

**ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 23, 2008
Item No.: 12
Staff: Jonathan Fong

REZONE/SUBDIVISION MAP

FILE NUMBER: Z07-0023/TM07-1444 Lomita Way Subdivision

APPLICANT: Patricia Andrus
Steven and Judy Arrigoti
Steven and Lisa Arrigoti
Chen Hwa Chen Trust
Chamy Lee
John and Ann Tsai

AGENT: Gene E. Thorne and Associates, Inc.

REQUEST: A Rezone and Tentative Subdivision Map.

The Rezone would amend the project zoning from Estate Residential Ten-Acre (RE-10) to Two-Acre Residential (R2A).

The Tentative Subdivision Map would create 22 residential parcels, ranging in size from two to six acres. One remainder parcel would be created totaling 13.6-acres (Exhibit B).

Four Design Waivers have been submitted to allow the following:

a) To reduce the road improvements on Lomita Way and Lomita Court to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders;

b) To reduce the road improvements the proposed cul-de-sac roadways to a modified 101B Standard with a road width of 18 feet with 1 foot shoulders;

c) To reduce the right-of-way requirement from 60 feet to 50 feet along Lomita Way, Lomita Court and the proposed cul-de-sac roads;

d) To allow the reversed curves of 100-foot radii within Road C to be separated by a tangent of less than 100 feet in length.

LOCATION: The project is located on Lomita Way, 150 east of the intersection with Villa del Sol in the El Dorado Hills Area, Supervisorial District I (Exhibit A).

APN: 110-450-01/ 110-450-02/ 110-450-03/ 110-450-04/ 110-450-05/
110-450-06 (Exhibit B)

ACREAGE: 74.06-acres

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

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

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Recommend approval of Z07-0023/TM07-1444 and approve the Design Waivers A through D.

BACKGROUND: The primary issue regarding this project is secondary access. The project site is accessed from Lomita Way which is a privately maintained cul-de-sac road. The County Design Manual and the Fire Safe Regulations would require that the project provide a secondary access due to the length of the proposed dead-end road. As shown on the Tentative Subdivision Map (Exhibit E) the project would extend Lomita Way to connect with Castec Way to provide secondary access through the Southpointe Subdivision.

Castec Way is a privately-maintained road located within the Southpointe Homeowner's Association (HOA). As a requirement to allow the project to connect to the HOA maintained roads, the Southpointe HOA would require all new subdivisions to join the HOA and be subject to road improvement fees and architectural review for any building permits. The applicants have met with the Southpointe HOA and have been unable to agree to a joint access agreement, as the applicants do not wish to become part of the Southpointe HOA. The applicants have requested to proceed with the project without approval from the Southpointe HOA for access. The Tentative Subdivision to the west Falling Waters at Southpointe (TM07-1442) would also connect to the Southpointe Subdivision roads through Castec Way. The applicants of TM07-1442 have agreed to join into the Southpointe HOA in order to obtain access to their project via Castec Way.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit requests and issues for Planning Commission consideration are provided in the following sections.

PROJECT DESCRIPTION: The project request includes a Rezone and Tentative Subdivision Map.

Rezone: The Rezone would amend the project zoning from Estate Residential Five-Ten (RE-10) to Two Acre-Residential (R2A). One 13.6-acre parcel would be included as part of the Rezone request but would not be part of the Tentative Subdivision Map.

Tentative Subdivision Map: The Tentative Map would create 22 residential parcels ranging in size from two to six-acres. An account of gross and net acreages for each proposed lot is included in the table below:

Lot Number	Gross Area (acres)	Net Area (acres)
1	5.01	3.97
2	2.00	1.63
3	2.00	1.72
4	2.00	1.83
5	2.00	1.93
6	4.09	3.42
7	2.00	1.64
8	2.00	1.50
9	6.00	5.35
10	2.73	2.56
11	2.01	1.73
12	2.68	2.31
13	5.70	3.46
14	2.01	1.78
15	2.00	1.54
16	2.00	1.50
17	2.01	0.79
18	2.38	1.35
19	2.01	1.49
20	2.93	2.34
21	2.00	1.94
22	2.95	2.06
Rezone Only	13.6	13.6

Road Improvements: The project would be required to widen the existing Lomita from Lakehills Drive to the project site. Upon approval of Design Waiver A, Lomita Way and Lomita Court would be widened to provide a 20-foot wide roadway pursuant to a modified *Standard Plan 101B*. A new access road would be constructed from Castec Way to provide secondary access through the project site which would also be widened to 20 feet wide. The new proposed cul-de-sac have been proposed to be improved to 18 feet; however, as stated in the Design Waiver section below, the Fire Safe Regulations establish a minimum road width of 20 feet. Therefore the proposed cul-de-sac roads would be conditioned to be consistent with the Fire Safe Minimum standards.

