EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT

Agenda of:	February 4, 2009
Item No.:	4.a.
Staff:	Thomas A. Lloyd

PARCEL MAP

FILE NUMBER: P08-0022

APPLICANT: Parvin Honarvar

AGENT: Tom Graff, Apple Hill Homes, Inc.

This item was continued from the January 7, 2009 meeting.

EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT

Agenda of: January 7, 2009

Item No.: 4.b.

Staff: Thomas A. Lloyd

PARCEL MAP

FILE NUMBER: P08-0022

APPLICANT: Parvin Honarvar

AGENT: Tom Graff, Apple Hill Homes, Inc.

REQUEST: A tentative parcel map to create two lots of five acres each, served by private wells and septic systems, from an existing 10 acre parcel.

LOCATION: On the north and south sides of Trotter Lane, approximately 300 feet west of the intersection with French Creek Road in the Shingle Springs area, Supervisorial District II. (Exhibit A)

APN: 091-070-01

ACREAGE: 10.0 acres

GENERAL PLAN: Low Density Residential-Important Biological Corridor overlay (LDR-IBC) (Exhibit B)

ZONING: Estate Residential Five-acre (RE-5) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION:

1. Adopt the Negative Declaration based on the Initial Study (Exhibit F); and

2. Approve P08-0022 subject to the Conditions in Attachment 1 and based on the Findings in Attachment 2.

BACKGROUND:

In October 1994, a permit was issued to allow the construction of a 1,733 square foot manufactured home on a permanent foundation. In 2005, a 792 square foot mobile home on the property was demolished under permit, and replaced with a 1,200 square foot "granny flat." This 1,200 square foot residence and a permitted garage are located on proposed Parcel 2, while the 1,733 square foot residence is located on proposed Parcel 1.

As the project is developed with existing homes and access driveways, Planning Services determined that the required biological and tree surveys would be waived. The project was deemed complete on May 30, 2008.

STAFF ANALYSIS

Project Description: The project is a tentative parcel map to create two lots of five acres each, served by private wells and septic systems, from an existing 10 acre parcel.

Site Description: The project area is located in the Shingle Springs area of El Dorado County, in an area classified as the Foothill Gray Pine Belt. The project area lies at an elevation of approximately 1,320-1,480 feet. Within this zone are found gray pine, yellow pine, interior live oak, blue oak, ceanothus, madrone, toyon, Manzanita, California blackberry, yerba santa, California buckeye, and redbud. No permanent water exists within the project area. The site has been developed with several structures including a single-family dwelling, a second residence, a garage, and a 100 square foot portable shed. As proposed, each of the residences (i.e. the single family home and the second residence) will be located on separate parcels.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	LDR-IBC	Single family residence, second residence
North	RE-5	MDR	Single family residences
East	RE-5	LDR-IBC	Single family residence
South	RE-5	LDR-IBC	Undeveloped, single-family Residence
West	RE-5	LDR-IBC	Undeveloped

General Plan: The following General Plan policies apply to this project:

Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood.

Discussion: Other parcels in the neighborhood are developed with single-family residential structures. The two proposed parcels are already developed similarly. As such, the two new parcels and their intended residential use would be consistent with the intended development pattern of the General Plan.

Policies 5.2.3.5 and ***5.3.1.2*** prohibit the creation of parcels less than five acres when the parcels rely on both onsite sewage disposal systems and water wells.

Discussion: Individually permitted wells are located on each of the proposed parcels. Further, each proposed parcel is served by an individual on-site septic system. With existing permitted septic systems and wells, no well production reports or percolation tests were required as part of application submittal. The El Dorado County Environmental Management Department has reviewed the current application requests and determined that the requirements for demonstrating adequate sewage disposal for each of the proposed parcels have been satisfied. As such, Environmental Management offered no comments or conditions. Originally, the El Dorado Irrigation District commented that a line extension would be required for service to the parcel. This, however, is unnecessary as the applicant will not be utilizing public water, but rather continued service from the existing, permitted on-site wells. At five acres each, the proposed parcels conform to all applicable waste disposal and on-site water production policies.

Policy 5.7.1.1 directs that applicants demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

Discussion: The El Dorado County Fire Protection has conditioned the project to assure the access road (Trotter Lane) meets minimum fire safe standards. Further, the Fire District is requiring the installation of a fire hydrant within 500 feet of the subject property. The Fire District has found that EID service is located within 500 feet of the parcel along Trotter Lane and that the applicant will be able to tap into the existing line for service. The Fire District is requiring the applicant to submit to them a Facilities Improvement Letter (FIL) from EID, showing that the existing service can meet fire flow.

Policy 6.2.3.2 directs that the applicant must demonstrate adequate access or ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: Access to the project parcels is via Trotter Lane, which currently bisects the subject parcel and, as proposed, will front proposed Parcel 2 and will bisect proposed Parcel 1. The parcel is also bisected north to south by Bramblewood Lane, though there is no direct access from it to the subject parcel. As there is nothing in the Design and Improvements Standards Manual which requires improvements to an on-site road which does not serve the subject parcel, no improvements to Bramblewood Lane are required.

During a site inspection, it was noted that the on-site portion of Trotter Lane appears to have been graded and widened in the past. The on-site portion of the road is surfaced with a mixture of asphalt (approximately 12 feet in width) and gravel (approximately seven to eight feet in width). The Design and Improvement Standards Manual and California Fire Code will likely require the mixed surface be brought up to a consistent asphaltic section for the entirety of the required 20-foot road width.

