A.P.N. 070-101-45	1.217 ACRES
⑩ A.P.N. 070-101-46	1.442 ACRES
⑪ A.P.N. 070-062-69	0.41 ACRES
⑫ A.P.N. 070-101-70	0.280 ACRES
⑬ A.P.N. 070-172-46	1.03 ACRES
⑭ A.P.N. 070-072-01	1.00 ACRES
⑮ A.P.N. 070-072-02	1.00 ACRES
⑯ A.P.N. 070-172-47	0.883 ACRES
⑰ A.P.N. 070-172-54	0.05 ACRES



CARLTON
Engineering Inc.

383 Pendennis Road, Shingler Springs, CA 95082
Phone: 530.877.2015 Fax: 530.877.8845



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z98-0017/Castro Rezone

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

Contact Person: Mel Pabalinas, Senior Planner

Phone Number: (530) 621-5363

Property Owner's Name and Address: Hernan Castro 3611 Meder Road Shingle Springs, CA 95682

Project Applicant's Name and Address: Carlton Engineering 3883 Ponderosa Road Shingle Springs, CA 95682

Project Agent's Name and Address: Same As Applicant

Project Engineer's / Architect's Name and Address: Same As Applicant

Project Location: On the north side of Meder Road approximately 200 feet west of intersection with Carlson Road in the Shingle Springs area, El Dorado County

Assessor's Parcel Number(s)/Property Size: 070-101-65 and -66; 5.62 acres

Zoning Estate Residential Five-Acre Zone District (RE-5)

Section: 33 **T:** 10N **R:** 12E

General Plan Designation: Medium Density Residential (MDR)

Description of Project:

Rezone from Estate Residential Five-Acre Zone District (RE-5) to One-Acre Residential District (R1A).

Surrounding Land Uses and Setting:

The property is within the Shingle Springs Community Region of the County. The site borders several parcels to the northwest that have similar land use and zone designations of RE-5 and MDR, respectively. Also within the immediate area, mostly to the south, are parcels with existing zone designation of R1A similar to the request zone change.

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Medium Density Residential	Estate Residential 5-acre minimum	Residential
North	Medium Density Residential /Low Density Residential	Estate Residential 5-acre minimum/ Estate Residential 10-acre minimum	Residential
East	Medium Density Residential /Low Density Residential	Estate Residential 10-acre minimum	Residential
South	Medium Density Residential	One-Acre Residential District	Residential
West	Medium Density Residential	Estate Residential 5-acre minimum	Residential

Briefly Describe the environmental setting: The property is located between the 1,470 and 1,510 elevation with areas predominantly flat with pocket areas of 30-40 percent slope. An ephemeral drainage bisects the property from west to east that eventually discharging into Kelley Creek located off-site one-half mile to the east. The soil composition consists of Pine Hills gabbro complex within the Rescue Series, specifically a Rescue very stony sandy loam. Vegetation community consists of a combination of Foothill Woodland, Chaparral and Savannah that includes Interior Live and Blue oaks, manzanitas, and poison oak. Hydrophytic vegetation exists within the seasonal drainage including hedge nettle, annual beard grass and nutsedge. Given the gabbro soil composition, special status species have been identified including Pine Hill ceanothus, Layne's butterweed, and El Dorado mule ears.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED


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

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

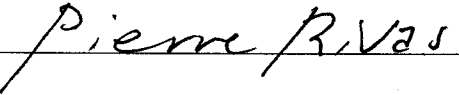
DETERMINATION

On the basis of this initial evaluation:

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

Signature:  Date: 5/4/09

Printed Name: Mel Pabalinas, Senior Planner For: El Dorado County

Signature:  Date: 5-6-09

Printed Name: Pierre Rivas, Principal Planner For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed residential project. The request comprises of a rezone the property from Estate Residential Five-Acre Zone District (RE-5) to One-Acre Residential District (R1A). No development or improvement is proposed therefore no physical change would occur in the current project setting.

Project Location and Surrounding Land Uses

The property is within the Shingle Springs Community Region of the County. The site borders several parcels to the northwest that have similar land use and zone designations of RE-5 and MDR, respectively. Also within the immediate area, mostly to the south, are parcels with existing zone designation of R1A similar to the request zone change.