Utilities: The project is proposed to be served by EID public water and private septic systems. The Facilities Improvement Letter prepared for the project has determined that adequate water service would be available for the project. As discussed in the General Plan Section below, due to the project location within the El Dorado Hills Community Region, the project would be required to connect to public wastewater services. The applicants have proposed individual septic systems due to the financial burden of connection to existing EID wastewater systems.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	MDR	Existing single-family residential
North	RE-10	MDR	Single Family Residential
South	RE-5	MDR	Single Family Residential
East	RF	OS	Folsom Lake State Recreational Area
West	R1/ R1A	HDR	Existing single-family residential

The project is bounded to the north, south, and west by existing single family residential development. The project would create 22 residential parcels consistent with the density of existing parcels in the area. The project would not result in land uses that would alter the residential character of the area.

General Plan: The General Plan designates the subject site as Medium Density Residential (MDR), which permits a residential density of one to five dwelling units per acre. The project would create 23 residential parcels ranging in size from two to six-acres. The project would result in a density range consistent within the MDR land use designation.

As required pursuant to General Plan Policy 2.2.5.3 future rezoning shall be evaluated based on the General Plan’s direction as to minimum parcel size or maximum density and to assess whether changes in conditions would support a higher density. Specific Criteria to be considered include, but are not limited to, the following:

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

The project is located within the El Dorado Irrigation District boundaries. The project would be required to connect to public water services as a condition of approval. The District has indicated that adequate water service would be available to serve the project.

2. Availability and capacity of public treated water system;

See #1 above.

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

The project would be served by private septic systems. The project is located within the El Dorado Hills Community Region. **General Plan Policy 5.3.1.7** requires all new development within Community Regions to connect to public wastewater services. The project is proposed with private on-site septic systems. The applicant has requested that the private septic systems be approved based on the financial hardship of extending wastewater services to the site.

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

The project is located within the Rescue Union School District. School impact fees would be collected at the time of building permit issuance.

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

The project site is located within the El Dorado Hills Fire Department boundaries. The Fire Department has determined upon completion of the recommended conditions of approval, adequate fire protection would be available to serve the project.

6. Distance to nearest Community Region or Rural Center;

The project site is located within the El Dorado Hills Community Region.

7. Erosion hazard;

All grading activities are subject to the provisions of the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce potential erosion hazards to a less than significant level.

8. Septic and leach field capability;

The septic report submitted as part of the initial application was reviewed and approved by Environmental Management.

9. Groundwater capability to support wells;

The residential development would be served by EID public water facilities. No well systems would be proposed.

10. Critical flora and fauna habitat areas;

The Biological Resources Evaluation performed by Sycamore Environmental Consultants dated November 2006 for the project site determined that no special status species would be

located onsite. The project site is located within Mitigation Area 2 which would require payment of Mitigation In-Lieu fees at the time of building permit issuance.

11. Important timber production areas;

The project parcel is not located in or near important timber production areas, agricultural areas, or important mineral resource areas.

12. Important agricultural areas;

See #11 above.

13. Important mineral resource areas;

See #11 above.

14. Capacity of the transportation system serving the area;

The Department of Transportation and the El Dorado Hills Fire Department have reviewed the capacity and the width of the existing roads in the area and have required that Lomita Way be extended to provide through access with Castec Way to the Southpointe Subdivision.

A gate would be provided at the Southpointe Subdivision with controls for emergency access. The project site is located within the El Dorado Hills Community Region which would require a 28 foot wide road pursuant to Standard Plan 101B.

The applicant has requested a Design Waiver to reduce on the road improvement requirement from 28 to 20 feet. As discussed in the Design Waiver section below, the DOT and the Fire Department have determined that the reduced road width would provide for adequate access. Design Waiver Findings have been included in Attachment 2 of the staff report.

