

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



<b>Agenda of:</b>	April 28, 2011
<b>Item No.:</b>	9
<b>Staff:</b>	Tom Dougherty

**REZONE/TENTATIVE PARCEL MAP**

**FILE NUMBER:** Z10-0005/P10-0004/Jones Parcel Map

**APPLICANT:** Michael and Janine Jones

**REQUEST:** The proposed project consists of the following requests:

1. Rezone from Single Family Two-Acre Residential (R2A) to Estate Residential Five-Acre (RE-5); and
2. Tentative Parcel Map to create three single-family residential parcels comprising of 5.60, 5.84 and 7.64 acres in size from a 19.09-acre parcel.

**LOCATION:** On the east and west sides of Ivy Knoll Drive, south of the intersection with Leaning Tree Road, in the Placerville Periphery area, Supervisorial District 3. (Exhibit A).

**APN:** 048-121-11 (Exhibit B)

**PARCEL SIZE:** 19.09 acres

**GENERAL PLAN:** Low Density Residential-Important Biological Corridor (LDR-IBC) (Exhibit D-1, D-3)

**ZONING:** Single Family Two-Acre Residential (R2A) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

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

1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff;

2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures in the Conditions of Approval as listed in Attachment 1;
3. Approve Rezone Z10-0005 based on the Findings in Attachment 2; and
4. Approve Tentative Parcel Map P10-0004 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

**BACKGROUND:** The 19.09-acre parcel was created by Parcel Map PM38-94, recorded in March of 1988.

**STAFF ANALYSIS:** Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the Rezone and Tentative Parcel Map request and issues for Planning Commission consideration are provided in the following sections:

**Project Description:** The project request includes a Rezone and Tentative Parcel Map proposed as follows:

**Rezone:** The Rezone would rezone the property from Single Family Two-Acre Residential (R2A) to Estate Residential Five-Acre (RE-5).

**Tentative Parcel Map:** The Tentative Parcel Map would create three single-family residential parcels comprising 5.60, 5.84 and 7.64 acres in size from a 19.09-acre parcel.

The three parcels would be served by wells and septic systems.

**Site Description:** The 19.09-acre parcel varies in elevation from 2,450 to 2,550 feet above sea level. The majority of the parcel is covered with native trees and shrubs with some cleared areas of grassland. Approximately 44 percent of the parcel contains oak canopy and the remaining covered with other native trees. The parcel is undeveloped except for an existing paved road running north and south that splits the eastern approximately 1/3 of the parcel into a separate section. There is one prominent swale in the southwest portion that drains southwest, and no other significant wetland features.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
Site	R2A	LDR-IBC	Residential/Vacant
North	R2A	LDR-IBC	Residential/Single family residence
South	R2A	LDR-IBC	Residential/Single family residence
East	R2A	LDR-IBC	Residential/Single family residence/vacant parcel
West	R2A	LDR/MDR-PL-IBC	Residential/Single family residence/vacant parcel

Discussion: The project vicinity is primarily residentially-zoned land with larger lot sizes (three acres and larger). All lands in the project vicinity are designated by the General Plan for low density residential uses (LDR), (see Exhibit D-1), with the exception of a portion of parcels to the southwest which are designated for medium density residential uses (MDR-PL-IBC). The project parcel is bounded on all sides by residential land uses on residentially zoned lands. The Platted Lands (PL) overlay designation identifies *isolated areas consisting of contiguous existing smaller parcels in the Rural Regions where the existing density level of the parcels would be an inappropriate land use designation for the area based on capability constraints and/or based on the existence of important natural resources. The existence of the PL overlay cannot be used as a criteria or precedent to expand or establish new incompatible land uses.* All surrounding parcels are zoned R2A which is inconsistent with the predominant LDR land use designations. (See Exhibit E).

**Project Issues:** Discussion items for this project include access and circulation, fire safety, sewage disposal and water supply.

**Access and Circulation:** Pursuant to the General Plan, the project is not within a Community Region and nearby Newtown Road is a Major 2-Lane Road as shown on the Circulation Maps. Ivy Knoll Drive, Leaning Tree Road, and Still Meadow Road are all private roadways. **Primary access** is from Newtown Road to Ivy Knoll Road to the project site. **Secondary access** is from U.S. Highway 50 to Still Meadow Road to Leaning Tree Road to Ivy Knoll Road to the project site.

1. **Onsite Access:** The proposed access road (Ivy Knoll Road) was found by DOT staff to currently be compliant with County standards and would not require improvements.
2. **Offsite Access:** The proposed access roads (Ivy Knoll Road offsite portion) and Leaning Tree Road (from Ivy Knoll Road to Still Meadow Road) is recommended by DOT to be designed consistent with Design Standard Plan 101C of the DISM and the 2007 CA Fire Code with a 20-foot wide roadway. The widening of the existing paved portion of the road would be conditioned to be improved to the same paved surfacing, whereas the gravel section of Leaning Tree Road would be improved to a gravel surface capable of supporting 40,000 pounds with the minimum structural sections in accordance to Design Standard Plan 101C of the DISM. These improvements would be conditioned be completed to the satisfaction of the DOT or the applicant would need to obtain an approved improvement agreement with security, prior to the filing of the Parcel Map.

As proposed and with the inclusion of the recommended Conditions of Approval, DOT has no outstanding concerns with the proposed access and circulation.

**Fire Safety:** The project has a Wildland Fire Safe Plan that was approved in May of 2010 by Cal Fire and El Dorado County Fire Protection District (Fire District) that addresses emergency access. The Fire District has also recommended conditions for the unobstructed widths of the apparatus access roads and to assure they would be designed and maintained to support the imposed loads of fire apparatus and to provide all weather driving capabilities. As proposed and with the inclusion of the recommended Conditions of Approval, neither Cal Fire nor the Fire District has outstanding concerns with the parcel emergency accesses as proposed.

**Sewage Disposal:** The Environmental Health Division has reviewed the submitted sewage disposal capability report for the proposed parcels and found that it demonstrates there would be suitable area on each proposed parcel for adequate sewage disposal.

**Water Supply:** The project proposes to use wells for the residential water supply. The Environmental Health Division has reviewed the submitted well report for the newly drilled test well on proposed Parcel 1 and found it meets the requirements of Water Supply Policy 800-02. The project has been conditioned that all three parcels have wells for their respective water supply that meet Policy 800-02 standards prior to filing the Parcel Map.

**General Plan:** The General Plan designates the subject site as Low Density Residential with an Important Biological Corridor Land Use Overlay (LDR-IBC) and **Policy 2.2.1.2** directs that LDR identify *establishes areas for single-family residential development in a rural setting* with a maximum density of one dwelling unit per 5.0 acres with parcel size range of 5 to 10 acres. The project would create three parcels comprising 5.60, 5.84 and 7.64 acres in size and therefore would be consistent with this policy.

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

Criteria	Consistency
1. <i>Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands.</i>	<b>Consistent:</b> As discussed above in the Water Supply section in <i>Project Issues</i> , the project would be conditioned to have a safe and reliable water supply on each parcel prior to filing the Parcel Map.
2. <i>Availability and capacity of public treated water system</i>	<b>Consistent:</b> As discussed above in the Water Supply section in <i>Project Issues</i> , the project would rely on wells for potable water service.
3. <i>Availability and capacity of public waste water treatment system.</i>	<b>Consistent:</b> The project would utilize septic facilities for waste water.
4. <i>Distance to and capacity of the serving elementary and high school.</i>	<b>Consistent:</b> The existing parcel area is currently served by the Placerville Union School District. The project was distributed to them for review and they did not respond with any concerns about serving the project.
5. <i>Response time from nearest fire station handling structure fires.</i>	<b>Consistent:</b> The El Dorado County Fire Protection District would be responsible for serving the project area for structure fires. The Fire District has recommended Conditions of Approval that would require that the project adhere to the applicable building and fire codes, as well as Conditions of Approval regarding the execution of the District Fire Safe regulations, provision of a secondary emergency access, construction of road improvements as required by the DOT, as well as the he District approved Fire Safe Plan. The fulfillment of those recommended

	conditions would address the fire related safety issues identified by the District.
6. <i>Distance to nearest Community Region or Rural Center.</i>	<b>Consistent:</b> The project site is located approximately 0.5 mile east of the Placerville Community Region. As proposed, the project is a residential project similar in character to existing and proposed low-density residential uses surrounding the project site on three sides, and medium and low-density uses on the south side.
7. <i>Erosion hazard.</i>	<b>Consistent:</b> The project would require minor grading for roads and drainage infrastructure to be completed prior to filing of the Parcel Map. This would assure that all existing drainage courses would be adequately protected by the incorporation of appropriate development setbacks and the required strict adherence to Best Management practices during the grading permit process.
8. <i>Septic and leach field capability.</i>	<b>Consistent:</b> The Environmental Health Division has found there would be suitable area on each proposed parcel for adequate sewage disposal.
9. <i>Groundwater capability to support wells.</i>	<b>Consistent:</b> The Environmental Health Division reviewed the submitted data for the test well, studied data for surrounding well reports, and did not find that the project would have significant impacts on groundwater capability to support the required wells.
10. <i>Critical flora and fauna habitat areas.</i>	<p><b>Consistent:</b> A Revised Final Biological Resources Study and Important Habitat Mitigation Program (Biology Report), Sierra Ecosystem Associates, April 22, 2010 was submitted by the applicants that included the results of a survey of the parcel for the special status and locally significant plants and animals and suitable habitat for the same. No special-status species were found on the site and it was determined that there is no habitat on the project site to support the special status plants that could potentially be present.</p> <p>The Biology Study found that depending on the time of the year development occurs, there could be impacts to nesting raptors or other migratory birds. The project has included a mitigation measure designed to reduce those potential impacts. This is discussed further below in the Policy 7.4.1.5 section.</p>
11. <i>Important timber production areas.</i>	<b>Consistent:</b> The project site does not contain or is adjacent to any important timber production areas.
12. <i>Important agricultural areas.</i>	<b>Consistent:</b> This property and project is not under and would not conflict with an adjacent Williamson Act Contract and is located within an area which does not contain, nor is it adjacent to, lands zoned and designated by the General Plan to be preserved for agricultural use.

13. <i>Important mineral resource areas.</i>	<b>Consistent:</b> The project site does not contain or is located adjacent to any important mineral resource areas.
14. <i>Capacity of the transportation system serving the area.</i>	<b>Consistent:</b> DOT reviewed the submitted traffic study and concluded that the recommended conditions of approval, including improvements to existing roadways, would sufficiently address traffic issues and ensure that the transportation system is adequate to serve the area.
15. <i>Existing land use pattern.</i>	<b>Consistent:</b> The project site is surrounded by land designated and utilized for low-density residential uses on four sides with a portion to the southwest designated for medium-density uses (MDR-PL). The proposed rezone would allow the creation of 5.60, 5.84 and 7.64-acre parcels which would be consistent with the LDR land use designations as well as the dominant land use and parcel size pattern of the surrounding parcels.
16. <i>Proximity to perennial watercourse.</i>	<b>Consistent:</b> There were no perennial watercourses identified by the within the project parcel. Weber Creek, a perennial stream, lies approximately 0.8 mile south of the project parcel.
17. <i>Important historical/archeological sites.</i>	<b>Consistent:</b> A Cultural Resources Study prepared by Historic Resource Associates, dated February 2008 was completed for the subject parcel and reported there were no significant prehistoric and historic-period cultural resources sites, artifacts, historic buildings, structures or objects found. Because of the possibility in the future that ground disturbances could discover significant cultural resources, Planning has added standard Conditions of Approval to assure that potential issue is addressed during project development.
18. <i>Seismic hazards and present of active faults.</i>	<b>Consistent:</b> As shown in the Division of Mines and Geology's publication, <i>Fault Rupture Hazard Zones in California</i> , there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, 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.
19. <i>Consistency with existing Covenants, Conditions, and Restrictions.</i>	<b>Consistent:</b> The three proposed parcels would participate in the Ivy Knoll Drive Road Maintenance Association to for the purpose of the shared maintenance of Ivy Knoll Drive.

Land Use Compatibility: Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood.

Consistent: The parcel sizes and residential uses would be consistent and compatible with the development pattern in the immediate neighborhood.

**Fire Protection:** **Policy 5.7.1.1**, requires the applicant demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development, **Policy 6.2.2.2**, **Wildland Fire Hazards**, requires that the County preclude development in areas of high and very high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection, and **Policy 6.2.3.2**, **Adequate Access for Emergencies**, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: El Dorado County Fire Protection District (Fire District) has requested Conditions of Approval addressing the emergency access and emergency water availability issues for the project site. A Wildland Fire Safe Plan dated April 13, 2010, has been approved by the Fire District and by Cal Fire and the three parcels would be required to fulfill the requirements of that plan. Conditions have been incorporated into the project to assure compliance with the Cal Fire and Fire District requirements. As conditioned, the project would conform to the General Plan policies.

**Airport Noise Impacts:** **Policy 6.5.2.1** directs that *all projects, including single-family residential, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable CLUP.*

Discussion: The proposed project is located approximately one mile northeast of the Placerville Airport, as shown in Exhibit G. It is located at the easternmost edge of the Airport's Safety Overflight Zone Area 3 and within the 55 dB and 60 dB CNEL noise contour. An *Environmental/Architectural Acoustics Assessment*, Bollard Acoustical Consultants, Inc., dated April 8, 2010 (Assessment) was submitted by the applicants for the project. From their field testing, the Assessment found that the exterior noise levels from aircrafts were not to be expected to exceed the maximum 60 dB exterior, or 45 dB Community Noise Equivalent Level (CNEL) level established by the General Plan.