Project Characteristics

The applicant is requesting a rezone of the above property from Estate Residential Five-Acre Zone District (RE-5) to One-Acre Residential District (R1A). The proposed zone would maintain consistency to the General Plan Land Use Designation of Medium Density Residential (MDR).

No development or improvement is proposed with the zone change. Subsequent subdivision of the property could occur through a Tentative Parcel Map creating of 4 lots or less, or a Tentative Subdivision Map for 5 lots in conformance with the density range of 1 to 0.2 dwelling units/per acre under the MDR land use zone. A formal development application for the subdivision would be required subject to regulatory review and environmental analysis by the County and affected agencies. Specific development activities would include construction of water line infrastructure and on-site septic system, on-site road and individual driveway and site drainage, and building of a residence. Anticipated development of the site would be residential in nature under the zoning ordinance including a primary residence, second residence, guest house, home occupation business, and other ancillary uses in accordance with Section 17.28 II of the El Dorado Zoning Code.

CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Negative Declaration would tier off of the El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030 in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at <http://www.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein. The following discussions of impact sections are tiering off the General Plan EIR:

Section I. Aesthetic

Section IX. Land Use Planning

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

ENVIRONMENTAL IMPACTS

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

Discussion:

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

a. Scenic Vista and Scenic Highways

The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). The project site is not within a State Scenic Highway corridor. There are no historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwyl.html>)). No impact anticipated.

c. Visual Character

The DEIR for the General Plan had identified and examined the potential impacts that implementation of the General Plan would have to the visual character of the areas of the County. Section 5.3-2 states that the County mitigate the potential significant impacts by designing new streets and roads within new developments to *minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety.* The proposed project comprise of a zone change that would facilitate a land use zone that accommodates residential uses similar to current use on the property and in surrounding area; however, no development is proposed. Future development of the site would be required conformance County standards with regards to road and other improvements. Less than significant impact is anticipated.

d. Light and Glare

No development is proposed with the zone change, therefore, no light or glare is anticipated. However, the proposed rezone would establish a residential zone that would facilitate subsequent residential use of the property subject to applicable lighting standards. These impacts would not be expected to be any more than any typical residential lighting similar and typical to other subdivisions created within a land use area designated by the General Plan for Medium Density Residential uses within the County. Less than significant impact is anticipated.

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

Finding: As the project is not within designated scenic highways or scenic viewpoints, no impacts are anticipated. With the zone change, subsequent residential development is anticipated that would result in typical residential lighting and glare effects consistent with the existing residential use in the area. These impacts are anticipated to be less than significant level of impact.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

a, b, c) Conversion of Prime Farmland, Williamson Act Contracts, Non-agricultural Use

The project site is not in the area designated to contain soil as unique farmland or farmland of importance and is not under William Act Contract provisions. The existing use of the property and the surrounding properties is residential. The proposed zone of One-Acre Residential District (RIA) would be consistent with the Medium Residential Density and use designation. Subsequent development would be residential in nature. No impact is anticipated

Finding: Given the residential nature of the property and the immediate area, the project would not have any impact to Agricultural Resources.

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	

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

III. AIR QUALITY. <i>Would the project:</i>			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X	
d. Expose sensitive receptors to substantial pollutant concentrations?		X	
e. Create objectionable odors affecting a substantial number of people?		X	

Discussion:

A substantial adverse effect on Air Quality would occur if:

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

El Dorado County is within the area of Sacramento Region designated as Mountain Counties Air Basin. According to the Sacramento Regional Ozone Air Quality Attainment Plan (AQAP) this region is considered to be non-attainment with Reactive Organic Gases (ROG), 24-hour PM₁₀, and Nitrous Oxide (NO_x) in accordance to federal and state standards. The County is in attainment of Carbon Monoxide (CO) and Sulfur (SO_x) and Nitrogen Dioxide (NO₂) for ambient air quality standards. General Plan Goal 6.7 details specific air quality policies involving project design, implementation of best management practices and promoting public awareness of air quality.