15. Existing land use pattern;

The project would allow residential development consistent with the Medium Density Residential Land Use Designation and Zoning in the project vicinity.

16. Proximity to perennial water course;

The Jurisdictional Wetlands Delineation prepared for the project determined that eight intermittent streams exist on the project. The nearest perennial water course to the project site would be Folsom Lake to the east. All streams that would be impacted as part of the project would require permitting by the Department of Fish and Game and the U.S. Army Corps of Engineers. Road improvements and potential driveway locations would impact Channels 4 and 5 as identified by Wetlands Delineation prepared for the project.

Mitigation measures would be included as conditions of approval requiring these permits prior to issuance of a grading permit. All streams not impacted as part of the road improvements would require a 50 foot setback in accordance with **General Plan Policy 7.3.3.4.**

17. Important historical/ archeological sites;

The cultural resource study performed for the project site determined that no cultural or archeological features exist on the site.

18. Seismic hazards and present active faults.

The project site is not located in an area known to be exposed to seismic hazards or located near active faults.

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

The project would not conflict with existing CC&Rs. Any new CC&Rs prepared for the project would be subject to review and approval by the El Dorado Hills CSD.

The project site contains oak canopy which pursuant to **General Plan Policy 7.4.4.4** would require retention and replacement provisions consistent with Option A of the policy. The applicant has provided an oak canopy analyses which determined the oak canopy impacts for the on-site and off-site road improvements and future residential development of the project site. The 61.49-acre project site excludes the oak canopy located on APN 110-450-01 as the parcel is included in the Rezone portion of the project only. Included in the 61.49-acre project site are the off-site right-of-way areas for the connection of the existing Lomita Court to Castec Way within the Southpointe Subdivision. A table of the oak canopy impacts has been included below.

61.49	40.61	66.0%	70%	6.72	83.5%

The project would remove 6.72-acres of oak canopy which is approximately 16.5% of the oak canopy on-site. Therefore project would be consistent with the retention requirements of Policy 7.4.4.4.

Because the project would be consistent with the retention requirements of Policy 7.4.4.4, the project would be eligible to pay the oak conservation in-lieu fee at a 1:1 ratio as established in the Oak Woodland Management Plan. A table of the oak mitigation fee is included below:

6.72	1:1	\$4,700	\$31,584

As discussed above, the project would be consistent with the applicable General Plan Policies.

Zoning: The project request includes a Rezone request which would amend the Zoning designation from RE-10 to R2A. Section 17.28.340 establishes Development Standards for the R2A Zone District:

A. Minimum parcel area, two acres;

The project would create parcels ranging in size from two (2) to six (6) acres. The proposed parcel sizes would be consistent within the R2A Zone District.

B. Maximum building coverage, none;

C. Minimum parcel width, one hundred fifty feet;

The proposed lots would be consistent with this requirement.

D. Minimum yard setbacks: front, thirty feet (30'); sides, twenty feet (20'), except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); rear, thirty feet (30');

Because the proposed parcels exceed one acre in size, the parcels would be required to maintain a 30 foot setback from all sides as required by the Fire Safe Regulations. Adequate buildable areas would be available on each parcel to accommodate the required setback. Development would review all future building permits to verify compliance with the setback requirement.

E. For farm animal shelter, minimum yard setbacks: front, fifty feet (50') with thirty feet (30') from side and rear property line and adjoining residential structures;

Compliance with the required agricultural setback would be verified by Planning Services during the building permit process for all future development.

F. Maximum building height, forty- five feet (45'). (Prior code §9420(e); Ord. 4236, 1992)

Compliance with the building height requirements would be verified by Planning Services during the building permit process for all future development.

As discussed above, the proposed project would conform to the R2A Zone District standards.