The project was reviewed by the El Dorado County Airport Land Use Commission for compliance with the Placerville Airport Comprehensive Land Use Plan (CLUP). The Commission's staff found the project to be compatible with the CLUP, provided the project is conditioned for a buyer notification program and for recordation of an aviation and noise easement. The project has been conditioned for the application to record an Aviation and Noise Easement for all three parcels created by the filed Parcel Map which would then make the project compliant with this policy and provide compliance with the Commission's staff recommendations. The easement would be required to be filed concurrently with the filing of the Parcel map.

**Wetland buffers:** **Policy 7.3.3.4** directs that *buffers and special setbacks of 50 feet from intermittent streams and wetlands.*

Discussion: The project as presented, avoids the ephemeral drainage swale within the southwest portion of the parcel as shown on Exhibit F. The Biology Report recommended that the 50-foot

setback lines in all directions from the drainage swale within the parent parcel be carried forward as it had been previously been recorded on the previous Parcel Map PM38-94. On that map it was noted as a 100-foot (non-building) setback to be measured 50 feet from the centerline of the swale. That recommendation has been included in the recommended Conditions of Approval in Attachment 1 and that inclusion on the new maps would make the project compliant with this policy.

**Species Conservation:** *Policy 7.4.1.5 directs that species, habitat, and natural community preservation/conservation strategies shall be prepared to protect special status plant and animal species and natural communities and habitats when discretionary development is proposed on lands with such resources unless it is determined that those resources exist, and either are or can be protected, on public lands or private Natural Resource lands.*

**Discussion:** The Biology Report determined that the project could have an impact on nesting raptors or other protected migratory birds by the tree canopy removal anticipated for the project. Depending on the timing of construction, site disturbance could result in disturbance of breeding and nesting activity of this species. According to the California Department of Fish and Game Code 3503, “take” of the nest or eggs of any bird is prohibited, except upon approval from the California Department of Fish and Game. The Biology Report found that disturbance of active nests can be avoided during construction through appropriate measures. Those measures have been included in recommended Mitigation Measure 2 included in Attachment 1.

**Biological Corridor:** *Policy 7.4.2.9 identifies the site with an Important Biological Corridor (IBC) overlay. This would be applied to lands identified as having high wildlife values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district would be subject to the following provisions except that where the overlay is applied to lands that are also subject to the Agricultural Lands (AL) designation, the land use restrictions associated with the IBC policies would not apply to the extent that the agricultural practices do not interfere with the purposes of the IBC overlay. Lands located within the overlay district would be subject to the following provisions listed in the table below:*

<b>Guideline</b>	<b>Project Design Feature</b>
Increased minimum parcel size	<b>Consistent:</b> It is not recommended that minimum parcel size of 5 acres be increased because the project avoids the wetlands, has no significant woody vegetative corridors and the new parcels would share existing access roads. The submitted Biological Study determined that as mitigated for the protection of nesting raptors and other birds, there would be no significant impacts to the existing biological corridors.
Higher canopy-retention standards and/or different mitigation standards for oak woodlands	<b>Consistent:</b> The submitted Biology Report anticipates the project would remove approximately 0.321 acre of canopy for road and lot development which is 3.8 percent of the total canopy coverage. The parcel sizes of 5.60, 5.84 and 7.64 acres would allow the



	predominant retention of the remaining existing oak canopy.
Lower thresholds for grading permits	<b>Consistent:</b> Grading for surface improvements to existing Ivy Knoll Drive and Leaning Tree Road would be required resultant of a project approval. As these roads are existing and the projected improvements would not significantly affect trees and shrubs in these areas, the impacts would not be anticipated to be significant.
Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss	<b>Consistent:</b> No wetland/riparian habitat loss would occur as a result of the project.
Increased riparian corridor and wetland setbacks	<b>Consistent:</b> The submitted Biology Report found that the project would require permanent 50-foot non-building setbacks from the centerline of the ephemeral drainage swale located in the southwest portion of the parcel as discussed above in the Policy 7.3.3.4 section.
Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Dept. of Fish & Game).	<b>Consistent:</b> The project site is located within Rare Plant Mitigation Area 2 which is defined as lands not known to contain special status plant species but within the EID service area. The project would be subject to payment of the established rare plant mitigation fee at the time of Building Permit issuance. The submitted Biology Report found that the project request would not have a substantial adverse effect, either directly or through habitat modification, on any plant species identified as a candidate, sensitive, or special status species in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
Standards for retention of contiguous area/large expanses of other (non-oak or non-sensitive) plant communities	<b>Consistent:</b> The submitted Biology Study found that no improvements resultant of a project approval would be anticipated to reduce the area of existing contiguous area/large expanses of other (non-oak or non-sensitive) plant communities.
Building permits discretionary or some other type of "site review" to ensure that canopy is retained	<b>Consistent:</b> Each new parcel development for primary and second residential units and related accessory buildings and supporting infrastructure in the future, would be subject to further specific review for compliance with General Plan Policy 7.4.4.4.

More stringent standards for lot coverage, floor area ratio (FAR) and building height	<b>Consistent:</b> Given the parcel sizes (5.60, 5.84 and 7.64), and relatively small projected project footprints, more stringent standards are not required for this project.
No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement)	<b>Consistent:</b> The submitted Biology Study did not find evidence that the parcel was being used as a significant wildlife corridor. No fences are proposed as part of this project and there are no completely continuous vegetative corridors present.

**Oak Canopy Coverage:** Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards.

**Discussion:** The subject parcel area contains 19.09 acres. The submitted Biology Report found that the project area has 44 percent oak canopy coverage. General Plan Policy 7.4.4.4 would therefore require the retention of 80 percent of the indigenous oak tree canopy for the project area. The project would remove approximately 0.321 acre of canopy for road and lot development which is 3.8 percent of the total canopy coverage. In lieu of the replanting and monitoring requirements set forth in Option A, the applicants have chosen mitigate the impacts to oak woodland by complying with the oak conservation in-lieu fee requirements (Option B) of the Oak Woodland Management Plan. With the adoption of the recommended Condition of Approval for 0.321 acre to be paid at a 1 to 1 ratio, the project would be compliant with Policy 7.4.4.4. The applicant would initiate compliance with that Condition during the grading and building permit processes

**Conclusion:** It has been determined that the project would be consistent with the applicable General Plan Policies. Findings of Consistency with the General Plan are provided in Attachment 2.

**Zoning:** The project site is located within the Single Family Two-Acre Residential (R2A) zone district which is shown on Table 2-4 of the General Plan to be incompatible with the existing LDR land use designation. An approved rezone to Estate Residential Five Acre (RE-5) zone district would require minimum five-acre parcel sizes. The proposed Parcel Map would create three parcels comprising 5.60, 5.84 and 7.64 acres in size meeting the minimum parcel size requirement. The submitted maps shows the parcels would allow development consistent with the development criteria for 30-foot setbacks have 100-foot parcel widths required by Sections 17.28.210.D and C (Development Standards) of the Zoning Ordinance. The ensuing residential and accessory uses are permitted by right under Section 17.28.190 (Uses permitted by right).

**Ivy Knoll Drive Road Maintenance Association (Association):** The project parcel is part of the Association which would have shared responsibility of the road maintenance and implementation of the Wildland Fire Safe Plan for Ivy Knoll Drive through the project site. The project was distributed to the Association for review and comments and no response was received from them with any concerns with the project proposal. If the project is approved, the three parcels would be required to join the Association.

**ENVIRONMENTAL REVIEW:** Staff has prepared an Initial Study (Environmental Checklist with discussion provided in Exhibit K) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or

mitigate to a point of insignificance the potentially significant effects of the project in the area of biology, and mandatory findings of significance. Staff has determined that significant effects of the project on the environment have been mitigated; therefore a Mitigated Negative Declaration has been prepared.

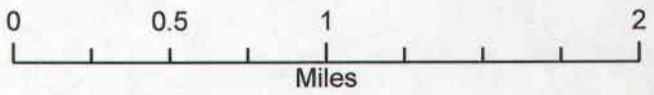
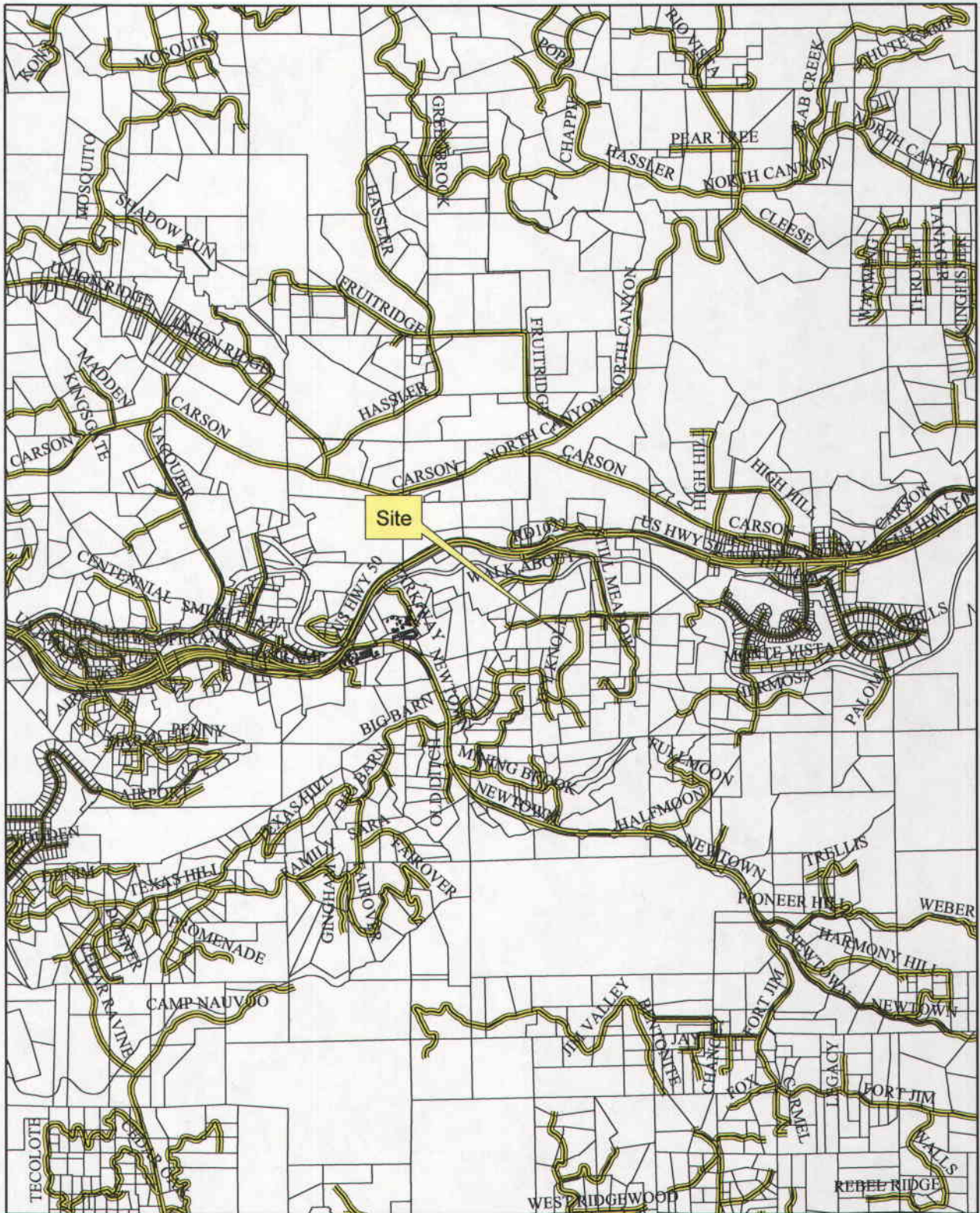
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,044.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,044.00 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:

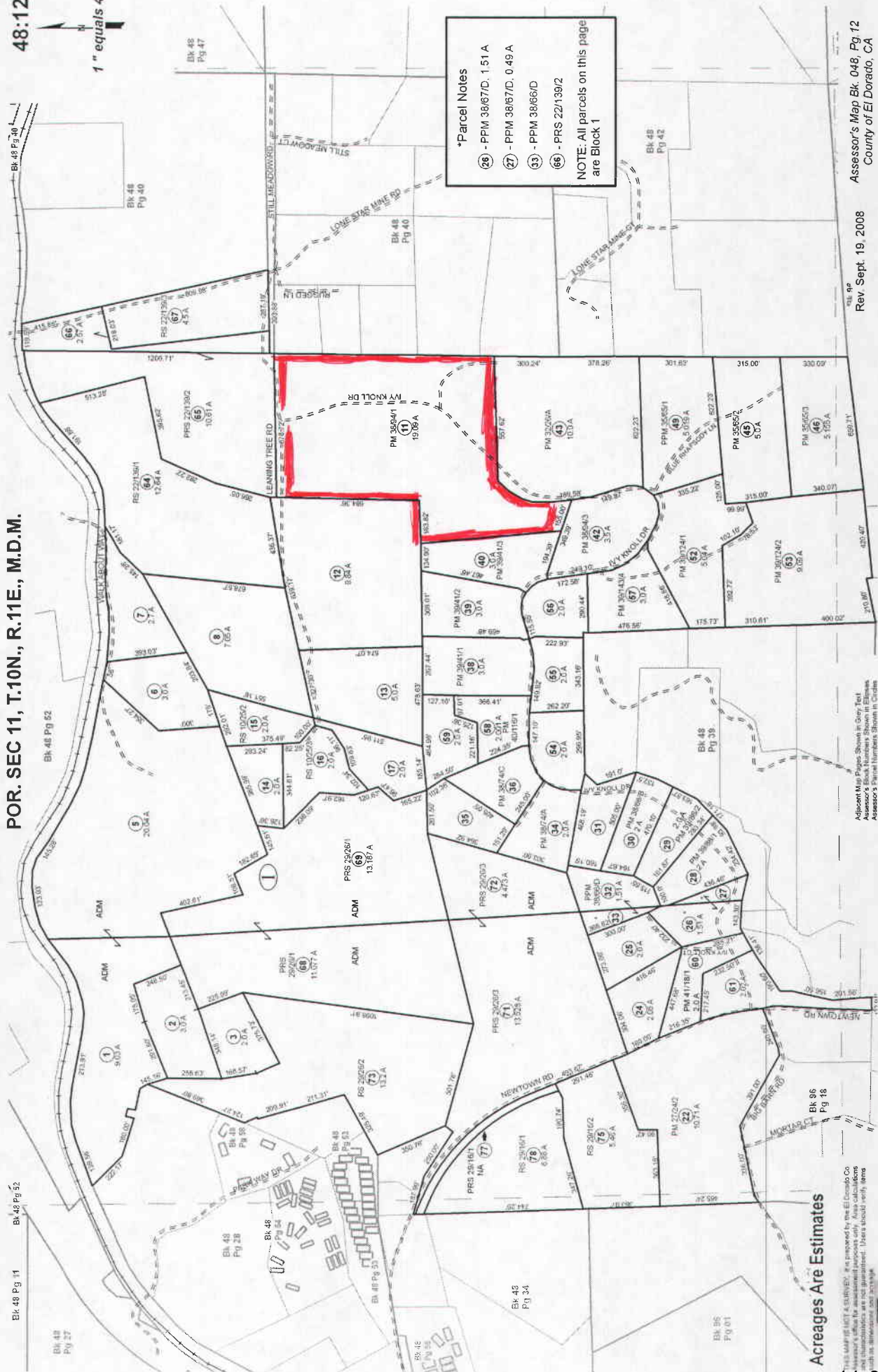
Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Location Map
Exhibit B .....	Assessor's Parcel Map
Exhibit C .....	Parcel Map 38-94
Exhibit D-1 .....	General Plan Land Use Map
Exhibit D-2 .....	General Plan Community Region Boundary Map
Exhibit D-3 .....	General Plan Important Biological Corridor Map
Exhibit E.....	Zoning Map
Exhibit F.....	Tentative Parcel Map, dated March 2010
Exhibit G .....	Placerville Airport Map
Exhibit H .....	Camino U.S.G.S. Quadrangle Map
Exhibits I-1 to I-2 .....	Site Visit Pictures
Exhibits J-1 to J-2.....	Vicinity Aerial Maps
Exhibit K .....	Environmental Checklist Form

# Location Map





1" equals 400'



\*Parcel Notes

- (28) - PPM 3867/D, 1.51 A
- (27) - PPM 3867/D, 0.49 A
- (33) - PPM 3866/D
- (66) - PRS 22139/2

NOTE: All parcels on this page are Block 1

Acresages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and descriptions are not guaranteed. Users should verify items with the Assessor's Office.

Assessor's Map Bk. 048, Pg. 12  
County of El Dorado, CA

Rev. Sept. 19, 2008

Adjacent Map Pages Shown in Grey-Tint  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Exhibit B

Jones #29

78-8E

# PARCEL MAP

A PORTION OF THE S 1/2 OF SEC. 11, T. 10N., R. 11E., M.D.M., BEING PARCEL 1 OF P.M. 36-150. STATE OF CALIFORNIA COUNTY OF EL DORADO SCALE: 1"=200' JAMES C. WILLSON, L.S. 4663 FEBRUARY 1988

**LEGEND**

- COMPUTED POINT; NOTHING FOUND OR SET
- SET 3/4" C.I.P. STAMPED L.S. 4663
- FOUND 3/4" C.I.P. STAMPED AS SHOWN
- FOUND 1/4" C.I.P. STAMPED L.S. 4434, 1976
- ✕ FOUND MONUMENT AS NOTED

**REFERENCES**

- PARCEL MAP 36-150
- PARCEL MAP 32-26
- PARCEL MAP 25-15

**BASIS OF BEARINGS**  
THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THE MERIDIAN OF PARCEL MAP 36-150.

**SURVEYOR'S STATEMENT**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JAMES C. WILLSON ON SEPTEMBER 28, 1987. I HEREBY STATE THAT THIS PARCEL MAP SUBMITTAL CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ANY, WITHIN THE MEANING OF EL DORADO COUNTY ORDINANCE CODE SECTION 16-82.080(B). ALL MONUMENTS ARE OF EL DORADO COUNTY AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO CHARACTERIZE THE SURVEY TO BE RETRACED.

**COUNTY SURVEYOR'S STATEMENT**  
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

ROAD AND PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED. IRREVOCABLE OFFERS OF DEDICATION (100%) FOR EACH ROAD WILL NOT BE COUNTY MAINTAINED UNLESS AND UNTIL IT HAS BEEN ACCEPTED INTO THE COUNTY MAINTAINED ROAD SYSTEM BY RESOLUTION OF THE BOARD OF SUPERVISORS. FURTHER, THE COUNTY SURVEYOR HEREBY REFLECTS THE OFFERS OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER EASEMENTS AS SHOWN ON THE MAP.

DATE: FEB. 4, 1988

JOHN P. SANDERS  
COUNTY SURVEYOR  
COUNTY OF EL DORADO

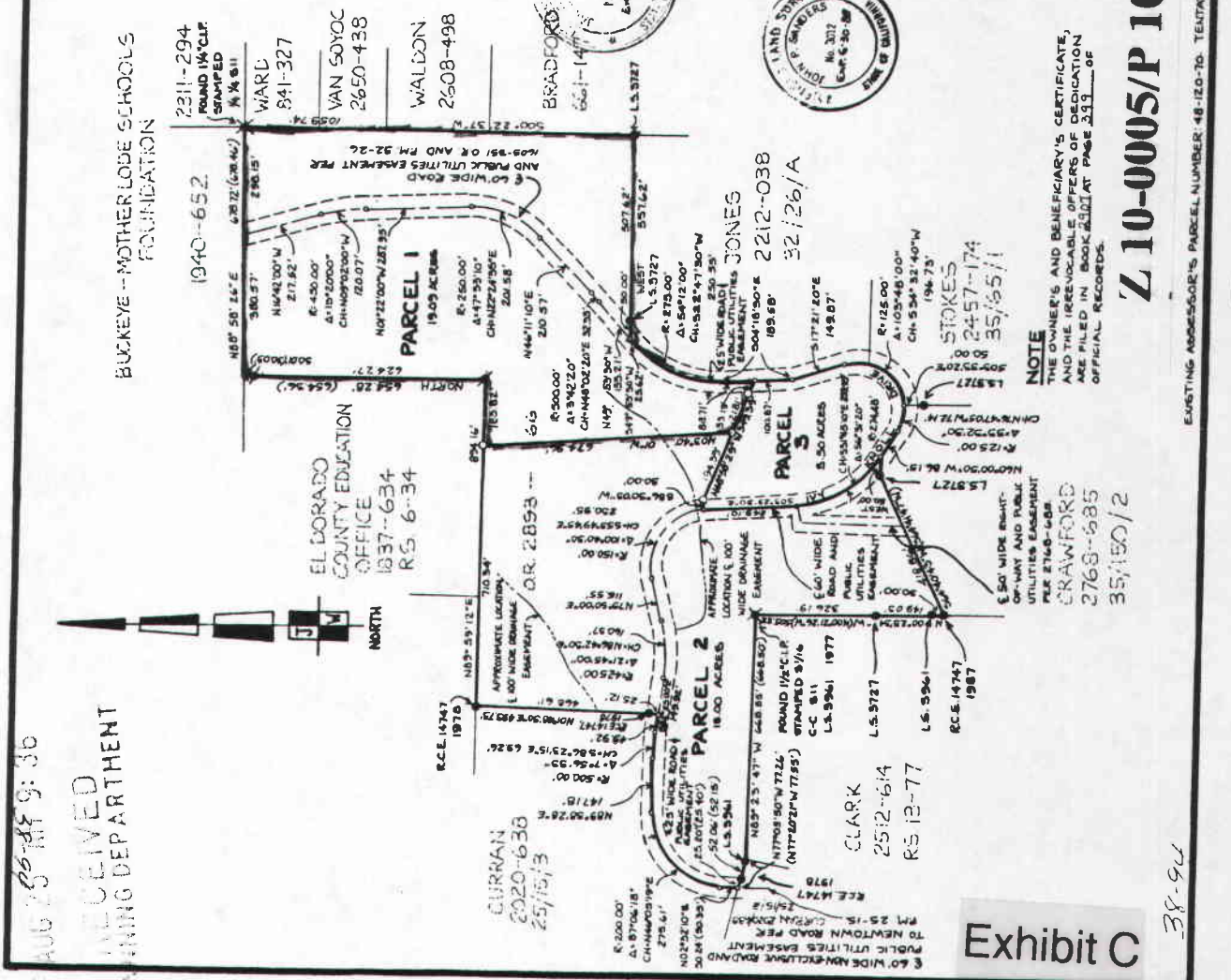
**COUNTY RECORDER'S CERTIFICATE**

I, DOROTHY CARR, HEREBY CERTIFY THAT *Enter County title Co.* SUBDIVISION MAP GUARANTEE NUMBER *161-985* WAS FILED WITH THIS OFFICE AND THAT THIS MAP WAS ACCEPTED FOR RECORD AND FILED THIS *Friday of March 10, 1988* AT *10:45* A.M. IN BOOK *38* OF PARCEL MAPS AT PAGE *94* AT THE REQUEST OF JAMES C. JONES.

DOCUMENT NUMBER: *10999*

Dorothy Carr  
DOROTHY CARR COUNTY RECORDER  
COUNTY OF EL DORADO, CALIFORNIA

BY: *Mary L. Clark*  
DEPUTY 38-94



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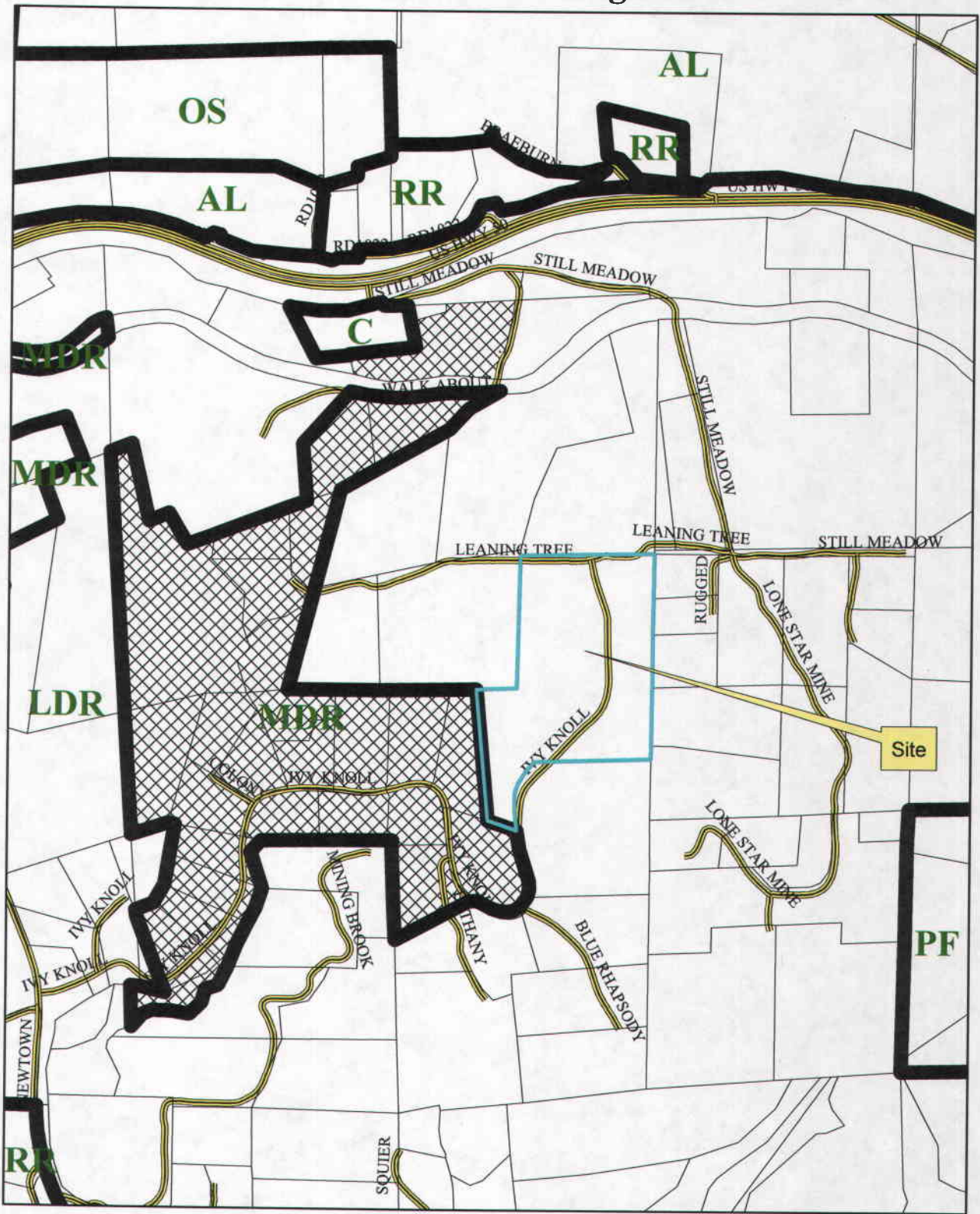
Exhibit C

EXISTING ADJACENT'S PARCEL NUMBER: 48-120-70. TENTATIVE PARCEL MAP NO. 81-56, APPROVED 2-10-86.