Air quality in El Dorado County is regulated by various local, state and federal government agencies. The County Air Quality Management District (AQMD) at the local level is responsible for ensuring air quality conditions in the County through comprehensive program of planning, regulation, enforcement, technical innovation and promotion of understanding air quality issues. The strategy for clean air includes preparation of plans for attainment of ambient air quality standards, adoption and enforcement of rules and regulations concerning sources of air pollution, issuance of permits for stationary sources of air pollution, inspection of stationary sources of air pollution and response to complaints, monitoring of ambient air quality conditions. AQMD's *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under California Environmental Quality Act* provides an outline for quantitative and qualitative analysis for the estimation of construction and operational emissions and mitigation measures to reduce impacts.

a-e) Air Quality Plan, Air Quality Standards, Cumulative Impacts, and Sensitive Receptors

No development or improvement is proposed with the zone change request. The anticipated uses would be residential in nature via further subdivision of the property that could result in the creation and development of a maximum residential five (5) 1-acre lots based on the land use zone. As required of the subdivision process and review, future development

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

proposal would be further analyzed for potential air quality impacts, which includes operational effects from the anticipated residential traffic, grading/construction activities associated with roadway expansion, utilities, driveway, home, and building pad construction, and disturbance in areas on the property with naturally occurring asbestos subject to review by the AQMD. Applicable standard Conditions of Approval by the AQMD would be imposed and implemented as part of development of the site. The project would anticipate less than significant impact.

The rezone would anticipate future development of the property consistent in the area. Residential development is not considered a use which would expose sensitive receptors to substantial pollutant concentrations and, based on Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002), would not create objectionable odor. The project would anticipate less than significant impact.

Finding: The proposed zone change request does not include any proposal for development of the site. Subject to separate review and project application, subsequent development of the site would be residential with potential effects related to construction and site improvement and vehicular operations. These effects would be further evaluated, subject to implementation of applicable standards that would reduce these impacts to a less-than-significant level.

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, and 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) Special Status Species and Sensitive Natural Communities

A Botanical Resources Study and Report dated September 2007 was conducted by Ruth Wilson evaluating the suitability of habitat to support state and federally-listed special status species. The study identified four special-status plant species including *Ceanothus roderickii*, *Packera laynae*, *Cholorogalum grandiflorum* and *Wyethia reticulata*. Based on the presence of gabbro soils, potential habitat exists for four other species including *Calystegia stebbinsii* and *Galium californicum*. As the property is within the Ecological Preserve Mitigation Area 1, potential impacts to these species are subject to review and mitigation under Chapter 17.71 of the El Dorado County Zoning Ordinance.

No residential development is proposed with this zone change request, therefore no physical change to the existing setting would occur. Subsequent development application for the site would require further assessment of the potential impacts to these species by the County and affected responsible agencies. Minimization and mitigation of impacts to these plants may be achieved through combination of project site design, clustering of development, and adherence to the said ordinance.

Residential and other ancillary activities could continue to occur under the current RE-5 zone district regulations that may pose impacts to these resources. Depending on the actual activity, specific ministerial permits such as Building Permit and Grading Permit would be required by the County. In particular, if the activity involves a construction of a residence, the activity would be subject to the said ordinance.

The project would anticipate less than significant impact.

b-e) Riparian Habitat, Wetlands/Wildlife corridors, and Biological Resources

A seasonal drainage bisects the property from west to east that eventually discharges into Kelley Creek located off-site one-half mile to the east. This drainage may potentially be identified jurisdictional waters of the U.S. subject to permitting regulation by the U.S. Army Corps of Engineers (Corps) and buffering standards under the El Dorado County General Plan (General Plan Policy 7.3.3.4). However, given that the zone change request does not include any development activities, further evaluation of the resource would be conducted during review of the specific development project. The review would include wetland delineation of the resource, applicable development setbacks in accordance with the general plan policy, and implementation of best management practices.

The project is not located in an area that would cause any impact, conflict with, or disturbance to the movement of wildlife and/or any migration corridor. The ability of wildlife to move across the site would not be unique to the other undeveloped areas in the project area. Impacts would be less than significant.

The site contains approximately 1.1 acre of oak woodland habitat. Development impacts would be subject to review against the current Oak Woodlands Management Plan. A submittal of a detailed Tree Survey, Preservation and Replacement plan would be required at the time of development application filing. Impacts would be less than significant.

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

f) Adopted Plans

The project would not conflict with the provisions of any adopted or approved habitat conservation plan as the currently is not one involving or in the vicinity of the subject parcel. There would be a less than significant impact.

Finding: The zone change would not impose physical change to the property. However, subsequent residential development impacts to biological resources by this proposed project would be further analyzed for conformance to applicable standards and regulation at that time. Impacts are considered a less than significant.