The off-site portion of the road, extending some 300+ feet to French Creek Road has not been widened. It is consistently about 12 feet in width and surfaced with asphalt. During the site

inspection, it was noted that widening the road to the required 20-foot width will likely result in some oak canopy removal. This is addressed in more detail in the Policy 7.4.4.4 section below. It was also noted that the required widening could impact a fence placed very close to the southern side of the road on the adjoining parcel, as well as require the relocation of a drainage ditch found parallel to the existing roadway, along its northern side. Standard DOT Conditions of Approval address concerns such as drainage and off-site acquisition.

Conditioned to meet the minimum California Fire Safe Standards, as well as the El Dorado County Design and Improvement Standards, the project will provide adequate access, ensuring that emergency vehicles can access the site and private vehicles can evacuate the area.

Policy 7.4.1.1 directs that the County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with *County Code Chapter 17.71* and the USFWS's *Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002).*

Discussion: The proposed project is located in El Dorado County Plant Mitigation Area 2 of the County's Gabbro soils rare plant preserve program. The subject parcel is not located within any Ecological Preserve overlay zone. The subject parcels are not, and will not be connected to El Dorado Irrigation District (EID) service. As such, the applicant was not required to pay a Rare Plant fee, in lieu of on-site mitigation, when building permits for either of the two proposed parcels were issued, pursuant to ***Policy 7.4.1.1***.

Policy 7.4.4.4 establishes native oak tree canopy retention and replacement standards.

Discussion: On May 30, 2008, Planning Services determined that since no structures were to be built, and no oak trees were slated for removal as part of the project, no oak canopy analysis would be required. Upon receipt of project specific conditions from the Department of Transportation, it appears likely that some oak canopy may need to be removed to facilitate off-site road improvements. The project has been conditioned so that prior to grading permit issuance, the applicant will be required to submit to Planning Services an oak canopy analysis clearly demonstrating what, if any, oak canopy will be disturbed as a result of the required road improvements. Planning Services will then verify that any and all oak canopy removed as a result of said improvements has been mitigated in accordance with the El Dorado County Oak Woodland Management Plan. Canopy removed shall be less than or equal to the maximum allowed by the plan, and shall be mitigated through on-site replanting at a 1:1 ratio, contributing to the County's Conservation fund at a 2:1 ratio, acquiring an off-site conservation easement on oak woodlands at a 2:1 ratio, or any combination of the aforementioned methods. Conditioning the project thusly ensures consistency with Policy 7.4.4.4.

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

Zoning: The subject site is zoned Residential Estate Five-acre (RE-5) which permits a minimum parcel size of five acres. Further, all existing structures on the subject parcel have been appropriately and legally permitted pursuant to the development standards of Section 17.28.210 and the second residential unit provisions of Chapter 17.15.

ENVIRONMENTAL REVIEW

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

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of $1993.^{00}$ after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a $50.^{00}$ processing fee, shall be submitted to Planning Services and must be made payable to El Dorado County. The $1993.^{00}$ is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1.....Conditions of Approval
Attachment .....Findings of Approval