38-94



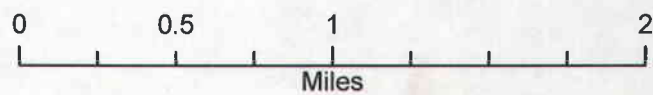
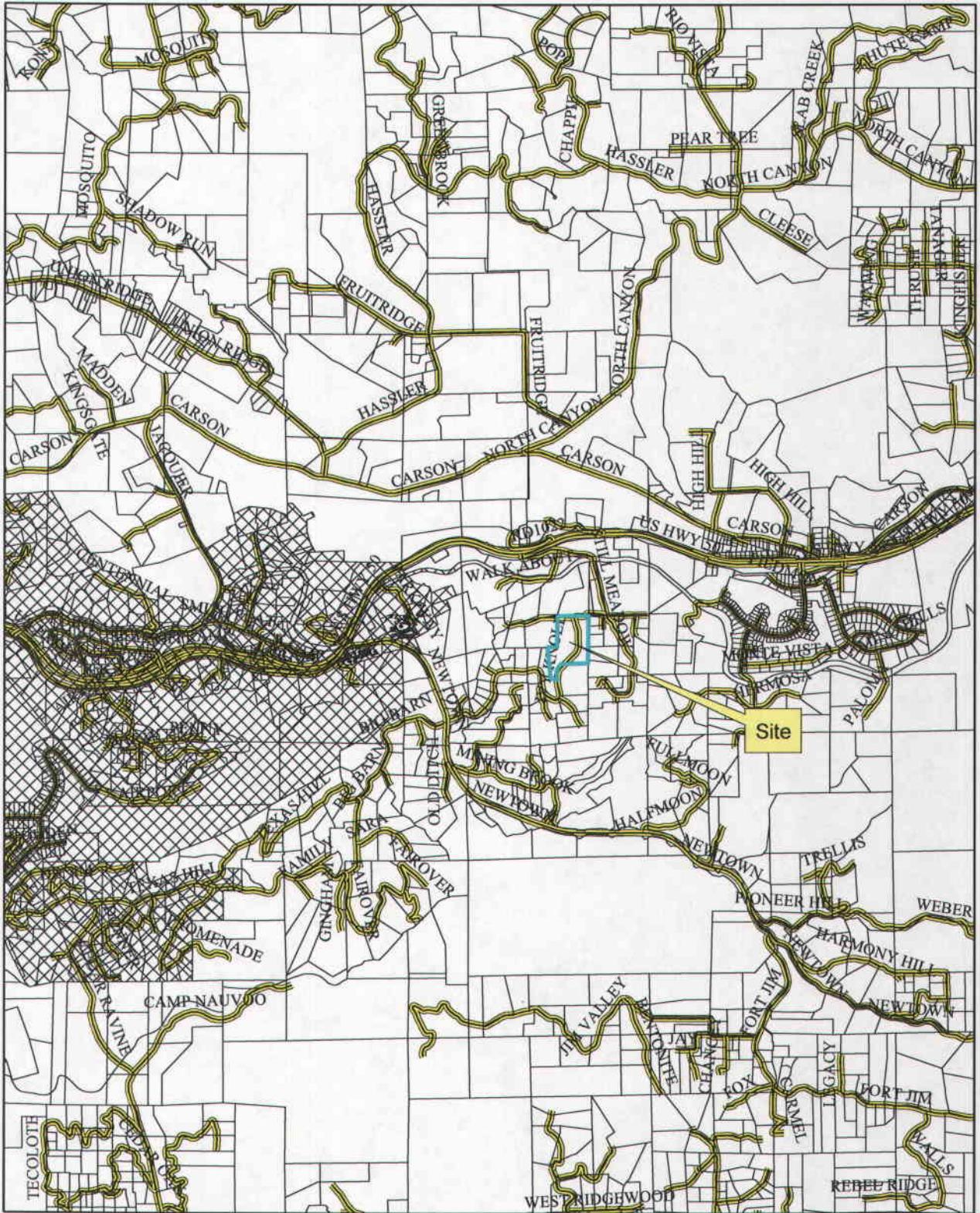
# General Plan Land Use Designations



**Platted Lands**

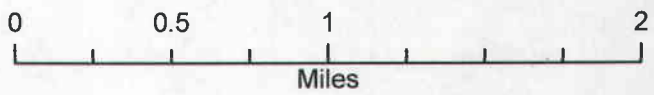
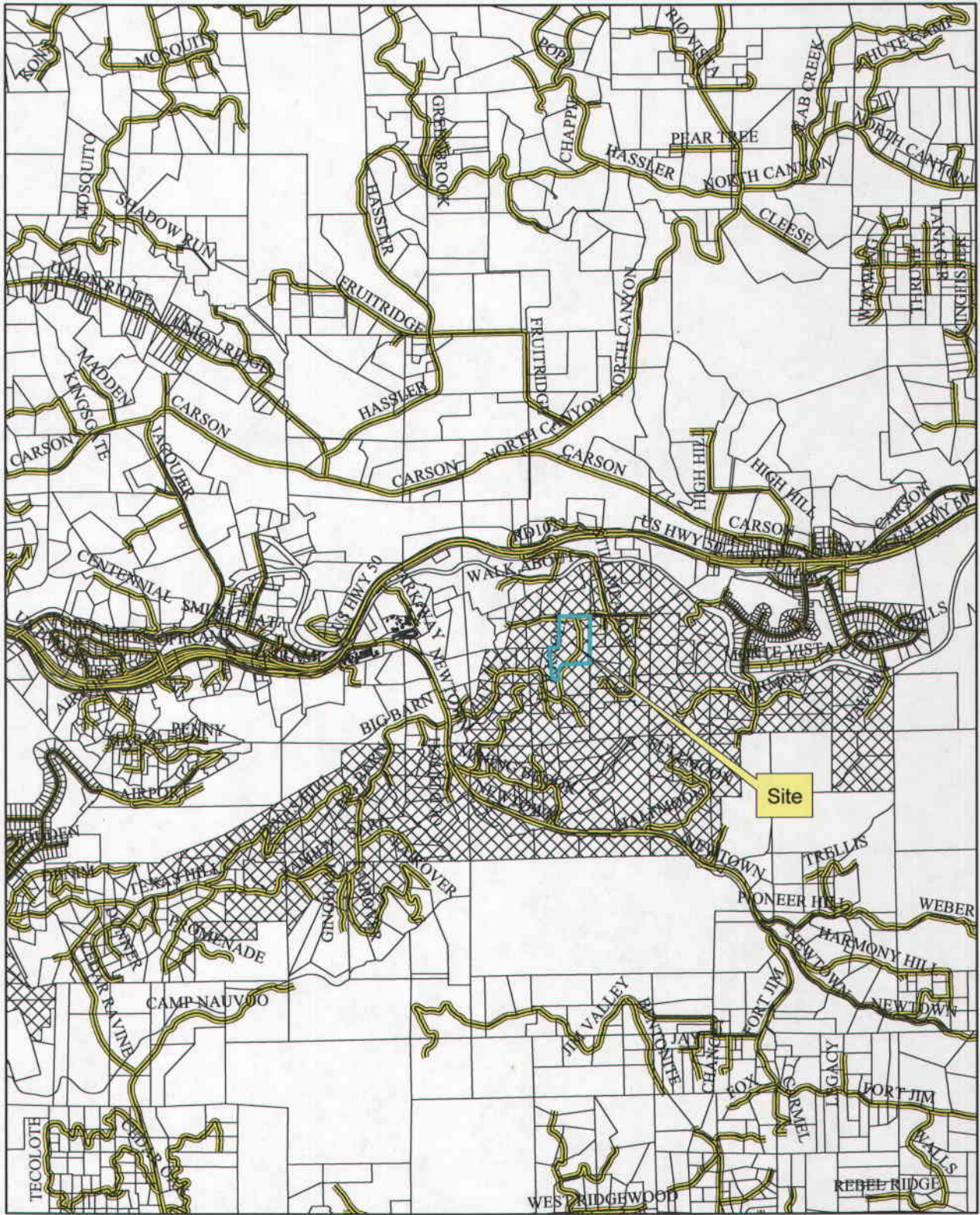


# Community Region





# General Plan Important Biological Corridor Designation



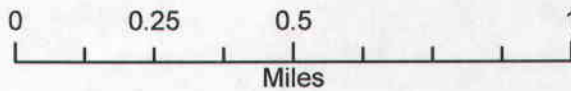
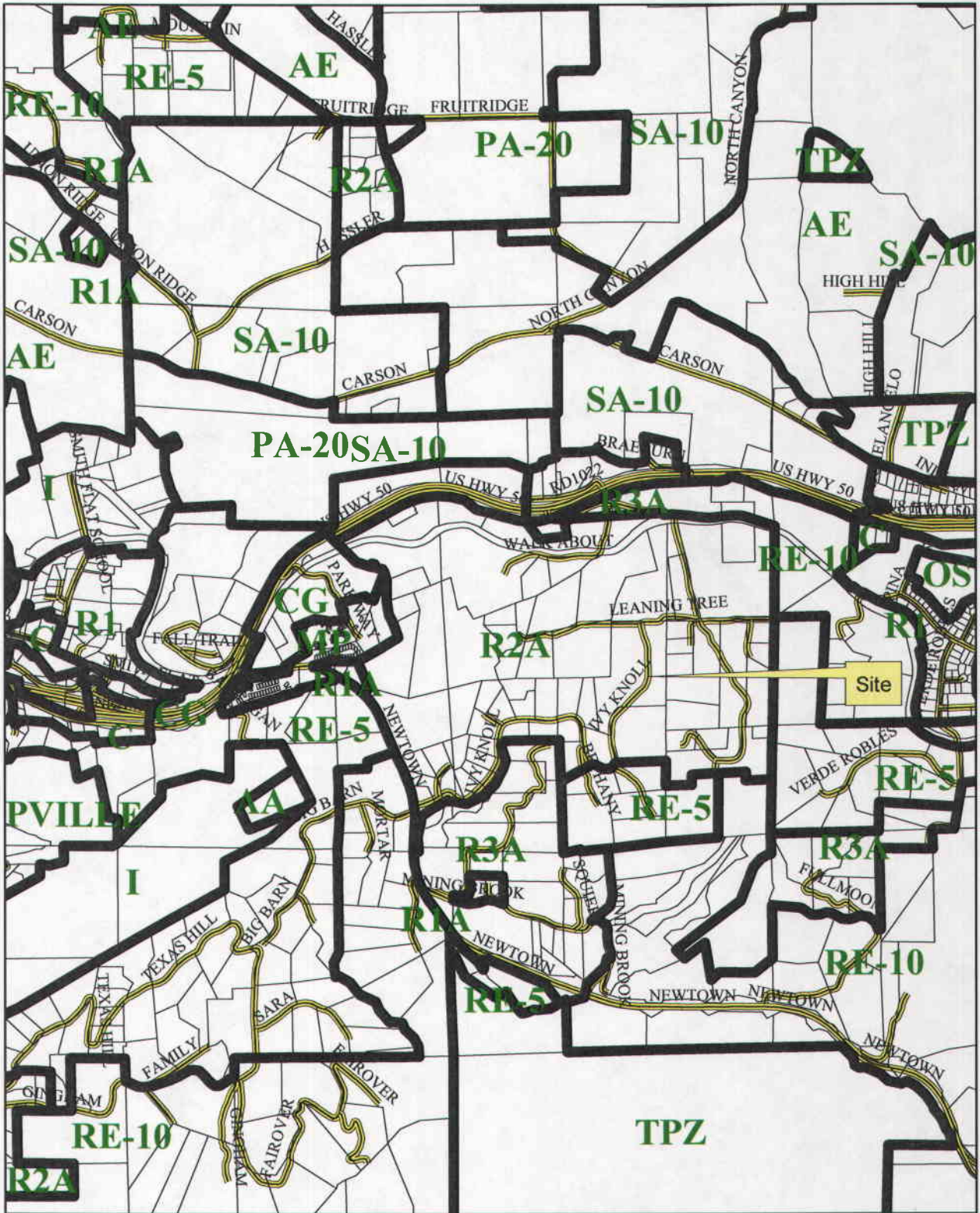
File Nos. Z10-0005/P10-0004