Design Waivers: Four Design Waivers have been submitted to allow the following:

a) To reduce the road improvements on Lomita Way and Lomita Court to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders;

The project site is located within the El Dorado Hills Community Region which pursuant to the County Design and Improvement Standards Manual requires all road improvements to be construction to Standard Plan 101B which requires a 28 foot wide road width. The proposed Design Waiver to reduce the improvements from 28 to 20 feet was reviewed by the Department of Transportation and the El Dorado Hills Fire Department. The reduced road width would provide adequate access to the project site and would not impair the ability for emergency access vehicles to access the site. Therefore staff has recommended approval of the Design Waiver.

b) To reduce the road improvements the proposed cul-de-sac roadways to a modified 101B Standard with a road width of 18 feet with 1 foot shoulders;

As discussed above, the request Design Waiver would reduce the road improvement requirements from 28 feet wide pursuant to Standard Plan 101B. The proposed 18 foot wide road with 1 foot shoulders would provide adequate circulation and emergency access throughout the project site. Therefore, staff has recommended approval of the Design Waiver.

c) To reduce the right-of-way requirement from 60 feet to 50 feet along Lomita Way, Lomita Court and the proposed cul-de-sac roads;

The project has proposed reduced road widths from 28 feet to 20 feet along Lomita Way and 18 feet along the proposed cul-de-sac roads. The 60 foot right-of-way would not be necessary based on the reduced road widths. Therefore, staff has recommended approval of the Design Waiver.

d) To allow the reversed curves of 100-foot radii within Road C to be separated by a tangent of less than 100 feet in length.

As shown on the Tentative Map (Exhibit E) Road 'C' would be proposed with a reversed curve with a tangent of less than 100 feet in length. Reverse curves are roadway designs which include opposing turning movements. The proposed Road 'C' would require a right turn followed immediately by a left turn terminating at the proposed cul-de-sac. The County Design Manual requires a minimum distance of 100 feet.

The Design Waiver has been requested in order to reduce the potential impacts the biological resources on-site and to allow for future access from the proposed lots along Road 'C'. The Design Waiver would allow for Road 'C' to be constructed consistent with the Fire Safe Regulations minimum road width standard. The Department of Transportation and the El Dorado Hills Fire Department have reviewed the Design Waiver and recommended approval.

Agency Comments: The following agencies have provided comments for the project. The comments have been incorporated into conditions of approval listed in Attachment 1 of the project.

Department of Transportation: The Department has reviewed the traffic study prepared for the project and has determined that the on-site and off-site access roads would be requiring widening to provide for a 24-foot wide roadway pursuant to Standard Plan 101B. The project would be required to conform to Standard Plan 101B because the project is located within the El Dorado Hills Community Region.

El Dorado Hills Fire Department: The Fire Department would require additional fire hydrants and would require the applicant demonstrate that adequate fire flow would be available to serve the project.

El Dorado Irrigation District: The project would be required to connect to EID services for public water services. The submitted Facilities Improvement Letter indicated that adequate water service would be available for the project.

Air Quality Management District: The project would be required to obtain an Asbestos Dust Mitigation Plan for all construction activities relating to the project. The project would be required to adhere to all District rules during project construction.

Surveyor's Office: All survey monuments must be set prior to presentation of the final map to the Board of Supervisors. The proposed access road is to be named by filing a completed Road Name Petition with the Surveyor's Office prior to filing the Final Map.

ENVIRONMENTAL REVIEW:

Based on the Initial Study prepared by Planning Services, staff finds that the project could have a significant effect on air quality, biological resources, air quality, and transportation. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which would reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared (Exhibit H).

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made

payable to El Dorado County. The \$1,876.75 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

RECOMMENDATION:

Planning Services recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

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) as incorporated in the Conditions of Approval and Mitigation Measures in Attachment 1;
3. Approve Rezone Z07-0023 based on the findings in Attachment 2;
4. Approve Tentative Subdivision Map Application TM07-1444, subject to the conditions in Attachment 1, based on the findings in Attachment 2; and
5. Approve the following design waivers since appropriate findings have been made as noted in Attachment 2:
 - a) To reduce the road improvements on Lomita Way and Lomita Court to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders;
 - b) To reduce the road improvements the proposed cul-de-sac roadways to a modified 101B Standard with a road width of 18 feet with 1 foot shoulders;
 - c) To reduce the right-of-way requirement from 60 feet to 50 feet along Lomita Way, Lomita Court and the proposed cul-de-sac roads;
 - d) To allow the reversed curves of 100-foot radii within Road C to be separated by a tangent of less than 100 feet in length.