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

Vicinity

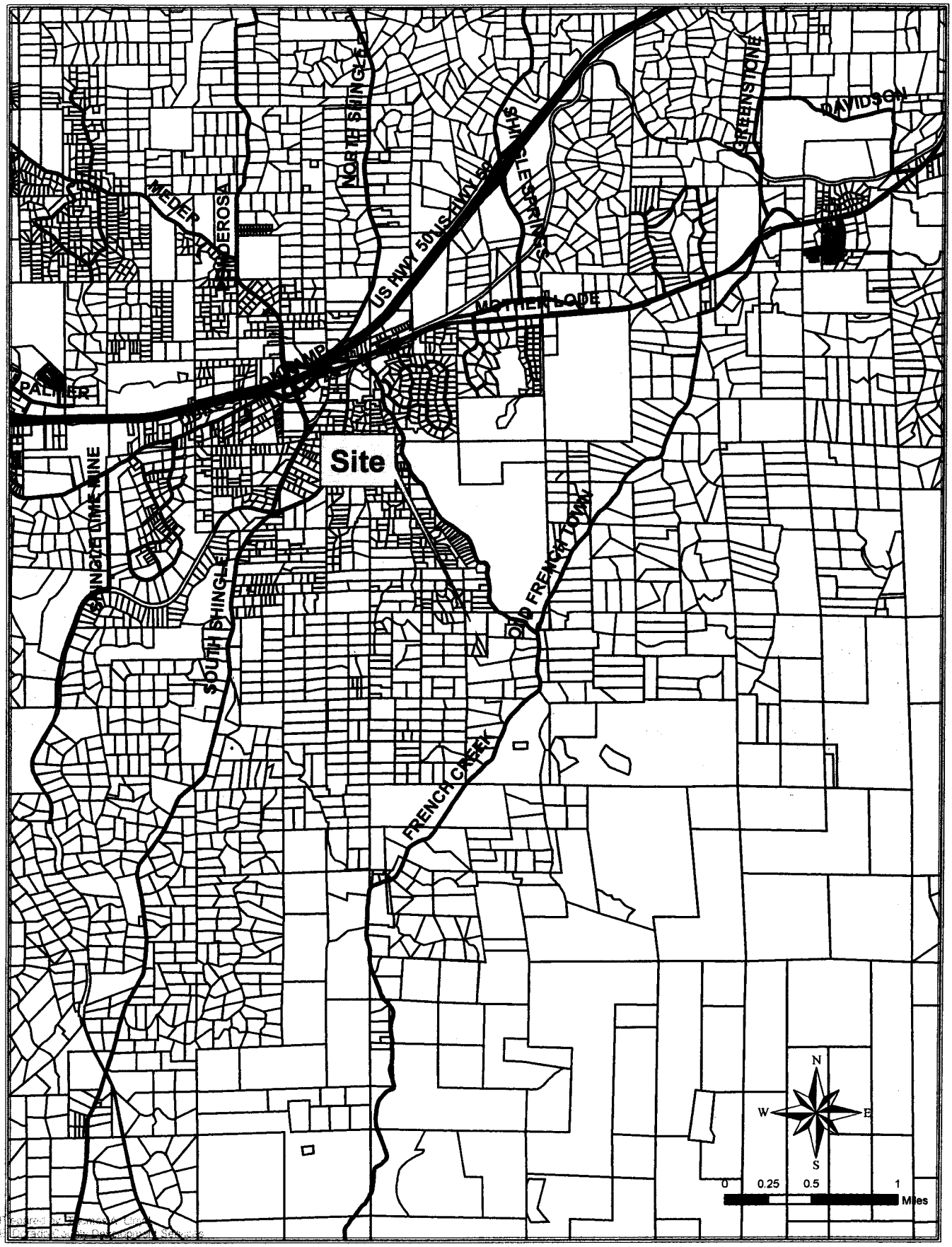
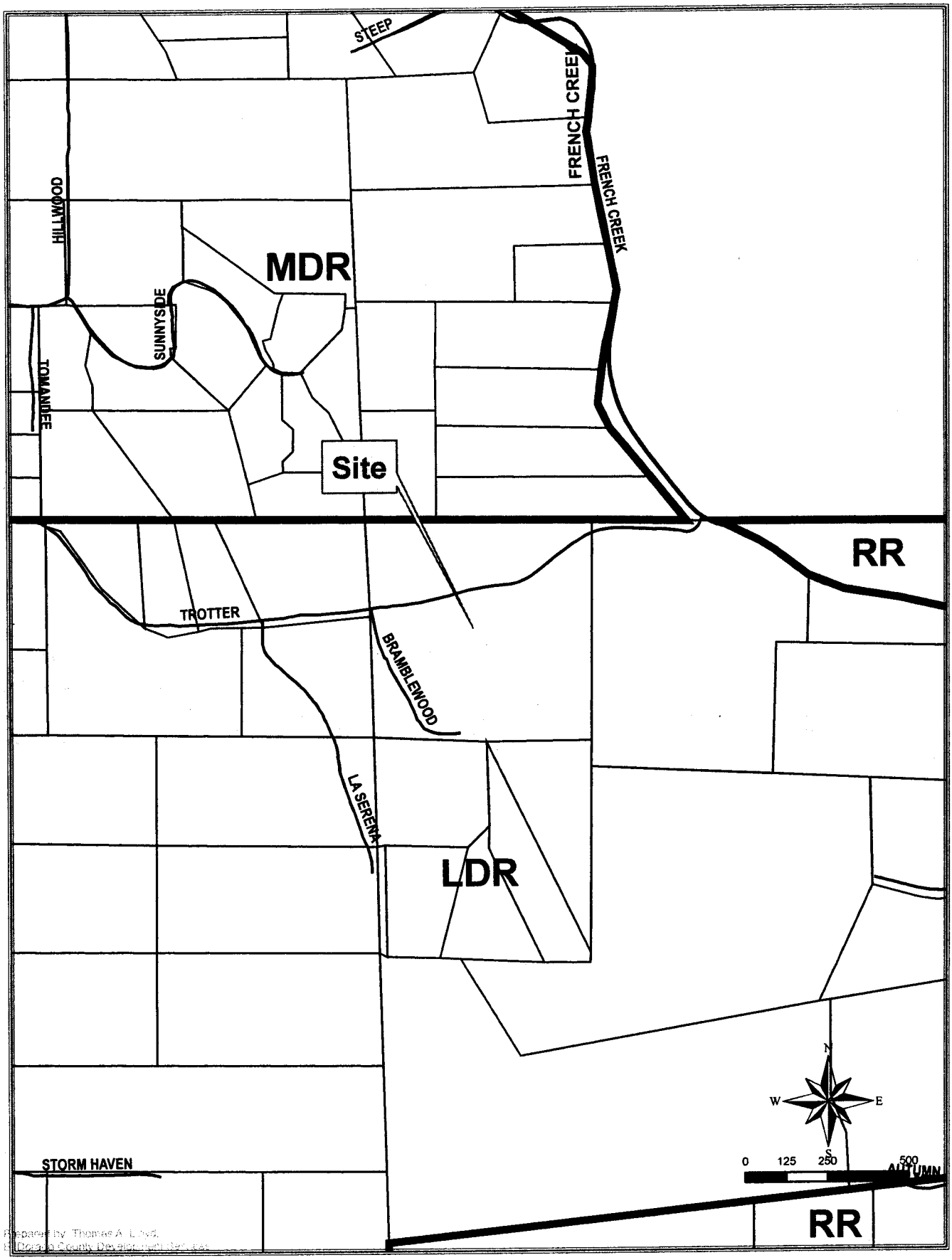