 Important Biological Corridor

Exhibit D-3  
11-0553.D.17



# Zoning

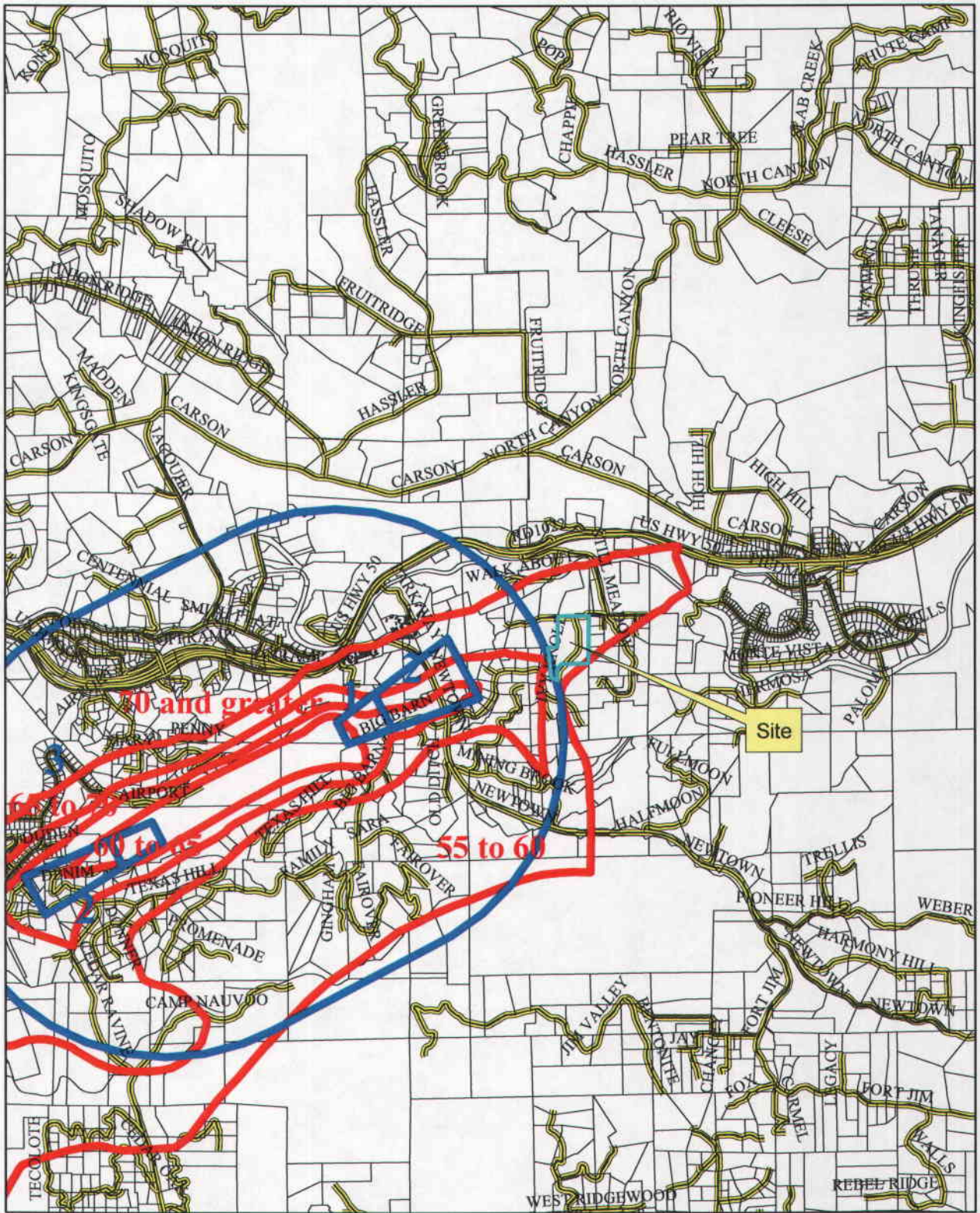









# Placerville Airport



 Airport Safety Zones


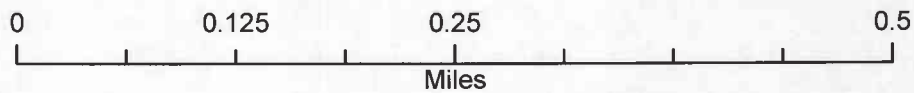
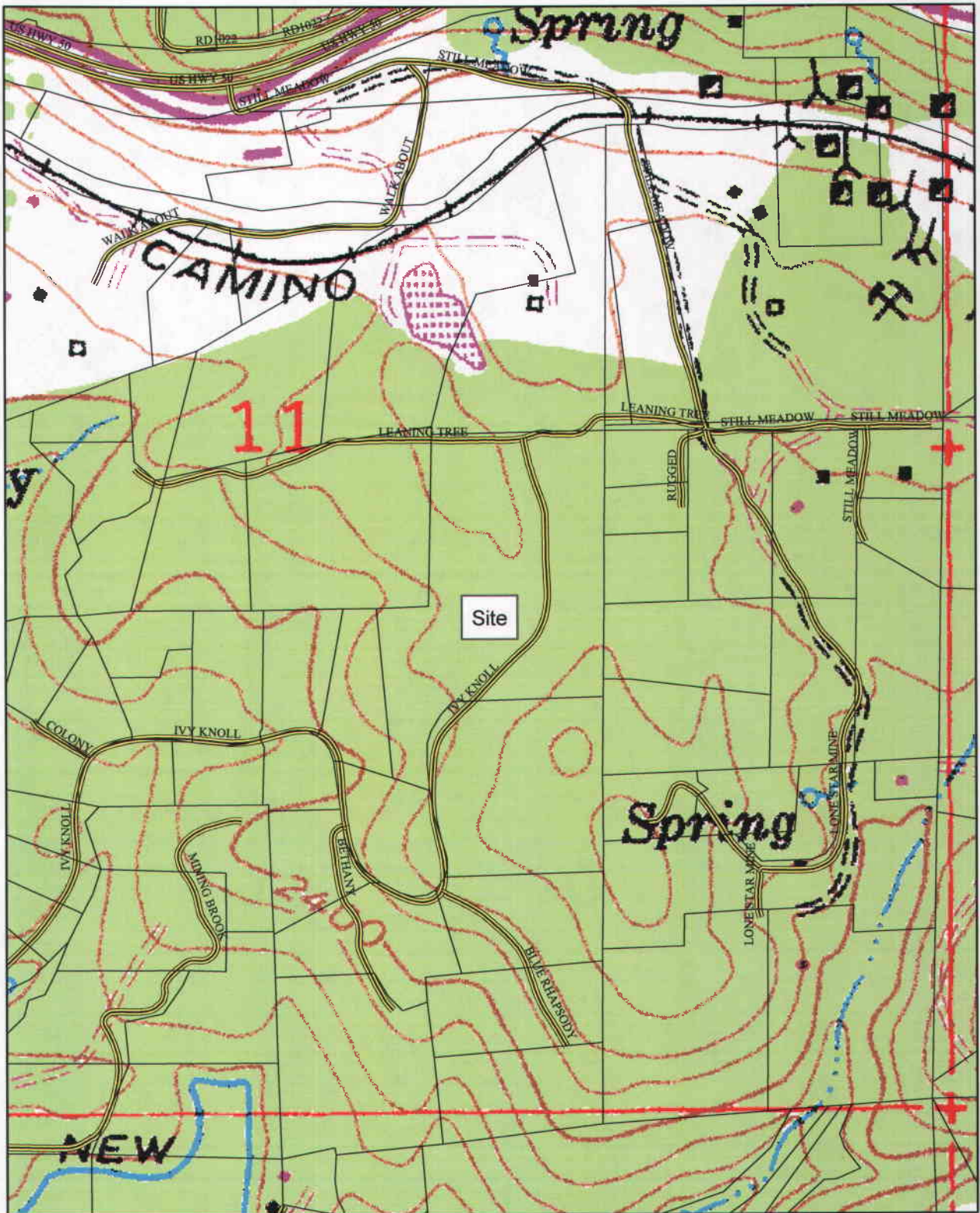
 Community Noise Equilant (CNEL) Contours

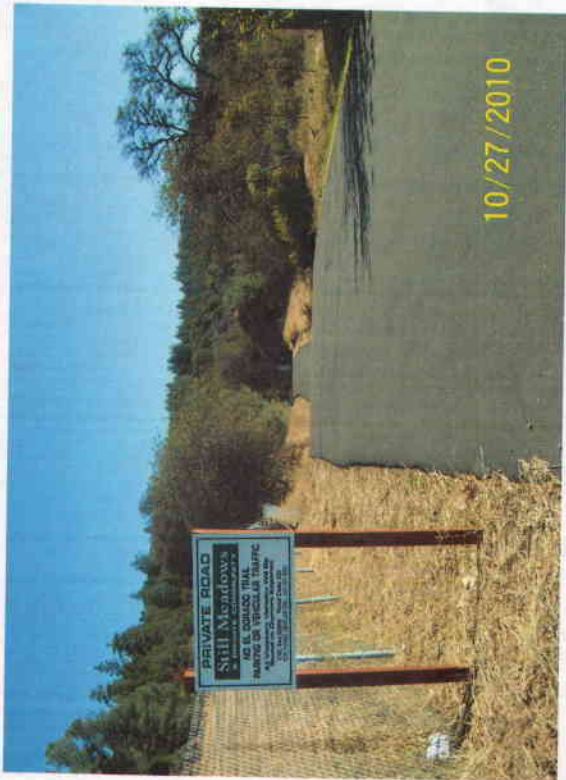
Exhibit G



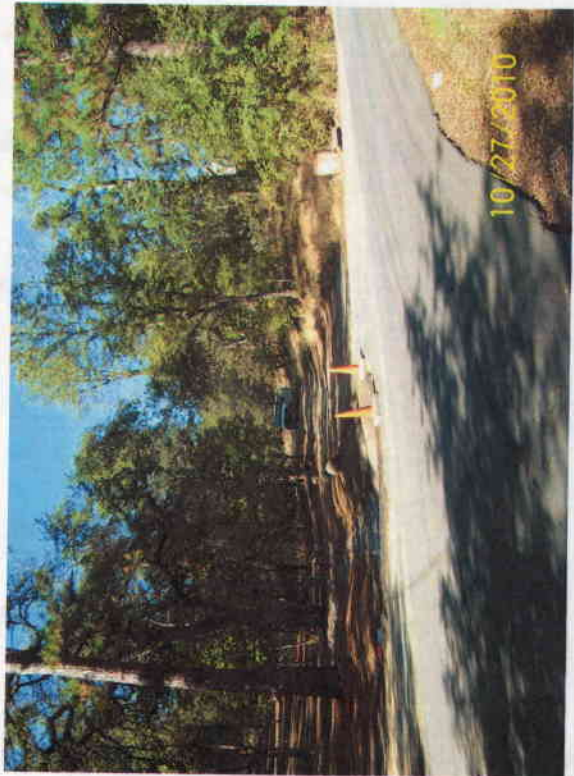
# Camino U.S. G.S. Quadrangle with El Dorado County Parcels and Roads Overlaid







Still Meadow Road where it begins at U.S. Highway 50.



Standing on Still Meadow Road looking west into Leaning Tree Road.



Standing on Still Meadow Road looking south where it intersects with Leaning Tree Road (entering on the left)..

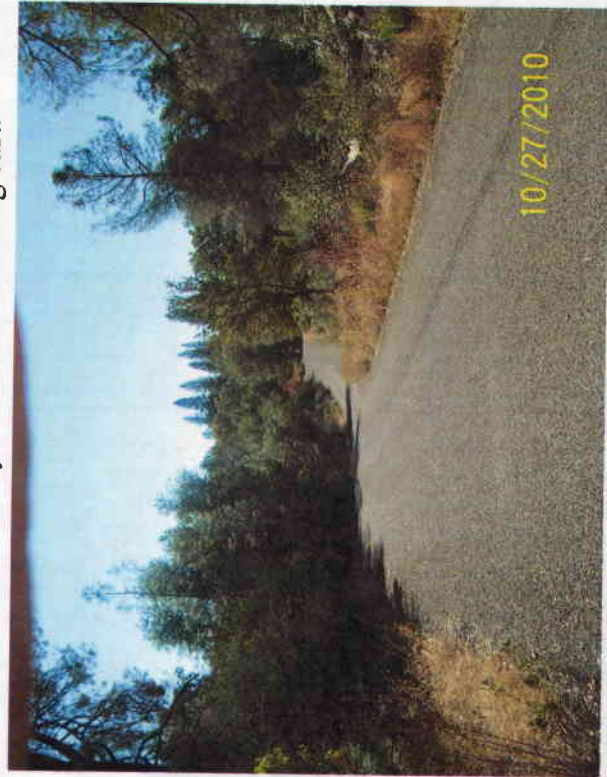


Standing on Leaning Tree Road by the intersection with Ivy Knoll Drive (on the right) looking east





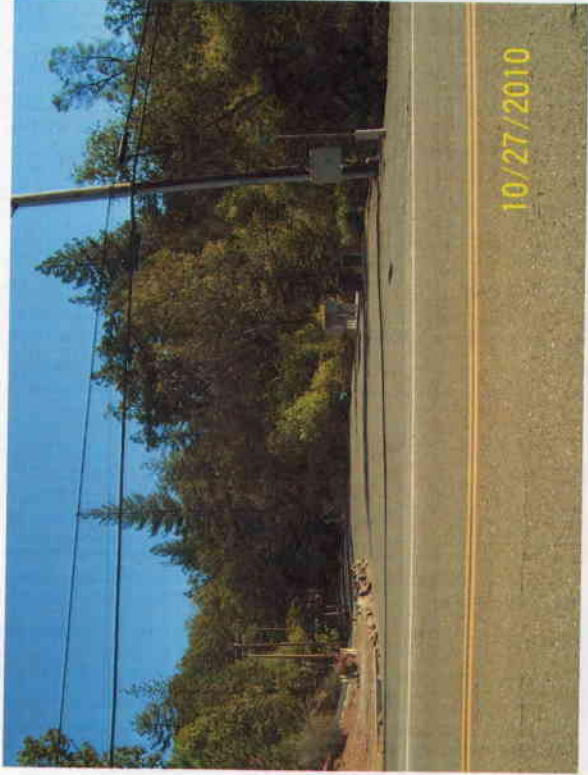
Standing on Leaning Tree Road near the intersection with Ivy Knoll Drive looking east.



Standing on Ivy Knoll Drive looking south through the subject parcel..