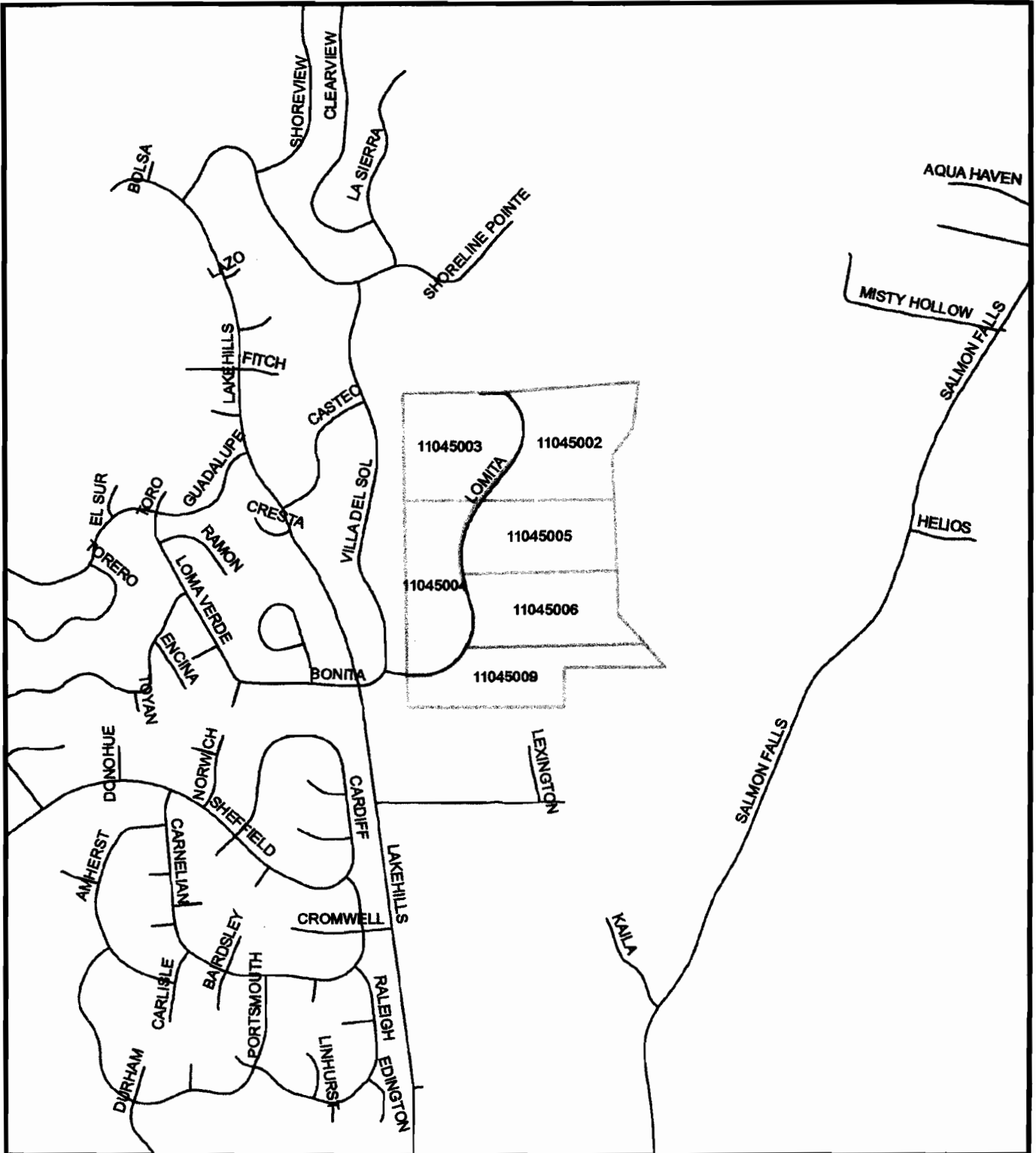
SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map

Exhibit E Tentative Subdivision Map
Exhibit F Aerial Photograph
Exhibit G Letter from Southpointe HOA
Exhibit H Environmental Checklist and Discussion of Impacts