Exhibit: A

General Plan Land Use



Prepared by Thomas A. Lind,
Douglas County Development Services

Exhibit: B

Zoning

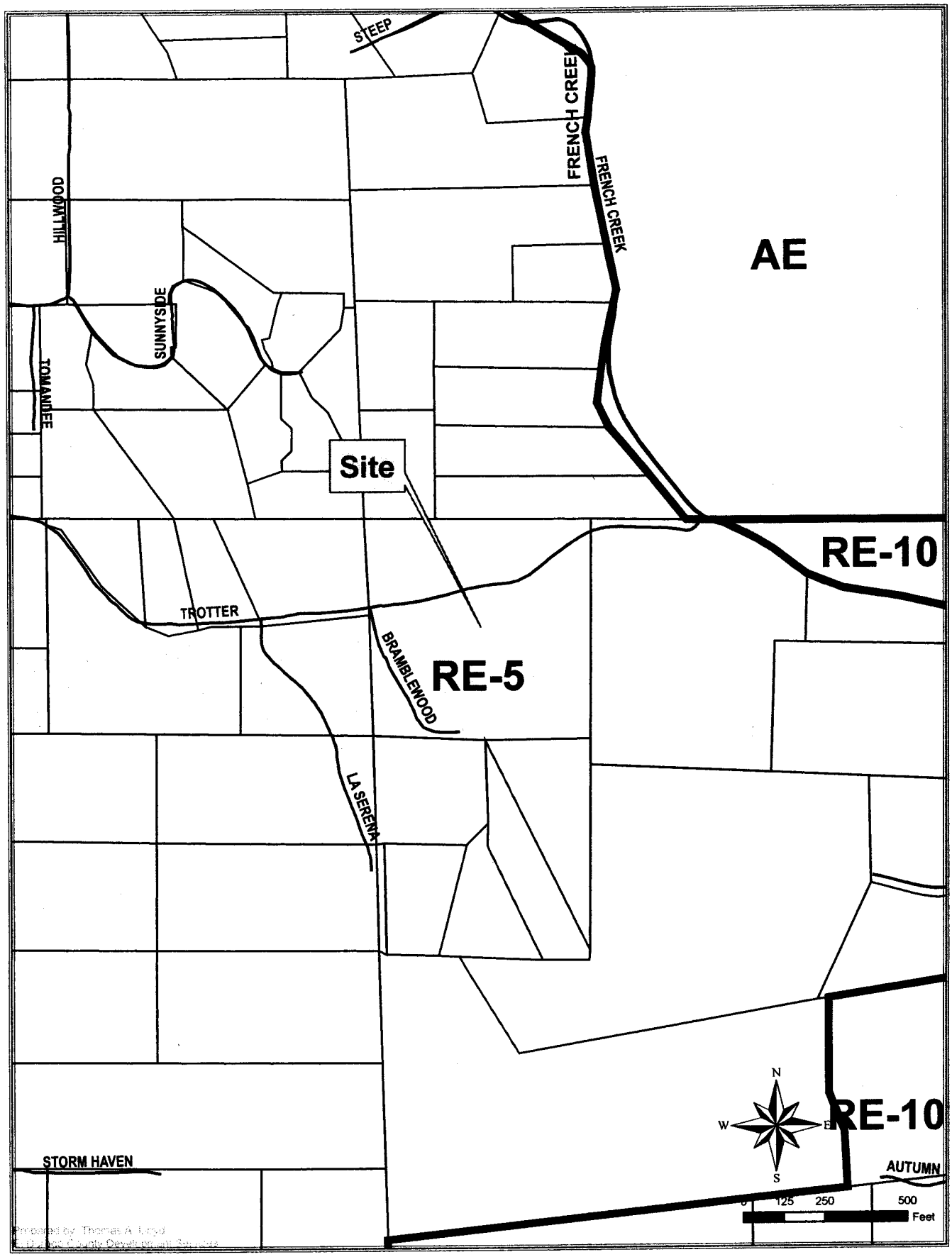


Exhibit: C

Exhibit D:

OWNER:
Parvin Honarvar
4880 Trotter Lane
Shingle Springs, CA 95682

APPLICANT:
Hamid Honarvar
4880 Trotter Lane
Shingle Springs, CA 95682

PREPARED BY:
Apple Hill Homes
5675 Mother Lode Dr.
Placerville, CA 95667

SCALE:
1" = 60 FEET

CONTOUR INTERVAL:
20 FEET

SOURCE OF TOPOGRAPHY
USGS TOPOGRAPHIC MAP

PARCEL INFORMATION
POR. E 1/2 SEC. 18, T.9N., R.10E., M.D.M.

ASSESSOR'S PARCEL NUMBER:
091-070-01

EXISTING ZONING:
RE-5

TOTAL AREA:
10.00 Acres

NUMBER OF PARCELS:
2

MINIMUM PARCEL AREA:
5 Acres

WATER SUPPLY:
Existing Well

SEWER:
Existing Septic System

FIRE PROTECTION:
El Dorado County Fire Protection District

EXISTING USE:
Residential Single Family

PROPOSED USE:
Residential Single Family

DATE PREPARED:
May 1, 2008

COURTAL
O.R. 3799-515
PARCEL 1 P.M. 1-89

LABBITT
2005-0019921
PARCEL 2 P.M. 1-103

O'BRIEN
2003-0101063
PARCEL 3 P.M. 1-103

WITHROW
O.R. 2665-543
PARCEL D P.M. 5-27

MELLO
O.R. 5086-638
R.S. 13-80

COLLINS FAMILY TRUST
2004-0018337
PARCEL B P.M. 3-171

MOURISKI
2006-0055941

WALLS
2007-0061979
TRACT 2 R.S. 25-125

WALLS
2007-0061979
TRACT 1 R.S. 25-125

EAGLETON
2006-0002047
TRACT 1 R.S. 28-40

PARCEL 1
5.00 Acres

PARCEL 2
5.00 Acres

TROTTER LANE

FRENCH CREEK

TENTATIVE MAP

A PORTION OF THE EAST 1/2 OF SEC. 18
T.9N., R.10E., M.D.M.
COUNTY OF EL DORADO
STATE OF CALIFORNIA MAY 2008
CHARLES C. TRUAX R.C.E. 28599