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

Discussion:

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

- 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-d) Historical Resources, Pre-Historic Resources

A previous Archeological Survey Report was conducted for the property by Historic Resource Associates dated June 1998 evaluating the possible existence of significant cultural and historic resources on-site. The report concluded that no significant resources exist on-site. No impact is anticipated.

Finding: Based on the findings of the prepared archeological survey report, the property does not contain any significant resource. No impact anticipated.

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

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:

- 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.

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

a) Seismic Hazards

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist- Priolo fault zones within El Dorado County. The property is approximately 1.5 miles west of an inactive East Bear Mountain Fault. There would be no impact.

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be address through compliance with the Uniform Building Code. All structures that subsequently built would need to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be less than significant.

iv) Subsequent development of the site would be reviewed for design constraints involving slopes. General Plan Policy 7.1.2.2 seeks to minimize erosion and sedimentation through development limitation on slopes exceeding 30%. The project site contains pocket areas within the range of 30 to 40 percent gradient. Specific review would be further conducted during tentative map and grading stages of development. All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. There would be less than significant impact

b-e) Soil Erosion, Geologic Hazards, Expansive Soils and Septic Capability

According to the Soil Survey for El Dorado County, the soil type onsite consists of areas with sandy loam Pine Hill gabbro complex (RfC) and extreme stony sandy loam (RgE2), categorized within the Rescue Series. This series is characterized as well-drained, slow to medium surface runoff, and slight to moderate erosion hazard. All grading activities associated with the future development of the site would require review for compliance with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

Future residential development on each lot would require construction of private on-site septic system. Subject to a technical review El Dorado County Environmental Management Department Environmental Health Division), a development application would include soil test trenching map and identification of useable sewage disposal areas. Prior to issuance of any permits for septic systems, the Department would review the systems for compliance with County Standards. Impacts would be less than significant.

FINDING A review of the soils and geologic conditions on the project site determined that the soil types are suitable for the proposed development, subject to compliance with the El Dorado County Grading, Erosion Control and Sediment Ordinance standards. Future structures would be required to comply with the Uniform Building Code which would address potential seismic related impacts. Impacts would be less than significant.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably			X

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			
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-c) Hazardous Substances and Hazardous Emissions

The zone change would facilitate additional residential lots on the property, subject to future subdivision. During development of the site it is likely that insignificant amount of hazardous materials would be used or emitted for the project, including those that may be required during construction activities to prepare the site to construct single-family residential homes. Hazardous materials are not expected, and any such material that would need to be used at the project site must comply with the *El Dorado County Hazardous Waste Management Plan*. Impacts within this category would remain below a level of significant.

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

d-f) Hazardous Materials Sites, Public Airport and Private Airstrip Hazards

The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying hazardous material sites in the project vicinity. There would be no impact within this category. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (*California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List)*), http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed March 31, 2009; *California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004*; *California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004*). There would be no impact.

The San Francisco Sectional Aeronautical Chart, last updated March 22, 2001, was reviewed and this project is not located within two miles of a public airport. Though operated publicly, a privately owned airport (Cameron Park Airport) is located approximately 1 ½ mile west of the project site. Review of the Comprehensive Land Use Plan (CLUP) for this airport confirmed that the project site is outside of the regulated noise contours and safety zones for this airport. No impact is anticipated.

g-h) Emergency Response Plan and Fire Hazards

This zone change request would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan. The County's Emergency Response Plan incorporates elements of the emergency response and evacuation procedures and includes reference to fire safety and circulation, as well as applicable contact and safety procedures linked to state and federal agencies responsible for emergency preparedness and response. The Chief Administrative Officer (CAO) is responsible for maintaining the El Dorado County Emergency Management Policy and the County Sheriff's Office is responsible for operating the County's Office of Emergency Service (OES) for the entire County. The main El Dorado County Sheriff's Office is located in the El Dorado County Government Center complex in Placerville. There would be a less than significant impact in this category.

The site is located in a neighborhood designated for medium density residential. It is designated within an area of moderate fire hazard. As with most areas of the County, there is vegetation such as trees and foliage that exist on and adjacent to this property. The property is within the El Dorado County Fire Protection District area where the nearest fire station is located at 3860 Ponderosa Road, approximately 1 mile to the southeast of the project site. The estimated emergency response time is 5 minutes. Future development of the site would be further reviewed for adequate driveway and emergency access to accommodate fire apparatus, emergency vehicle and automobile circulation on and around the site in case of an emergency. Applicable conditions would be imposed to ensure adequate compliance to standards, prior to issuance of building permits. The impacts within this category would be less than significant.