**Lomita Way Subdivision
 Z07-0023/ TM07-1444
 Vicinity Map**



Map prepared by:
 Jonathan Fong
 El Dorado County
 Development Services

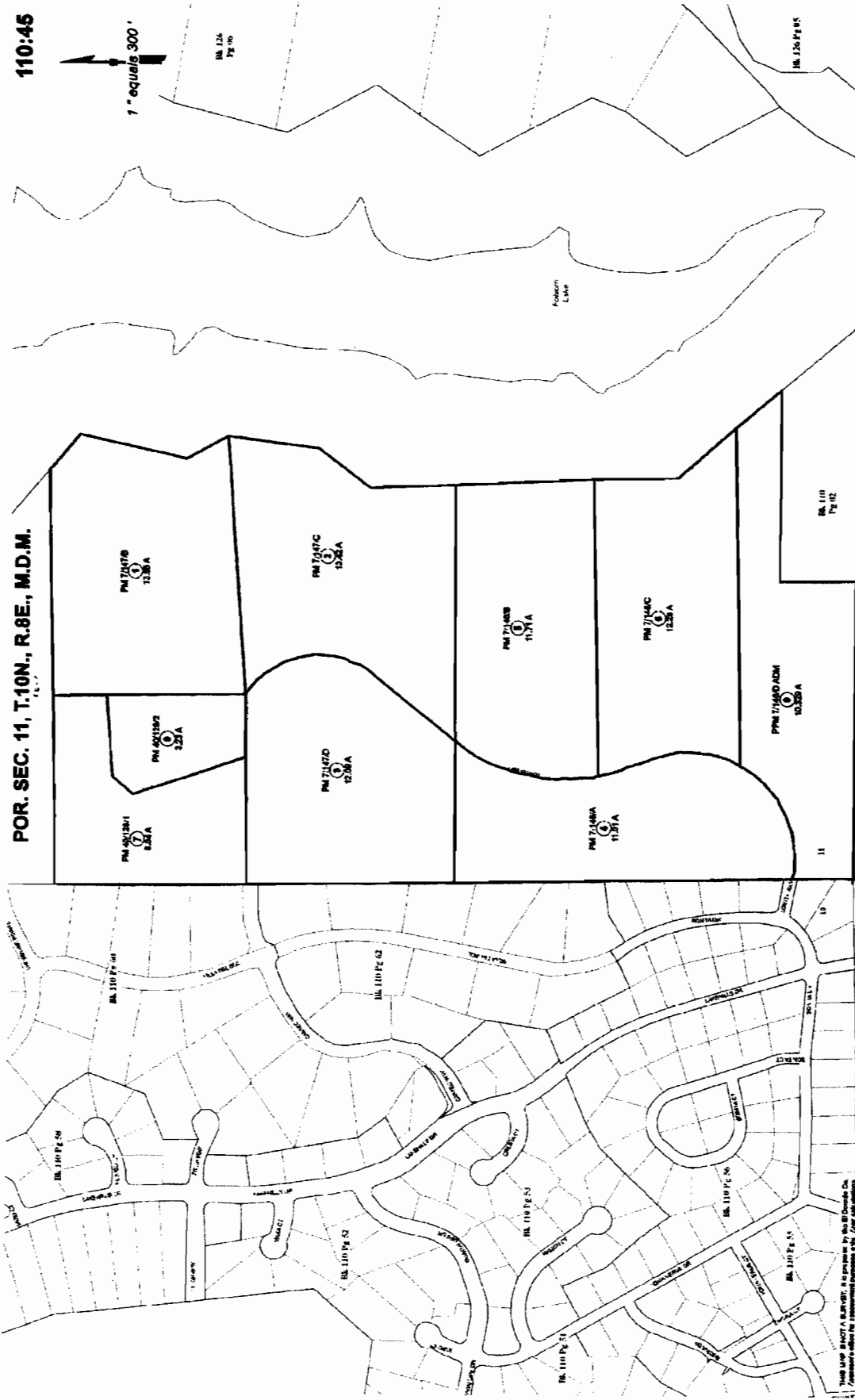
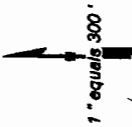
0 550 1,100 2,200 Feet

Exhibit A



POR. SEC. 11, T.10N., R.8E., M.D.M.