SCALE

PLANNING DEPARTMENT

APPROVAL/DENIAL

ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

P 08-0022

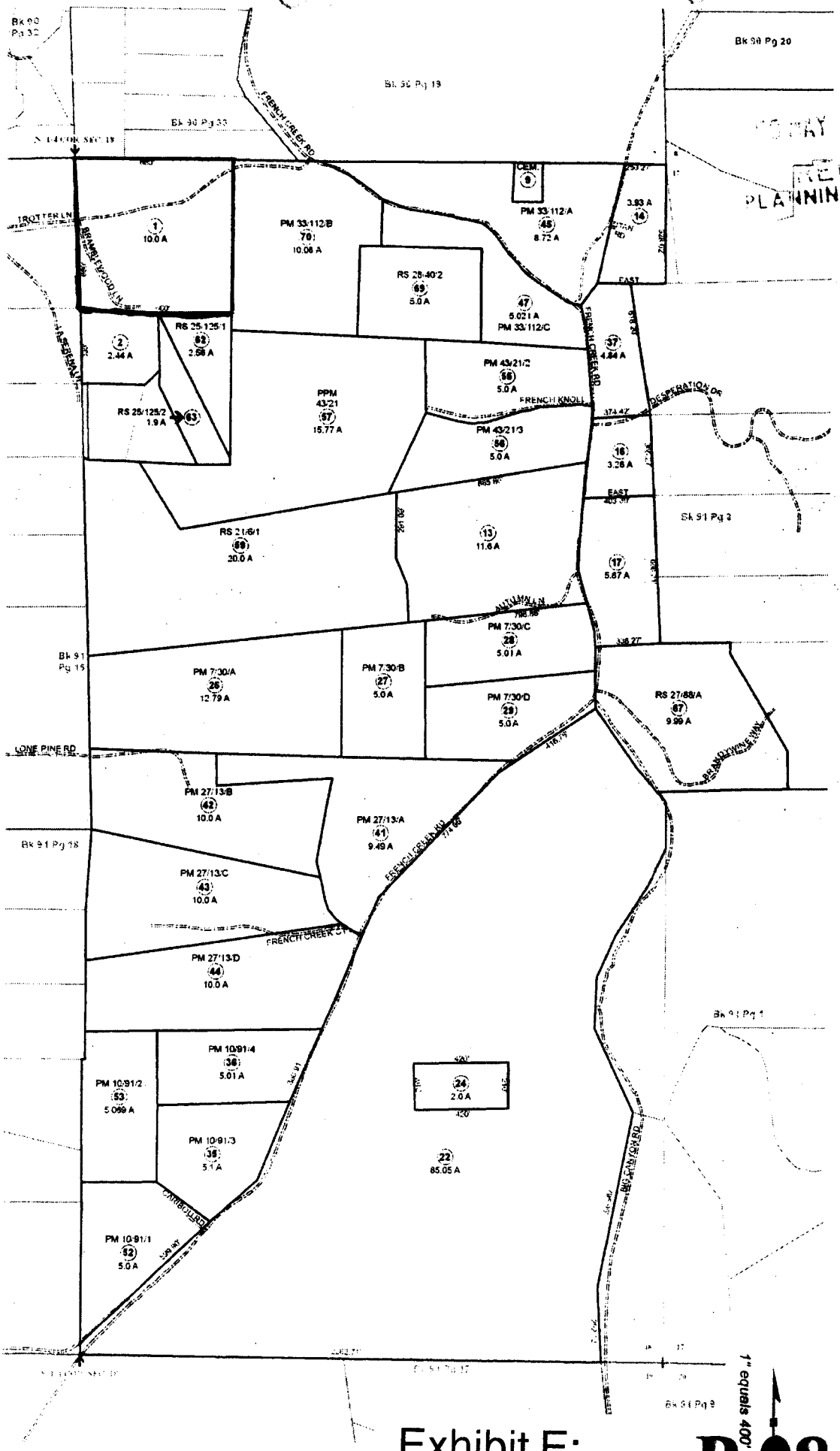
Charles C. Truax
1783 Arroyo Vista Way
El Dorado Hills, CA 95762
(916)933-3478
RCE 28599

TENTATIVE MAP

HONARVAR
El Dorado County
APN 091-070-01

Designed By: TEG
Drawn By: TEG
Checked By: CCT
Scale: 1"=60'
Date: 5/1/08
Job No.:

DWG. NO.
TM-1



Acreages Are Estimates

POR. E 1/2 SEC. 18 T.9N., R.10E., M.D.M.

1" equals 400'

Rev. Jun. 20, 2006 Assessor's Map Bk 091 Pg. 07
County of El Dorado, CA

RECEIVED
PLANNING DEPARTMENT
08 MAY 12 PM 12:36

Exhibit E:

P 08-0022

91:07

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

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

Project Title: P 08-0022/Honarvar Parcel Map

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

Contact Person: Thomas A. Lloyd | **Phone Number:** (530) 621-5775

Property Owner's Name and Address: Parvin Honarvar, 4881 Trotter Lane, Shingle Springs, CA 95682

Project Applicant's Name and Address Apple Hill Homes, Inc., 5675 Mother Lode Drive., Placerville, CA 95667

Project Agent's Name and Address Tom Graff, Apple Hill Homes, Inc., 5675 Mother Lode Drive., Placerville, CA 95667

Project Engineer / Architect: Charles C. Truax, 1783 Arroyo Vista Way, El Dorado Hills, CA 95762

Project Location: North and South sides of Trotter Lane, approximately 300 feet west of the intersection with French Creek Road in the Shingle Springs area.