Finding: With the zone change, future residential development of the site would be subject to standard AQMD measures regulating handling and use of hazardous materials. The site is located within two miles of Cameron Park Airport, a private owned airport; however, the site is outside of restricted safety and noise zones. Subsequent development of the site would be subject to standards of the El Dorado County Fire Protection District, including fire suppression, circulation and access. Impacts within this category would remain below significant.

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

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

Discussion:

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

- 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.

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

a-f) Water Quality Standards

The proposed rezone would establish an underlying zone resulting in an intensified future residential development. Development impacts on water quality and drainage would be further analyzed and verified through subsequent regulatory review of requisite preliminary construction and grading plans and technical studies analyzing site layout, drainage design, and utility details subject to permitting by various agency standards. Anticipated impacts are considered less than significant.

g-j) Flood-related Hazard and Inundation

The project site is not located within any mapped 100-year flood areas. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

There is no potential for impacts from seiche or tsunami, or from mudflow at this site. There would be no impact.

Finding: Specific development of the property would be subject to further technical review for impacts on water quality and drainage, prior to issuance of any development and construction permits. The project is not located within any mapped 100-year flood areas. No impacts from seiche or tsunami are anticipated. Impacts within this category would remain below significant.

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

Discussion:

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

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

a-c) Established Community, Land Use Consistency and Habitat Conservation Plan

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

The proposed zone would maintain consistency 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 anticipated density of 1-0.2 dwelling unit per acre would be consistent with the Medium Density Residential (MDR) land use designation. The proposal would not physically divide an established community as they would fit into the existing pattern of parcel development for the area and that expected within a Shingle Springs Community Region. There would be no impact.

There are currently no adopted HCP's or NCCP's in El Dorado County. There would be no impact.

FINDING: For the 'Land Use Planning' category, the project would not anticipate any impact.

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

Discussion:

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

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

a-b) Mineral Resources

The project site is not located within a Mineral Resource Zone (MRZ) as mapped by the State of California Division of Mines and Geology and is not classified or affected by any Mineral Resource overlays of the El Dorado County General Plan. There would be no impact.

Finding: There are no mapped mineral resources or deposits on this property. No impacts to energy and mineral resources are expected with the proposed project either directly or indirectly. For this "Mineral Resources" category, there would be no impact.

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		X	

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

XI. NOISE. <i>Would the project result in:</i>			
above levels existing without the project?			
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-d) Noise Standards, Groundborne Vibration & Noise, Ambient Noise Levels

The change in zoning would establish future residential development that would be further evaluated for noise impacts. Future residential development would anticipate short term noise associated with construction minimized by muffling the mechanical equipment, and regulated by construction activity hours. Similarly, long term operational noise impacts (ie. vehicular traffic, yard activity) associated with common residential noise and sound are typically intermittent, would conform to the ambient residential noise. These impacts would be considered less than significant.

e-f) Airport Noise

The project is located approximately 1 ½ miles of the Cameron Park Airport. Based on the Cameron Park Airport Comprehensive Land Use Plan (CLUP), the site is outside of the regulated noise contour and would not experience noise from a private airport. There would be no impacts within this category.

Finding: No significant impacts to or from noise is expected directly as a result of this proposal. For this “Noise” category, the thresholds of significance have not been exceeded.

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

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) Population Growth

With the zone change to R1A district and based on the maximum quantity of primary dwellings (5) under Medium Density Residential land use designation, the anticipated amount of person that would be induced is approximately 14. Additionally, as allowed under the zoning ordinance, ancillary residential units (second dwelling and guest house) may be constructed resulting in a potential increase of persons to 42. Based on this potential amount, the zone change would not induce growth in the area that was not previously anticipated in the adopted General Plan. Impacts would be less than significant.

b and c) **Housing and Population Displacement:** The zone change would facilitate an eventual development of the site that would temporarily displace one of the two existing residences and its residents. Given the insubstantial quantity of affected residences, this impact would be considered less than significant.

Finding: With the rezone, the anticipated density would intensify. However, the intensification has been previously analyzed by the current general plan. The eventual development would result in the temporary displacement of a residence and its resident. Given the insubstantial amount, the impact to housing and population is considered less than significant.