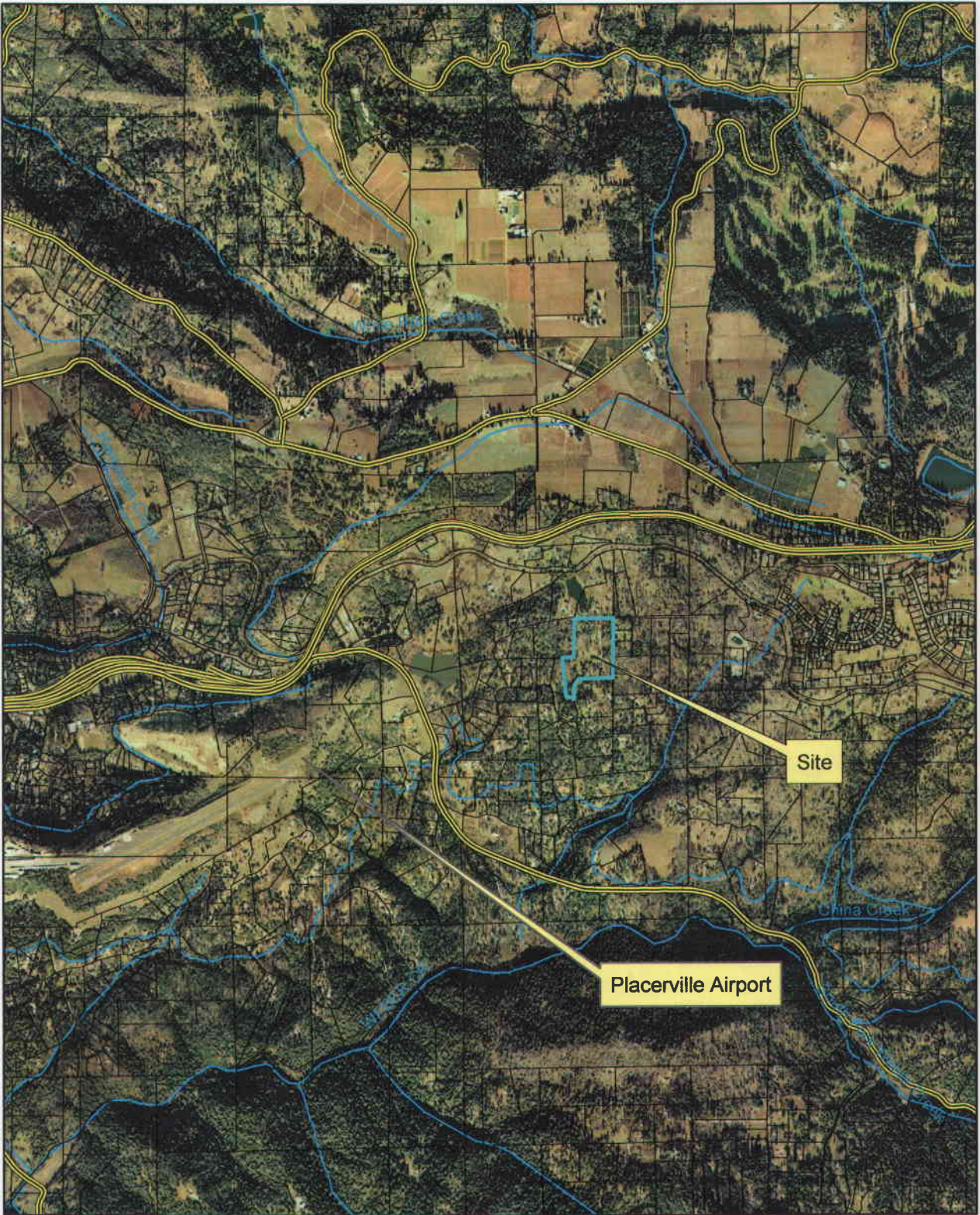


Standing on Leaning Tree Road looking south west at the intersection with Ivy Knoll Drive.

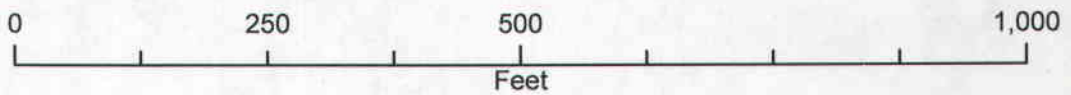
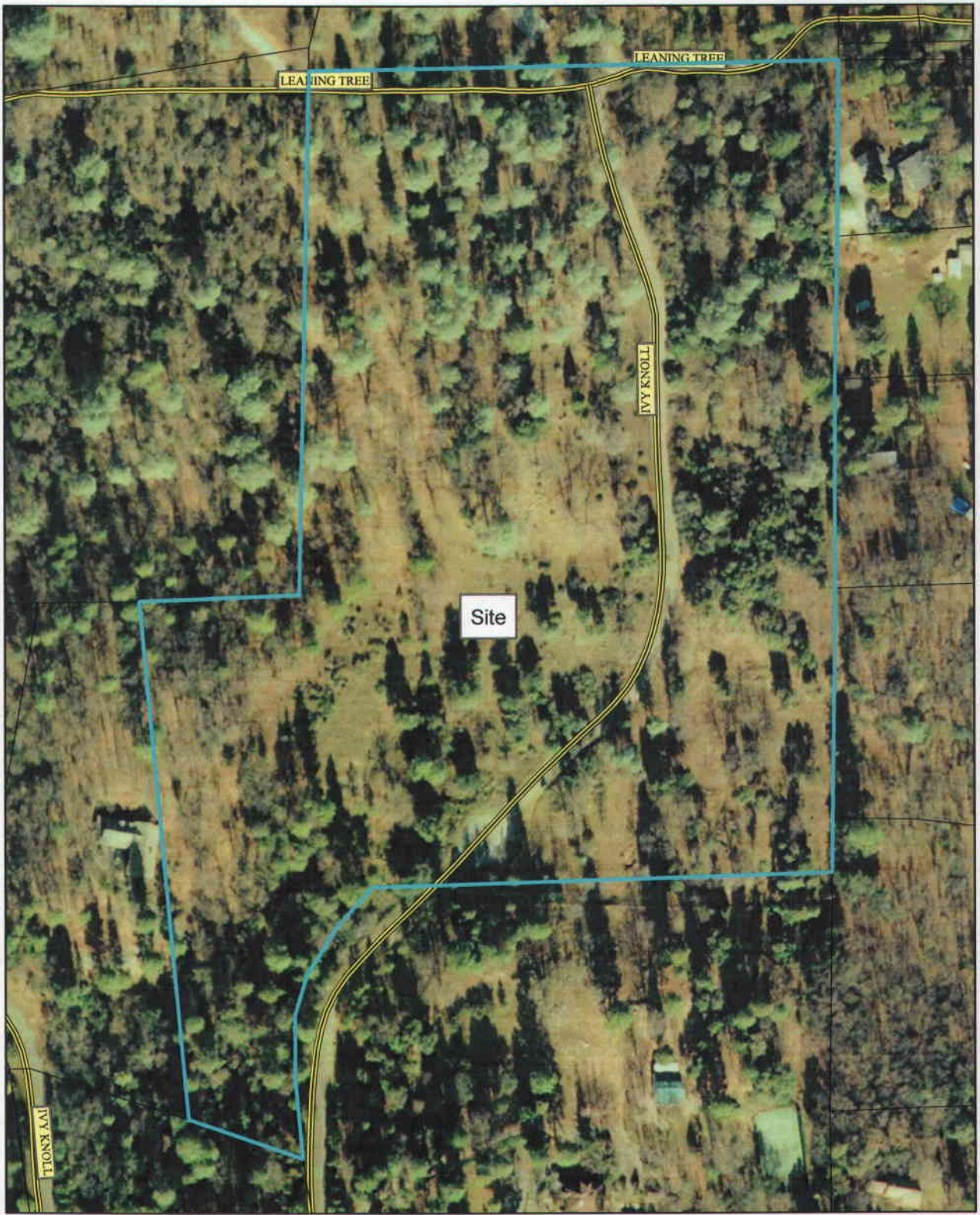


Standing on Newtown Road looking east into Ivy Knoll Drive.











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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Z10-0005/P10-0004/Jones Parcel Map

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

**Contact Person:** Tom Dougherty

**Phone Number:** (530) 621-5355

**Property Owners/ Applicant's Name and Address:** Michael and Janine Jones, 2820 Ivy Knoll Drive, Placerville, CA 95667

**Project Location:** On the east and west sides of Ivy Knoll Drive south of the intersection with Leaning Tree Road in the Placerville Periphery area, Supervisorial District 3.

**Assessor's Parcel Number:** 048-121-11      **Acres:** 19.09

**Zoning:** Single Family Two-Acre Residential (R2A)

**Section:** 11      **T:** 10N    **R:** 11E

**General Plan Designation:** Low Density Residential (LDR)

**Description of Project:** The proposed project consists of the following requests:

1. Rezone from Single Family Two-Acre Residential (R2A) to Estate Residential Five-Acre (RE-5); and
2. Tentative Parcel Map to create three single-family residential parcels comprising 5.60, 5.84 and 7.64 acres in size from a 19.08-acre parcel.

**Surrounding Land Uses and Setting:**

	Zoning	General Plan	Land Use/Improvements
Site	R2A	LDR-IBC	Residential/Vacant
North	R2A	LDR-IBC	Residential/Single family residence
South	R2A	LDR-IBC	Residential/Single family residence
East	R2A	LDR-IBC	Residential/Single family residence/vacant parcel
West	R2A	LDR/MDR-PL-IBC	Residential/Single family residence/vacant parcel

**Briefly describe the environmental setting:** The 19.09-acre parcel varies in elevation from 2,450 to 2,550 feet above sea level. The majority of the parcel is covered with native trees and shrubs with some cleared areas of grassland. Approximately 44 percent of the parcel contains oak canopy and the remaining covered with other native trees. The parcel is undeveloped except for an existing paved road running north and south that splits the eastern approximately 1/3rd of the parcel into a separate section. There is one prominent swale in the southwest portion that drains southwest, and no other significant wetland features.

**Exhibit K**

- Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)
1. Department of Transportation
  2. El Dorado County Air Quality Management District
  3. El Dorado County Resource Conservation District
  4. El Dorado County Fire Protection District
  5. El Dorado County Surveyor

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

	Aesthetics		Agriculture and Forestry Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation/Traffic		Utilities / Service Systems	X	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: Tom Dougherty Date: 1-6-11

Printed Name: Tom Dougherty For: El Dorado County

Signature: Pierre Rivas Date: 1-6-11

Printed Name: Pierre Rivas For: El Dorado County

## **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 project would allow the creation of three residential parcels with the possible construction of nine homes.

### Project Description

Request to rezone the parcel from Single Family Two-Acre Residential (R2A) to Estate Residential Five-Acre (RE-5); and a Tentative Parcel Map to create three single-family residential parcels comprising 5.60, 5.84 and 7.64 acres in size from a 19.08-acre parcel.

### Project Location and Surrounding Land Uses

The 19.09-acre site is located on the east and west sides of Ivy Knoll Drive south of the intersection with Leaning Tree Road in the Placerville Periphery area, and is located within a Rural Region Planning Concept Area. The surrounding land uses are existing single family residential development in all directions except for two vacant parcels on the east and west.

### Project Characteristics

#### 1. Transportation/Circulation/Parking

The primary access to the site would be from Newtown Road via Ivy Knoll Drive to the parcels. The secondary access would be from the U.S. Highway 50 encroachment of Still Meadow Road south to Leaning Tree Road. Pursuant to the General Plan, the project is not within a Community Region and nearby Newtown Rd is a Major Two-Lane Road as shown on the Circulation Maps. Ivy Knoll Drive is a private roadway.

The project is proposed to create three residential parcels, which would require two parking spaces per parcel. Parking for each parcel would be provided within private garages. No significant impacts to parking would occur as part of the project.

#### 2. Utilities and Infrastructure

The project site would be serviced by onsite septic systems and well water. Power utilities and telephone service would be extended to the three new parcels in the future by local utility companies from points currently existing on site. The project would be required to provide a safe and reliable water source prior to



filing the Parcel Map. A well was drilled and tested. A soils study has been completed for all parcels demonstrating that the parcels could support septic facilities.

### 3. Population

The proposed three residential parcels would result in an increase of population in the rural region but would be consistent with the anticipated residential density of the Low Density Residential Land Use Designation. The project would not add significantly to the population in the vicinity.

Using the 2000 U.S. Census figures which established that, in the unincorporated areas of the County, the average household size was 2.70 persons/occupied unit. The approval of the application would potentially add, at a minimum, three new primary single-family units at 2.70 persons/occupied unit this could add approximately 8.1 persons to the neighborhood. Assuming all residential units include a primary and secondary unit, the population could increase to approximately 16.2 persons. Each of those could potentially have second dwelling units, however pursuant to El Dorado County Building Permit data, out of 10,597 building permits issued between the years of 2001 to 2006, 323 were second dwelling units which is three percent which could lead to the conclusion that they are an insignificant factor when looking at population impacts. The proposed three residential parcels would result in an increase of population in the Rural Region Planning Concept Area but would be consistent with the anticipated residential density of the Low Density Residential (LDR) Land Use Designation. The project would not add significantly to the population in the vicinity.

### 4. Construction Considerations

Construction of the project would consist of on-site road encroachment improvements including grading. The project applicant would be required to obtain permits for grading from the Department of Transportation and obtain an approved Asbestos Dust Mitigation Plan from the Air Quality Management District.

#### Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

#### 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. 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.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

<b>I. AESTHETICS. <i>Would the project:</i></b>			
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:** 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). There would be no impacts.
- b. **Scenic Resources:** The project site is located approximately 1,650 feet south of a section of U.S. Highway 50 that is classified as a State Scenic Highway (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, ([http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/scenic\\_hwy.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm))). The site is not visible from that section of U.S. Highway 50. There were no trees or historic buildings found that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impacts.
- c. **Visual Character:** The project would result in three parcels which are suitable for existing and future residential uses. The proposed project would not degrade the visual character or quality of the site and its surroundings in ways not anticipated for lands designated by the General Plan for low-density land uses. The property would continue to provide the natural visual character and quality that currently exist by keeping the scenic areas of the property intact. Impacts would be less than significant.
- d. **Light and Glare:** If approved as proposed, the creation of these three would allow new lighting by creating the potential for residential units on each lot. These impacts would not be expected to be any more than any typical residential lighting similar and typical to other parcels created within a land use area designated by the General Plan for Low Density Residential uses within the County. With exception to potential patio and garage entrance lighting, common area lighting is not proposed for this project. Impacts would be less than significant.

**FINDING:** For the "Aesthetics" category, the thresholds of significance have not been exceeded. No significant environmental impacts would result from the project and no mitigation is required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<p><b>II. AGRICULTURE AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:</p>			
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. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X
d. Result in the loss of forest land or conversion of forest land to non-forest use?			X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest 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. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the project site contains MtE (Musick very rocky sandy loam with 15 to 50 percent slopes), and HkE (Holland very rocky coarse sandy loam with 15 to 50 percent slopes). These soil types are not classified as unique, soils of local importance or statewide important farmland. Review of the General Plan Land Use Map for the project area indicates that the project site is designated as Low Density Residential (LDR) and is not located within or adjacent to lands designated with the Agricultural Districts (A) General Plan Land Use Overlay. There would be no impact.
- b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Conflicts with Zoning for Forest/timber Lands:** No conversion of timber or forest lands would occur as a result of the project. There would be no impact.
- d. **Loss of Forest land or Conversion of Forest land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone and the underlying soil types are not those known to support timber production. There would be no impact.
- e. **Conversion of Prime Farmland or Forest Land:** The project would not result in conversion of existing lands designated by the General Plan and zoned for agricultural uses. The project site is designated for residential land uses by the County General Plan and is zoned for a residential development. There would be no impact.

**FINDING:** This project would have no significant impact on agricultural lands, would not convert agricultural lands to non-agricultural uses, and would not affect properties subject to a Williamson Act Contract. For the "Agriculture" category, the thresholds of significance have not been exceeded. For this "Agriculture" category, impacts would be less than significant.

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

**Discussion:** A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO<sub>x</sub>, 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<sub>10</sub>, CO, SO<sub>2</sub> and NO<sub>x</sub>, 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. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District*, (February 15, 2000), establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO<sub>x</sub>, and O<sub>3</sub>). Any activities associated with the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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District (AQMD) would require that the project implement an Asbestos Dust Mitigation Plan (ADMP) during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.

- b. **Air Quality Standards:** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities, project related and those anticipated in the future, include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. These activities are typically intermittent and for short time frames in days. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10. This is a temporary but potentially significant effect. The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of standard County measures, including requiring an Asbestos Dust Mitigation Plan (ADMP) during grading and construction activities, the project would have a less than significant impact on the air quality.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. Hose effects would be typical of residential uses for lands designated and anticipated by the General Plan for low density residential uses. Impacts would be less than significant as measured with current air quality standards.

- c. **Cumulative Impacts:** The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of standard Conditions of Approval for Air Quality, the project would have a less than significant impact.
- d. **Sensitive Receptors:** The El Dorado County AQMD reviewed the project and did not identify that sensitive receptors exist in the area. As such, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
- e. **Objectionable Odors:** Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed project would not be anticipated to create significant levels of odors as measured with current standards. Impacts would be less than significant.

**FINDING:** The proposed project would not significantly affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less-than-significant level. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

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

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

a-b. **Special Status Species, Riparian Habitat:** A *Revised Final Biological Resources Study and Important Habitat Mitigation Program* (Biology Report), Sierra Ecosystem Associates, April 22, 2010 was submitted for the project. The study found that the project request would not have a substantial adverse effect, either directly or through habitat modification, on any other species identified as a candidate, sensitive, or special status species in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The parcels do not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. The project site is located within Rare Plant Mitigation Area 2 which is defined as lands not known to contain special status plant species but within the EID service area. The project would be subject to payment of the established rare plant mitigation fee at the time of Building Permit issuance. The Biology Report determined that the project would have no substantial adverse effect on any riparian habitat.

The Biology Report determined that the project could have an impact on nesting raptors or other protected migratory birds by the estimated 0.321-acre of potential oak tree canopy removal. Depending on the timing of construction, site disturbance could result in disturbance of breeding and nesting activity of this species. According to the California Department of Fish and Game Code 3503, "take" of the nest or eggs of any bird is prohibited, except upon approval from the California Department of Fish and Game. Disturbance of active nests can be avoided during construction through appropriate measures. To the extent feasible, ground disturbance and removal of vegetation should be avoided in the vicinity of the ponds during the typical breeding and nesting period for this species (approximately April through July). If construction activities cannot be avoided during the typical breeding season, the applicant would be required to retain a qualified biologist to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence of active nests. If no nesting activities are detected

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within proposed work areas, construction activities may proceed. If, however, active nests are found, construction should be avoided until after the young have fledged from the nest and achieved independence, or upon approval from the California Department of Fish and Game. Impacts to biological resources are considered less than significant with adherence to General Plan Policies, and the following mitigation incorporated into the project description. The following Mitigation Measure would be implemented to reduce potentially significant impacts to a less than significant level:

**BIO-1: Pre-construction Survey Required:** If vegetation removal is conducted within the nesting period for most migratory bird species and nesting raptor species (between March 1 and August 15), a pre-construction survey for active bird nests shall be conducted by a qualified biologist. If vegetation removal activities are delayed or suspended more than one month after the pre-construction survey, the area shall be re-surveyed. If active bird nests are identified, vegetation removal in these areas shall be postponed until after the nesting season, or a qualified biologist has determined the young have fledged and are independent of the nest site. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFG.

**Monitoring Responsibility:** Planning Services.

**Monitoring Requirement:** The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on the grading plans. Planning Services shall review the surveys prior to issuance of a grading permit.

- c. **Wetlands:** The Biology Report found one ephemeral drainage beginning on the south side of the parcel that drains southwesterly. No "Ordinary High Water Mark" and no hydrophytic, riparian vegetation or defined stream bed. That drainage area has an existing 100-foot drainage easement recorded on the previous Parcel Map that would be carried over to the subject Parcel Map. The applicant has demonstrated that all proposed disturbance as a result of the project would be located outside of the required setbacks for the ephemeral drainage. With the recordation of the non-building easement, impacts to wetlands would be less than significant.
- d. **Migration Corridors:** Review of the California Department of Fish and Game California Wildlife Habitat Relationship System indicates that there are no mapped critical deer migration corridors on the project site. No removal of significant trees or shrubs would result from a project approval. The project would not appear to substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Impacts would be less than significant.
- e. **Local Policies:** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. The project site is located in Rare Plant Mitigation Area 2 which is defined as lands not known to contain special status plant species, or to contain soil types capable of sustaining the Pine Hill Endemic plant species. As required by the County Code, the project would be required to pay the Rare Plant Mitigation Fee for each of the proposed lots during the building permit process.

Policy 7.4.2.9 identifies the site with an Important Biological Corridor (IBC) overlay. This is applied to lands identified as having high wildlife values because of extent, habitat function, connectivity, and other factors. It is not recommended that minimum parcel size of 5 acres be increased because the project avoids the wetlands, has no significant woody vegetative corridors, and the new parcels would share existing access roads. The submitted Biological Study determined that as mitigated for the protection of nesting raptors and other birds, there would be no significant impacts to the existing biological corridors.

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Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. Impacts to oak woodlands have been addressed in the El Dorado County General Plan EIR, available for review online at <http://co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at El Dorado County Planning Services offices located at 2850 Fairlane Court, Placerville, CA, 95667. Mitigation in the form of General Plan policies has been developed to mitigate impacts to less than significant levels. In this instance, adherence to General Plan Policy 7.4.4.4 and measures contained within the Oak Woodlands Management Plan would mitigate impacts to oak woodland to less than significant levels.

The subject parcel area contains 19.09 acres. The submitted Biology Report found that the project area has 44 percent oak canopy coverage. General Plan Policy 7.4.4.4 would therefore require the retention of 80 percent of the indigenous oak tree canopy for the project area. The project would remove approximately 0.321 acre of canopy for road and lot development which is 3.8 percent of the total canopy coverage. In lieu of the replanting and monitoring requirements set forth in Option A, the applicants have chosen mitigate the impacts to oak woodland by complying with the oak conservation in-lieu fee requirements (Option B) of the Oak Woodland Management Plan. With the adoption of the recommended Condition of Approval for 0.321 acre to be paid at a 1 to 1 ratio, the project would be compliant with Policy 7.4.4.4. The applicant would initiate compliance with that Condition during the grading and building permit processes.

- f. **Adopted Plans:** This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be a less than significant impact in this category.

**FINDING:** For the “Biological Resources” category, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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

**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.

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- a. **Historic Resources:** The submitted Cultural Resources Study prepared by Historic Resource Associates, dated February 2008, identified one historical archeological site consisting of ruins of a wooden structure determined to be from around the 1930s or 40s. That structure was determined not to be a significant resource. Impacts would be less than significant.
- b-c. **Archaeological Resource, Paleontological Resource:** According to the submitted Cultural Resources Study, no significant prehistoric or historic archaeological sites, features, or artifacts were found and the project site does not contain any known paleontological sites or known fossil strata/locales. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard Conditions of Approval would be included to reduce impacts to a less than significant level.
- d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

**FINDING:** No significant cultural resources were identified on the project site. Standard Conditions of Approval would be required with requirements for accidental discovery during project construction. This project would have a less than significant impact within the Cultural Resources category.

<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>			
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:

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- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **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 nearest such faults are located in Alpine and Butte Counties. 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 addressed through compliance with the Uniform Building Code. All structures would be built 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) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

b. **Soil Erosion:** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). According to the Soil Survey for El Dorado County, the project site contains MtE (Musick very rocky sandy loam with 15 to 50 percent slopes), and HkE (Holland very rocky coarse sandy loam with 15 to 50 percent slopes) soils which have a moderate erosion hazard. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs) to eliminate run-off and erosion and sediment controls, which would reduce any potential significant impacts of soil erosion or the loss of topsoil to a less than significant level. Impacts would be less than significant.

c-d. **Geologic Hazards, Expansive Soils:** As stated in the Soil Survey of the El Dorado Area, California, 1974, the soils on the project site are classified as MtE (Musick very rocky sandy loam with 15 to 50 percent slopes), and HkE (Holland very rocky coarse sandy loam with 15 to 50 percent slopes) with moderately slow permeability, slow to medium surface runoff, slight to moderate erosion hazard, and low shrink-swell potential. The submitted *Geologic Evaluation for the Tentative Map of Michael Jones*, dated July 2008 (Geologic Evaluation) found that the project site could adequately support any access road improvements and potential residential uses. The project would not

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be located on a geologic unit or soil that would typically be considered unstable or that would potentially become unstable as a result of the project. There are no excessively steep slopes on the surrounding parcels entering into the subject parcel. The site would not be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have expansive soils. The project would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and any future building designs would implement the Uniform Building Code Seismic construction standards. Impacts would be less than significant.

- e. **Septic Capability:** The Geologic Evaluation was reviewed by the El Dorado County Environmental Management Department, Environmental Health Division and it was found to show the proposed parcels could support septic facilities sufficient to sustain the proposed residential uses. All permits for septic systems would be required prior to issuance of a building permit. Impacts would be less than significant.

**FINDING:** A review of the soils and geologic conditions on the project site determined that the soil type is suitable for the proposed project. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category impacts would be less than significant.

<b>VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i></b>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

- a. **Generate Greenhouse Gas Emissions:** The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. These measures are included as standard grading permit requirements and would reduce impacts to a level of less than significant.
- b. **Conflict with Policy:** The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.

**FINDING:** The project would generate amounts of greenhouse gases would be negligible compared to global emissions or emissions in the County. For this 'Greenhouse Gas Emissions' category impacts would be less than significant.

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials,			X



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<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>			
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?			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-b. **Hazardous Materials:** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would only occur during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Health- Hazardous Waste Division of El Dorado County. The impact would be a less than significant level.
- c. **Hazardous Materials Near Schools:** As proposed, the project would not be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. In addition, there are no schools located within a quarter mile radius of this property. There would be no impacts.

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- d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List. There would be no impact.
- e-f. **Aircraft Hazards, Private Airstrips:** The proposed project is located approximately one mile northeast of the Placerville Airport. It is located at the easternmost edge of the Airport's Safety Overflight Zone Area 3 and within the 55 dB and 60 dB CNEL noise contour. The project was reviewed by the El Dorado County Airport Land Use Commission for compliance with the Placerville Airport Comprehensive Land Use Plan CLUP found the project to be compatible with the CLUP, provided the project is conditioned for an aviation and noise easement to be recorded for the project. That condition is included in the Conditions of Approval in Attachment 1 of the project Staff Report. As conditioned, impacts would be less than significant.
- g. **Emergency Plan:** As discussed in the Traffic category, the project would impact the existing road systems. Pursuant to the Conditions of Approval recommended by the El Dorado County Fire Protection District and DOT, the project would be required to make road improvements which would address the additional impacts to the road systems. Impacts would be less than significant.
- h. **Wildfire Hazards:** The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. The El Dorado County Fire Protection District and Cal Fire have reviewed the project and determined that improvement of the roadways to Fire Safe Regulation standards, and implementation of the submitted Wildfire Safe Plan, dated April 13, 2010 would reduce impacts to a less than significant level. The project has been conditioned for the inclusion of these requirements. To ensure impacts are less than significant, the project would be required to comply with the District and Cal Fire approved Wildland Fire Safe Plan.