Assessor's Parcel Number(s): 091-070-01 (10.00 acres)

Zoning Estate Residential Five-acre (RE-5)

Section: 18 **T:** 9 **R:** 10

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

Description of Project: A tentative parcel map to create two lots of five acres each, served by private wells and septic systems, from an existing 10 acre parcel. Access is via Trotter Lane, a private roadway.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use (e.g., Single-family Residences, Grazing, Park, School)
Site:	RE-5	LDR-IBC	Single-family residence, second residence
North:	RE-5	MDR	Single-family Residences
East:	RE-5	LDR-IBC	Single-family Residence
South:	RE-5	LDR-IBC	Undeveloped, single-family Residence
West:	RE-5	LDR-IBC	Undeveloped

Briefly Describe the environmental setting: The project area is located in the western slope of the central Sierra Nevada mountains, in an area classified as the Foothill Gray Pine Belt. The project area lies at an elevation of approximately 1,320-1,480 feet. Within this zone are found gray pine, yellow pine, interior live oak, blue oak, ceanothus, madrone, toyon, Manzanita, California blackberry, yerba santa, California buckeye, and redbud. No permanent water exists within the project area. The site has been developed with several structures including a single-family dwelling, a second residence, a garage, and a 100 square foot portable shed. As proposed, each of the residences (i.e. the single family home and the second residence) will be located on individual parcels.

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

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

Exhibit F:

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: 11/13/08

Printed Name: Thomas A. Lloyd For: El Dorado County

Signature: _____ Date: 11/13/08

Printed Name: Peter Maurer 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.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				√
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				√
c. Substantially degrade the existing visual character quality of the site and its surroundings?				√
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				√

Discussion:

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

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

c) The parcel map will result in two parcels which are suitable for residential use. The surrounding neighborhood is equally well suited to residential use, and has been developed accordingly. The proposed project, therefore, would not substantially degrade the visual character or quality of the site and its surroundings as its residential use is consistent with adjacent parcels.

d) There is no lighting proposed as part of this project. All future building plans issued for the parcel(s) must comply with Section 17.14.170 of the County Zoning Ordinance which prohibits unnecessary and unwarranted illumination of an adjacent property.

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

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

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

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) El Dorado County has established the Agricultural (A) General Plan land Use Overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan Land Use Map for the project area indicates that there are no areas of "Prime Farmland" or properties designated as being within the Agricultural (A) General Plan Land Use Overlay District area adjacent to the project site. The project would not result in the conversion of farmland to non-agricultural uses because there are no adjacent agriculturally zoned properties.

b) The proposed project would not conflict with any agricultural use in the project vicinity, and would not adversely impact properties currently under a Williamson Act Contract.

c) No existing agricultural land would be converted to non-agricultural use as a result of the proposed project.

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

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

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

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 PM_{10}, CO, SO_2 and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or

- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a,b) Site clearing, burning, grading, utility excavation, and movement of construction equipment would create temporary air quality impacts during construction. The construction-related impacts should be less than significant since these aspects of the project would be controlled by Chapter 15.14 of the County Code which sets minimum standards for such activities and El Dorado Air Pollution Control District Rule 223 that controls fugitive dust.

c) Regarding cumulative air quality impacts, the proposed project does not require a change in existing land use designation or exceed the project alone significance criteria. Based on the project information provided, the proposed project would not result in any cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

d) The proposed project is not considered to be a sensitive receptor. There are no existing uses considered to be sensitive receptors located near the project site. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

e) The proposed residential parcels are not a use that commonly produces odors. It has been determined that the proposed project would not create objectionable odors affecting a substantial number of people.

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

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			√	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			√	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				√
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			√	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			√	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			√	

Discussion:

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a) After Reviewing County resource materials for sensitive and protected species, it has been determined that the project would not affect locally designated natural communities, disturb wetlands, or affect migration corridors.

b,c) The U.S. Department of Interior National Wetlands Inventory Maps were reviewed and subsequent site visit was completed. There are no wetlands or riparian habitat areas on or adjacent to the project.

d) Review of the Planning Division GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors on the project site. The project would not substantially interfere with the movement of any

native resident migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

e,f) The project does not conflict with any local policies or ordinances protecting biological resources, nor the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community, Conservation Plan, or other approved local, regional, or state habitat conservation plan. The County's Habitat Conservation Plan is currently being developed; however, this project meets the goals of the interim guidelines that have been established for various sensitive elements anticipated for the Habitat Conservation Plan (HCP). These include elements of the Important Biological Corridor (IBC) overlay, oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. No sensitive resources within the IBC are being affected by this project. As the current parcel is developed with a single family dwelling and a second residential structure, each of which will be on separate parcels if the project is approved, it is possible that the site could be further developed with second residential units on both of the proposed parcels. Required off-site road improvements will likely result in some oak canopy removal. Any development would be required to retain a percentage of the tree canopy, replacing it as necessary, and/or to make sufficient payment into the Conservation Fund, thereby mitigating any canopy loss pursuant to General Plan Policy 7.4.4.4, and consistent with the Oak Woodland Management Plan.