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

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

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>			
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-c) Fire Protection, Police Protection, Schools, Parks and Other Service

The El Dorado County Fire Protection District provides structural fire protection to the project site. The District would require fire protection measures that would be included as conditions of approval in review of future development of the site. Impacts would be less than significant.

Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the anticipated residential development, the demand for additional police protection would not be required. Impacts would be less than significant.

School services would be provided by the Buckeye Union School District. Any future residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.

As discussed in the 'Recreation' category below, the project would be required to pay park in-lieu fees, as part of subdivision map process. Impacts would be less than significant.

There are no governmental services that would be significantly impacted as a result of the project. Impacts would be less than significant.

FINDING: The anticipated density of the development would result in an insignificant increase of public services to the project. Increased demands to services would be offset through the payment of established impact fees. For this 'Public Services' category, impacts would be less than significant.

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

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) Parks and Recreation

The anticipated density of development resulting from the rezone would result in an increase the usage of parks and recreational facilities. Payment of in-lieu fees to the El Dorado County Department of General Services would be sufficient to ensure the impacts from the new development would be mitigated. Impacts would be less than significant. Given the limitation in size and scope, subsequent development project proposal is not likely to include additional recreation services or sites as part of the project. The increased demand for services would be offset by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

Finding: No significant impacts to recreation and open space resources are expected with this proposal either directly or indirectly. For this "Recreation" category, the thresholds of significance have not been exceeded.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			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	

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

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
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-b) Traffic Increases and Level of Service

In accordance with General Plan Policies TC-Xe and TX-Xf, subsequent development proposal of the site would be evaluated for impacts on traffic and Level of Service by the Department of Transportation (DOT). Projects that “worsen” traffic by two percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. Typically, DOT has generally set a threshold of 10 lots or more as triggers for requiring a traffic study in evaluating these impacts. Based on the anticipated maximum quantity of lots that would be created at five (5), traffic impacts would be considered less than significant.

c-d, f) Air Traffic Pattern, Design Hazards, Parking and Alternative Transportation

Based in the above discussion under Section VII d-f, the anticipated density that would be established by the proposed zone will not result in a change in established air traffic patterns for airports or landing field in the project vicinity. No impacts would occur.

The anticipated residential development would be subject to Section 17.18.060 of the El Dorado County Zoning Ordinance for off-street parking. There would be no impact.

The project would not conflict with adopted plans, polices or programs relating to alternative transportation. There would be no impact.

d) Emergency Access

Subsequent development proposal on the site would be reviewed against County design standards for circulation and access by the Fire District and the Department of Transportation. Impacts would be less than significant.

FINDING: The impacts of the project related to Transportation would be less than significant. For the Transportation/Traffic category, the thresholds of significance have not been exceeded.

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

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

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- 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-f) Wastewater Requirements, Construction of New Facilities, Stormwater Facilities, Sufficient Water Supply, Solid Waste Disposal and Solid Waste Requirements

Development requirements for wastewater involving proposed septic capability and designs would be reviewed by Environmental Management against established standards. Approval of individual septic permit would be issued at building permit for each residential unit. Impacts would be less than significant.

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

Development of the site would be further reviewed for site drainage subject to standards of the El Dorado County Design and Improvement and Grading and Drainage Manuals. Impacts would be less than significant.

Future development of site would be served by EID public water. The Facilities Improvement Letter submitted for the project indicated that adequate public water is available to serve the project. No new public water improvements would be required; the existing water lines in the area are capable of providing the required water meters and fire flow. Impacts would be less than significant.

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

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

County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collection and loading of solid waste and recyclables. On-site solid waste and recyclables collection for the proposed lots would be provided by a local waste management provider contracting to the property owner for the service. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

FINDING: Adequate water and sewer systems are available to serve the future development of the site. For this 'Utilities and Service Systems category, impacts would be less than significant.

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

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

Discussion:

a-c) Degradation of Environment, Cumulative Impacts, and Substantial Adverse Effects on Humans

The proposed rezone does not anticipate any physical effects to the site. However, with the zone change to an intensified residential designation, the subsequent development proposal would be required to submit development plans and studies subject review of potential individual or cumulative environmental impacts by various affected agencies and consideration of specific mitigation measures and standard conditions minimizing the impacts. The proposed rezone would less than significant impact.

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.)