**FINDING:** The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The El Dorado County Fire Protection District would require Conditions of Approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

<b>XI. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>			
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

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

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

- a. **Water Quality Standards:** Any grading and improvement plans required by the El Dorado County Department of Transportation (DOT) and/or Development Services shall be prepared and designed to meet the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. These standards require that erosion and sediment control be implemented into the design of the project. The project geological analysis has been reviewed and approved by the El Dorado County Environmental Management Department-Environmental Health Division. Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be less than significant.
- b. **Groundwater Supplies:** The Environmental Health Division reviewed the project proposal and found there is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts would be less than significant.
- c-f. **Drainage Patterns:** As discussed in the submitted *Jones Tentative Parcel Map Preliminary Drainage Report*, dated December 31, 2009 (Drainage Report), the project would have *no adverse increase in the overall runoff and flows are expected*. The Drainage Report was reviewed by DOT and Conditions of Approval have been

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recommended to require that the project conform to the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

- g-h. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas as shown on Firm Panel Number 06017C0800E, revised September 26, 2008, and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. There would be no impact.
- i. **Dam or Levee Failure:** The subject property is located within the Placerville Periphery area and 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. There would be no impact.
- j. **Inundation by Seiche, Tsunami, or Mudflow:** The proposed project is not located near a coastal area or adjacent to a large body of water such as a lake, bay, or estuary, volcanoes, or other volcanic features, and the site is located on relatively stable soils nor surrounded by steep terrain. Due to the project location, there is no potential for impacts from seiche or tsunami, or from mudflow at this site.

**FINDING:** The proposed project would require an encroachment and/or grading permit through the DOT that would address erosion and sediment control. As conditioned and with strict adherence to County Code, no significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts would be less than significant.

<b>X. LAND USE PLANNING. <i>Would the project:</i></b>			
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. **Established Community:** The project would not result in the physical division of an established community. As proposed, the project would be compatible with the surrounding residential land uses and would not create land use conflicts. The project proposes densities and parcel sizes are consistent with the project sites General Plan LDR

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land use designation and the rezone to RE-5 would create a zoning designation consistent with that land use designation as the current R2A designation is not. Impacts would be less than significant.

- b. **Land Use Consistency:** The proposed project would be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and would be consistent with the development standards contained within the El Dorado County Zoning Ordinance. The project proposes densities and parcel sizes consistent with the project sites General Plan LDR-IBC land use designation, and the RE-5 Zone District. Impacts would be less than significant.
- c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. As such, there is no possibility of the proposed project conflicting with an adopted conservation plan. The project site was assigned the Important Biological Corridor (IBC) overlay designation by the General Plan. This is *applied to lands identified as having high wildlife values because of extent, habitat function, connectivity, and other factors.* The submitted Biology Study did not recommend that minimum parcel size of 5 acres be increased because the project avoids the wetlands, has no significant woody vegetative corridors, and the new parcels would share existing access roads. The Biological Study also determined that as mitigated for the protection of nesting raptors and other birds, there would be no significant impacts to the existing biological corridors. Impacts would be less than significant.

**FINDING:** The proposed use of the land would be consistent with the zoning and the General Plan. There would be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. As conditioned, and with strict adherence to County Code, no significant impacts are expected. For this "Land Use" category, the thresholds of significance have not been exceeded.

<b>XI. MINERAL RESOURCES. <i>Would the project:</i></b>			
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. **Mineral Resource Loss-Region, State:** The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impacts would occur.
- b. **Mineral Resource Loss-Locally:** The Western portion of El Dorado county is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State.



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Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. No impacts would occur.

**FINDING:** No impacts to any known mineral resources would occur as a result of the project. Therefore, no mitigation is required. For the 'Mineral Resources' category, the project would not exceed the identified thresholds of significance.

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

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

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

- a. **Noise Exposures:** The project site is located approximately 1,650 feet south of U.S. Highway 50. Due to the remote location, the project would not be anticipated to cause the exposure of persons to, or cause the generation of noise levels in excess of standards established in the General Plan Noise Section from transportation or non-transportation sources. The potential noise impacts of projects location within a two-mile distance of the Placerville Airport are discussed below. Potential impacts from excessive noise levels would be anticipated to be less than significant.
- b. **Ground Borne Shaking:** The project may generate intermittent ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on

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weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.

- c. **Short-term Noise Increases:** The project would include construction activities for the grading of the site and construction of residential units. The short-term noise increases would potentially exceed the thresholds established by the General Plan. This is a potentially significant impact. Standard Conditions of Approval would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.
- d. **Long-term Noise Increases:** The project would not increase the ambient noise levels in the area in excess of the established noise thresholds. No development is proposed as part of the project but an approval would allow additional residential uses on two additional parcels where there is presently one. Residential uses would not be anticipated to exceed the established General Plan noise thresholds. Impacts would be less than significant.
- e-f. **Aircraft Noise:** The proposed project is located approximately one mile northeast of the Placerville Airport. It is located at the easternmost edge of the Airport's Safety Overflight Zone Area 3 and within the 55 dB and 60 dB CNEL noise contour. An *Environmental/Architectural Acoustics Assessment*, Bollard Acoustical Consultants, Inc., dated April 8, 2010 (Assessment) was submitted by the applicants for the project. From their field testing, the Assessment found that the exterior noise levels from aircrafts were not to be expected to exceed the maximum 60 dB exterior, or 45 dB Community Noise Equivalent Level (CNEL) level established by the General Plan.

The project was reviewed by the El Dorado County Airport Land Use Commission for compliance with the Placerville Airport Comprehensive Land Use Plan CLUP found the project to be compatible with the CLUP, provided the project is conditioned for an aviation and noise easement to be recorded for the project. That condition is included in the Conditions of Approval in Attachment 1 of the project Staff Report. As conditioned, impacts would be less than significant.

**FINDING:** For the 'Noise' category, as mitigated and with strict compliance with County Code, impacts would be less than significant.

<b>XIII. POPULATION AND HOUSING. <i>Would the project:</i></b>				
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.

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- a. **Population Growth:** Using the 2000 U.S. Census figures which established that, in the unincorporated areas of the County, the average household size was 2.70 persons/occupied unit. The approval of the application would potentially add, at a minimum, three new primary single-family units at 2.70 persons/occupied unit this could add approximately 8.1 persons to the neighborhood. Assuming all residential units include a primary and secondary unit, the population could increase to approximately 16.2 persons. Each of those could potentially have second dwelling units, however pursuant to El Dorado County Building Permit data, out of 10,597 building permits issued between the years of 2001 to 2006, 323 were second dwelling units which is three percent which could lead to the conclusion that they are an insignificant factor when looking at population impacts. The proposed three residential parcels would result in an increase of population in the Rural Region Planning Concept Area but would be consistent with the anticipated residential density of the Low Density Residential (LDR) Land Use Designation. The project would not add significantly to the population in the vicinity.
- b. **Housing Displacement:** No existing housing stock would be displaced by the proposed project. No impacts would occur.
- c. **Replacement Housing:** No persons would be displaced necessitating the construction of replacement housing elsewhere. No impacts would occur.

**FINDING:** It has been determined that there would be less than significant impacts to population growth and no significant impacts to population or housing displacement. For this "Population and Housing" category, impacts would be less than significant.

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

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;

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- 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 and Cal Fire currently provide fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent either agency from meeting its response times for the project or its designated service area any more than exists today. Both agencies have required secondary access improvements designed to improve emergency ingress/egress capabilities. The Fire District and Cal Fire would review the project improvement plans and conformance with their Conditions of Approval must be proven prior to filing the Parcel Map. Upon fulfillment of the Conditions of Approval, impacts would be less than significant.
  - b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be less than significant.
  - c. **Schools:** School services would be provided by the Placerville Union School District. The proposed residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.
  - d. **Parks:** Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, and an in-lieu fee amount for the subdivision of land. The project proposal would not increase the demand for parkland. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees would be paid to the El Dorado County prior to filing the Parcel Map. Impacts would be less than significant.
  - e. **Government Services:** No other public facilities or services would be directly substantially impacted by the project. Any future potential impacts would be further analyzed in the in any future development application process. The impacts would be less than significant.

**FINDING:** Adequate public services are available to serve the project. Increased demands to services would be addressed through the payment of established impact fees. For this 'Public Services' category, impacts would be less than significant.

<b>XV. RECREATION.</b>			
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.

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- a. **Parks:** The project would include the creation of two additional parcels where there is presently one; therefore it would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of a facility would occur. Impacts would be less than significant.
- b. **Recreational Services:** The project proposal does not propose any on-site recreation facilities and would not be required to construct any new facilities or expand any existing recreation facilities with the scope of this project. No impacts would occur.

**FINDING:** No significant impacts to open space or park facilities would result as part of the project. For this 'Recreation' category, impacts would be less than significant.

<b>XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			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, Levels of Service Standards:** The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that "worsen" traffic by two percent, or 10 peak hour trips, or 100 average daily trips construct (or ensure funding and programming) of improvements to meet Level of Service



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standards in the General Plan Transportation and Circulation Element. DOT has reviewed the proposed project and determined that it would not trigger the threshold described above because of its limited size. DOT has conditioned the project to address this General Plan consistency issue by requiring payment of traffic impact mitigation fees with each building permit. Impacts would be less than significant.

- c. **Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.
- d. **Design Hazards:** The project does not include any design features, such as sharp curves or dangerous intersection or incompatible uses that would increase hazards. No traffic hazards would result from the project design. Impacts would be less than significant.
- e. **Emergency Access:** The project would be required to improve the primary and secondary access road surfaces on-site and off-site to County Design Standards and Fire Safe standards. The project has a Wildland Fire Safe Plan that has been approved in May of 2010 by Cal Fire and El Dorado County Fire Protection District (Fire District) that addresses emergency access. The Fire District has also recommended conditions for the unobstructed widths of the apparatus access roads and to assure they would be designed and maintained to support the imposed loads of fire apparatus and to provide all weather driving capabilities. As proposed and with the inclusion of the recommended Conditions of Approval, neither Cal Fire nor the Fire District has outstanding concerns with the parcel emergency accesses as proposed. As conditioned, impacts would be less than significant.
- f. **Alternative Transportation:** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

**FINDING:** For the "Transportation/Traffic" category, the identified thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

<b>XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>			
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

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<b>XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>			
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. **Wastewater Requirements:** Environmental Management and DOT have reviewed and approved the submitted *Geologic Evaluation* and *Drainage Study* and have found the proposed project would not exceed water quality standards. There is adequate septic capability for the existing and proposed systems. No significant wastewater discharge would result from the proposed Parcel Map. Impacts would be less than significant.
- b. **Construction of New Facilities:** The project proposes to use wells for domestic water and septic systems on each parcel. No expansion to the existing system EID system is anticipated to be necessary to serve the project. Impacts would be less than significant.
- c. **New Stormwater Facilities:** According to the submitted preliminary grading and drainage plan, overall existing drainage patterns would not be modified and pre- and post-development drainage conditions would not change. All project grading must be in compliance with the All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949) and all drainage facilities must be in compliance with standards contained in the County of El Dorado Drainage Manual. As such, impacts would be less than significant.
- d. **Sufficient Water Supply:** The project proposes to use wells for the residential water supply. The Environmental Health Division has reviewed the submitted well report for the well drilled on proposed Parcel 1 and found it meets the requirements of Water Supply Policy 800-02. The project has been conditioned that both Parcels 2 and 3 have wells for their respective water supply that meet Policy 800-02 standards prior to filing the Parcel Map. As conditioned, impacts would be less than significant.
- e. **Adequate Wastewater Capacity:** In this case, wastewater disposal for the proposed parcels would be provided by existing and proposed septic disposal systems. Environmental Management has reviewed and approved the existing and proposed disposal system areas for the project described in the *Geologic Evaluation*. As conditioned, impacts would be less than significant.
- f. **Solid Waste Disposal:** 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

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(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, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

- g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. Impacts would be less significant.

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

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

**Discussion:**

- a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment, with the exception of potential impacts on nesting raptors or other migratory birds. As conditioned and mitigated, and with strict adherence to County permit requirements, this project and the typical residential uses expected to follow, would 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



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or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented with the process of filing the Parcel Map and/or any required project specific improvements on or off the property.

- b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County.

The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Further, as discussed throughout this environmental document, the project would not contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions.

As outlined and discussed in this document, as conditioned and with strict compliance with County Codes, this project proposes would have a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.

- c. All impacts identified in this Mitigated Negative Declaration would be either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

**FINDINGS:** It has been determined that the proposed project would not result in significant environmental impacts. The above potentially significant impacts to biological resources have been identified within this document and, when appropriate, mitigation measures have been applied which reduce these impacts to less than significant. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

**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* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949).

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

**Project Specific Resource Material**

*Revised Final Biological Resources Study and Important Habitat Mitigation Program (Biology Report)*, Sierra Ecosystem Associates, April 22, 2010

*Cultural Resources Study* prepared by Historic Resource Associates, dated February 2008

*Geologic Evaluation for the Tentative Map of Michael Jones*, George Wheeldon, July 2008

*Jones Tentative Parcel Map Preliminary Drainage Report*, Lebeck Young Engineering, December 31, 2009

*An Environmental/Architectural Acoustics Assessment*, Bollard Acoustical Consultants, Inc., dated April 8, 2010

*Wildland Fire Safe Plan*, William Draper, April 13, 2010