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

V. **CULTURAL RESOURCES.** *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			√	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			√	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			√	
d. Disturb any human remains, including those interred outside of formal cemeteries?			√	

Discussion:

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

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

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

a,b) The applicant supplied a Record Search completed by Historic Resource Associates. This Record Search indicated a low to moderate possibility of identifying either Native American (prehistoric) or historic-period cultural resources in the project area. Based on the Record Search results, it was determined that further archival or field study would be required. This field study was performed by Historic Resource Associates in May, 2008. This field investigation found no significant prehistoric or historic archaeological sites, features, or artifacts in the project area. Further, no historic buildings, structures, or objects were found within the project area.

c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological site or known fossil locales.

d) Due to the scope of the project, there is not a high potential to discover human remains outside of a dedicated cemetery. However, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County has mitigation measures in place pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code, that in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and deposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

FINDING: Although the project has the potential to impact sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the application of the standard conditions of approval identified in Attachment 1 of the staff report address such impacts. Established thresholds of significance would not be exceeded within the "Cultural Resources" category.

VI. GEOLOGY AND SOILS. *Would the project:*				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			√	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			√	
ii) Strong seismic ground shaking?			√	
iii) Seismic-related ground failure, including liquefaction?			√	
iv) Landslides?			√	
b. Result in substantial soil erosion or the loss of topsoil?			√	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			√	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform			√	

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
Building Code (1994) creating substantial risks to life or property?				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			√	

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a) As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped for El Dorado County. The impacts from fault ruptures, seismically induced groundshaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.

b) No grading has been proposed as part of this project. However, any grading activities shall comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance, which would reduce any potential impacts to a less than significant level.

c) The soil type is predominantly AxE or Auburn very rocky silt loam, 30 to 50 percent slopes. The Auburn series consists of well-drained soils that are underlain by hard metamorphic rocks at a depth of 12 to 26 inches. The 30 to 50 percent variety is steep in the more prominent foothills and slopes that drop into creek channels and drainageways. Surface runoff is medium to rapid and the erosion hazard is moderate to high. Also mapped on the parcel is AxD, the Auburn very rock silt loam two to 30 percent slope variant. Permeability of this Auburn soil is moderate. Surface runoff is slow to medium, and the erosion hazard is slight to moderate.

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

d) Review of the *Soil Survey of the El Dorado County Area* indicates that the mapped soil types for the proposed project have a mantle of soil up to 24 inches in depth. Furthermore, any future building permit would be subject to review by the Air Quality Management District. Based upon this review, the impact from expansive soils is less than significant.

e) The applicant did not provide a Report of Percolation Test as the El Dorado County Environmental Management Department has reviewed the project, had no specific concerns related to percolation rates, and has permitted and approved the two existing on-site septic systems.

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

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

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

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;

- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or

- Expose people to safety hazards as a result of former on-site mining operations.

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

b) No significant amounts of hazardous materials would be utilized for the project. The project would not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there would be a less than significant impact from hazardous material sites.

e, f) As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety (AA) District overlay. The site is approximately 4 miles away from the Cameron Park Airport. As such, there would be no immediate hazard for people residing or working in the project area or safety hazard resulting from airport operations and aircraft over-flights in the vicinity of the project site.

g) The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County.

h) The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. To ensure impacts are less than significant, the project shall be required to comply with the "Fire Safe" requirements.

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

VIII. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			√	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			√	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			√	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			√	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			√	
f. Otherwise substantially degrade water quality?				√
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				√
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				√
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				√
j. Inundation by seiche, tsunami, or mudflow?				√

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;

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

- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a) The parcel map will result in two lots suitable for residential use. While each of the proposed parcels currently has some form of development, at the building permit stage for any future development, the applicant would be required to submit a preliminary drainage plan and erosion control plan, which is reviewed by Building Services. Compliance with the Erosion Control Plan would limit water runoff and discharge that would violate water quality standards or discharge requirements established by the Regional Water Quality Control Board. Permit applicants are required to prepare and retain on the construction site, a Storm-water Pollution Prevention Plan that describes the site, erosion and sediment controls, means of waste control, implementation of local plans required by the Resource Conservation District, control of post-construction sediment and erosion control, and non storm-water management controls.

b) Potable water is to be supplied by private wells. El Dorado County lies within the Central Sierra Nevada geomorphic province. The geology of the Western Slope portion of El Dorado County is principally hard crystalline, igneous or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. There are 357 defined groundwater basins in California, but no designated basins are identified in El Dorado County. The newly created parcels would each utilize wells requiring permits that will be reviewed by the Environmental Health Division for productivity at that time. Both proposed Parcels 1 and 2 have existing approved wells. The El Dorado County Environmental Health Division has reviewed the current application requests and determined the parcel map cannot be finaled until it is proven to them that the newly created parcels have an adequate, analyzed water source

c) There is no evidence that future grading and ground disturbances associated with the project would substantially alter the existing drainage patterns on or off the site. *The Grading, Erosion, and Sediment Control Ordinance* contains specific requirements which limit the impacts to a drainage system (County Code Sections 15.14.440 & 15.14.590). The standards would apply to this project if and when a building permit request is submitted to the County.

d,e) In this case, the project may include a moderate amount of grading for road improvements. However, at the time a grading or building permit request is submitted to the County an erosion control plan would be required to reduce erosion and sediment discharge off the site to a less than significant level.

f) The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All storm-water and sediment control methods contained in the *Grading, Erosion, and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site.

g,h) The Flood Insurance Rate Map (Panel 060040 0725 C, 12/04/86) for the project area establishes that the project site is not located within a mapped 100-year floodplain.

i) The subject property is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters.

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

j) As the property is not adjacent to a large body of water such as a lake, bay, or estuary, there is no potential for a seiche or tsunami. Additionally, the topography and location of the property provides no potential for mudflow.

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

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

Discussion:

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

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

a) The project would not result in the physical division of an established community.

b) The proposed project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and is consistent with the development standards contained within the El Dorado County Zoning Ordinance.

c) As discussed in Section IV 'Biological Resources', this project will have a less than significant impact on biological resources. As such, the proposal will not conflict with any applicable habitat conservation plan or natural community conservation plan.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. *Would the project:*				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				√
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				√

Discussion:

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

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

a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan.

b) The El Dorado County Mineral Resources Zone Map, General Plan Exhibit V-7-4 indicates that the project is not in a mineral resource zone. Based on the review of this map, there are no significant mineral deposits on the project site.

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

XI. NOISE. *Would the project result in:*				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			√	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			√	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			√	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			√	

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. *Would the project result in:*				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				√
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				√

Discussion:

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

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

a,c) The proposed project is not considered a noise sensitive land use and would not significantly contribute to an increase in the ambient noise.

b,d) Persons adjacent to the project vicinity would not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of the project.

e) County airports include a comprehensive Land use Plan, which contains building restrictions due to airport noise. In this case, the project site is not located within the defined noise contour of a county owned/operated airport facility.

f) The proposed project is not located adjacent to a private airstrip. As such, the project would not be subjected to intermittent noise levels considered excessive.

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. *Would the project:*				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				√

Discussion:

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

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a) The proposed project has been determined to have minimal growth-inducing impact as the project does not include any proposal to extend, or expand infrastructure or roads, and does not include any school or large scale employment opportunities that lead to indirect growth.

b) No existing housing stock would be displaced by the proposed project.

c) No people would be displaced necessitating the construction of replacement housing elsewhere.

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

XIII. PUBLIC SERVICES. *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:*				
a. Fire protection?			√	
b. Police protection?			√	
c. Schools?			√	
d. Parks?			√	
e. Other government services?			√	

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

Discussion:

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

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

a) Fire Protection: The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, yet would not prevent the Fire Department from meeting its response times. The El Dorado County Fire Protection District would review any future building permit applications to ensure compliance with fire standards including, but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking areas, fire sprinklers within buildings, and building identification.

b) Police Protection: The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80 percent of the population within Community Regions. For the rural areas, there is no standard minimum level of service or response time. Currently, the County has 0.89 sworn officers per 1,000 daytime populations. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of a residential parcels and the related development would not significantly impact the achievement of this goal, or significantly impact the current response times to the project area.

c) Schools: The project site is located within the Mother Lode Union School District. Impact to the affected school district from the proposed development would be less than significant.

d) Parks: The proposed development would not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. Provisions to provide parkland or the payment of an in-lieu fee are included as the project is residential in nature.

e) No other public facilities or services would be substantially impacted by the project.

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

	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?			√	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			√	

Discussion:

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

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

a) The proposed project would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur because this project is not expected to increase population in the region.

b) The project proposal does not include the provision of on-site recreation facilities, nor does it require the construction of new facilities or expansion of existing recreation facilities.

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

XV. TRANSPORTATION/TRAFFIC. *Would the project:*				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			√	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			√	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			√	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			√	

XV. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
e. Result in inadequate emergency access?			√	
f. Result in inadequate parking capacity?			√	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			√	

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a) The division of the existing 10 acre parcel into two five acre residential parcels would not result in a significant increase in vehicle trips or result in traffic congestion.

b) No improvements required as a result of the proposed land division would result in any safety hazards from design features.

c) The project would not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.

d) The proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that would substantially increase hazards.

e) As conditioned, the project would not result in inadequate emergency access to any of the current or future structures.

f) Single family residences are required to provide two parking spaces that are not in tandem. The proposed parcels would provide adequate space to comply with all parking requirements.

g) The proposed project does not conflict with the adopted General Plan Policies, and adopted plans, or programs supporting alternative transportation.

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

XVI. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				√
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				√
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			√	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			√	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				√
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			√	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			√	

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a,b,e)As both of the proposed parcels have been developed, they would be served by existing permitted septic systems. No further wastewater treatment or facility impacts are expected.

c) On-site drainage facilities are required as needed so as to reduce runoff to discharge levels, which do not exceed site discharge levels, which existed prior to development of the site. All drainage facilities should be designed in conformance with the standards contained in the "County of El Dorado Drainage Manual."

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

d) The proposed project would continue to be served by permitted on-site private wells and permitted on-site septic systems. Through the permitting process, the El Dorado County Environmental Management Division assures adequate groundwater production. The Division reviewed the project and had no specific concerns or conditions. The El Dorado County Fire Protection District has reviewed the project and will require a fire hydrant within 500 feet of the subject parcel. This hydrant can be connected to existing El Dorado Irrigation service found within 500 feet of the parcel, along Trotter Lane. No line extension will be required, as the parcels are served by the existing, permitted wells.

f,g) 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.

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

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

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

Discussion:

a) There is no substantial evidence contained in the record that the project would have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to existing standards and requirements imposed in the conditioning of the project.

b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts." Based on the analysis in this Initial Study, it has been determined that the project would not result in cumulative impacts.

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

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Cultural Resources Study of Assessor's Parcel No. 091-070-01, 4880 Trotter Lane, Shingle Springs, El Dorado County, California 95682, Prepared by Historic Resources Associates, El Dorado Hills, CA (May 2008).

El Dorado County Oak Woodland Management Plan (Adopted May 6, 2008).