110:45



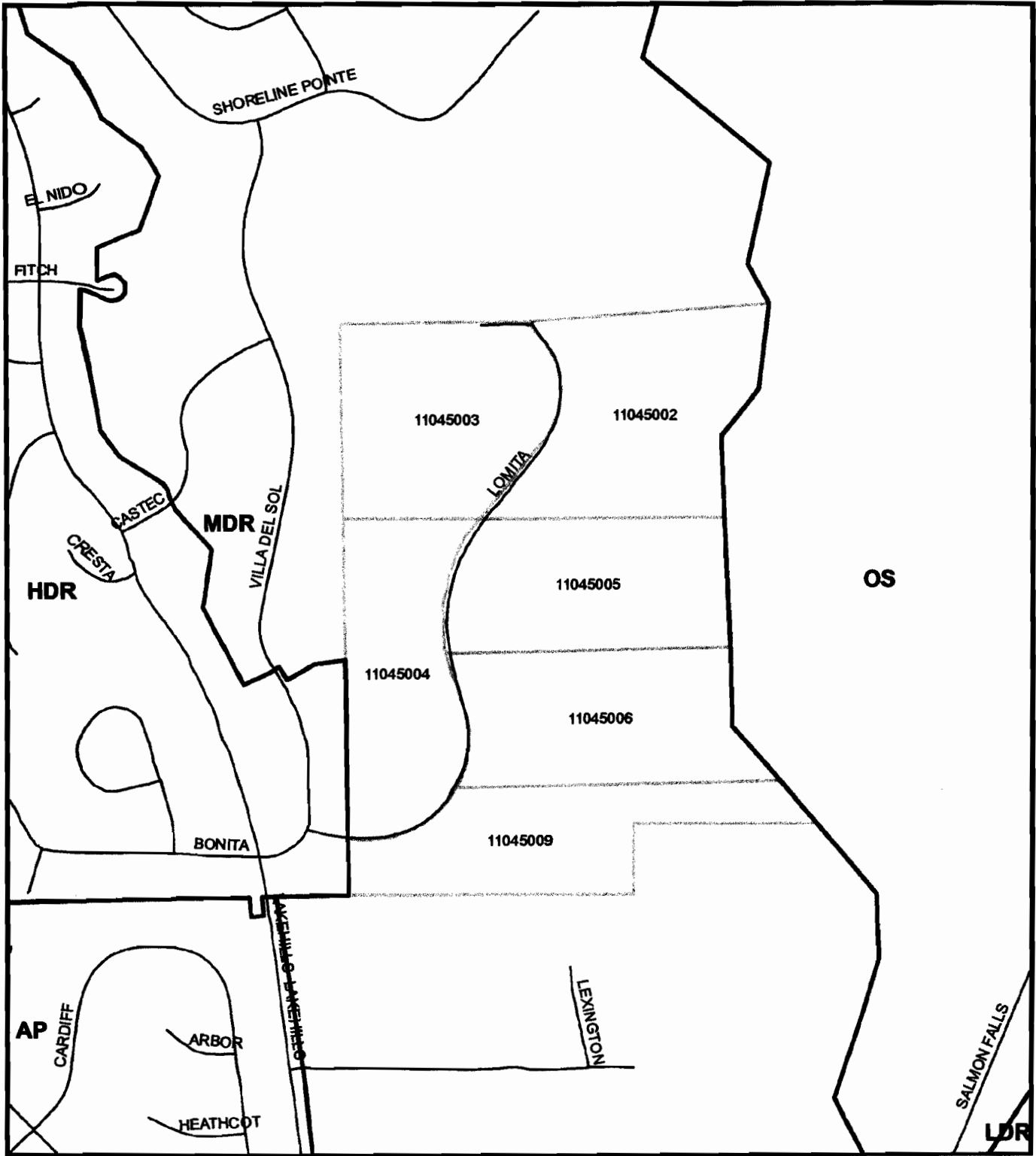
Assessor's Map Bk 110, Pg. 45
County of El Dorado, CA

Rev. July 28, 2008

Acres are Estimates

THIS MAP IS NOT A WARRANTY. It is prepared by the El Dorado Co. Assessor's Office by computerized methods. Land measurements are based on the best available information. Users should verify facts on all dimensions and acreage.

**Lomita Way Subdivision
Z07-0023/ TM07-1444
General Plan Land Use Map**



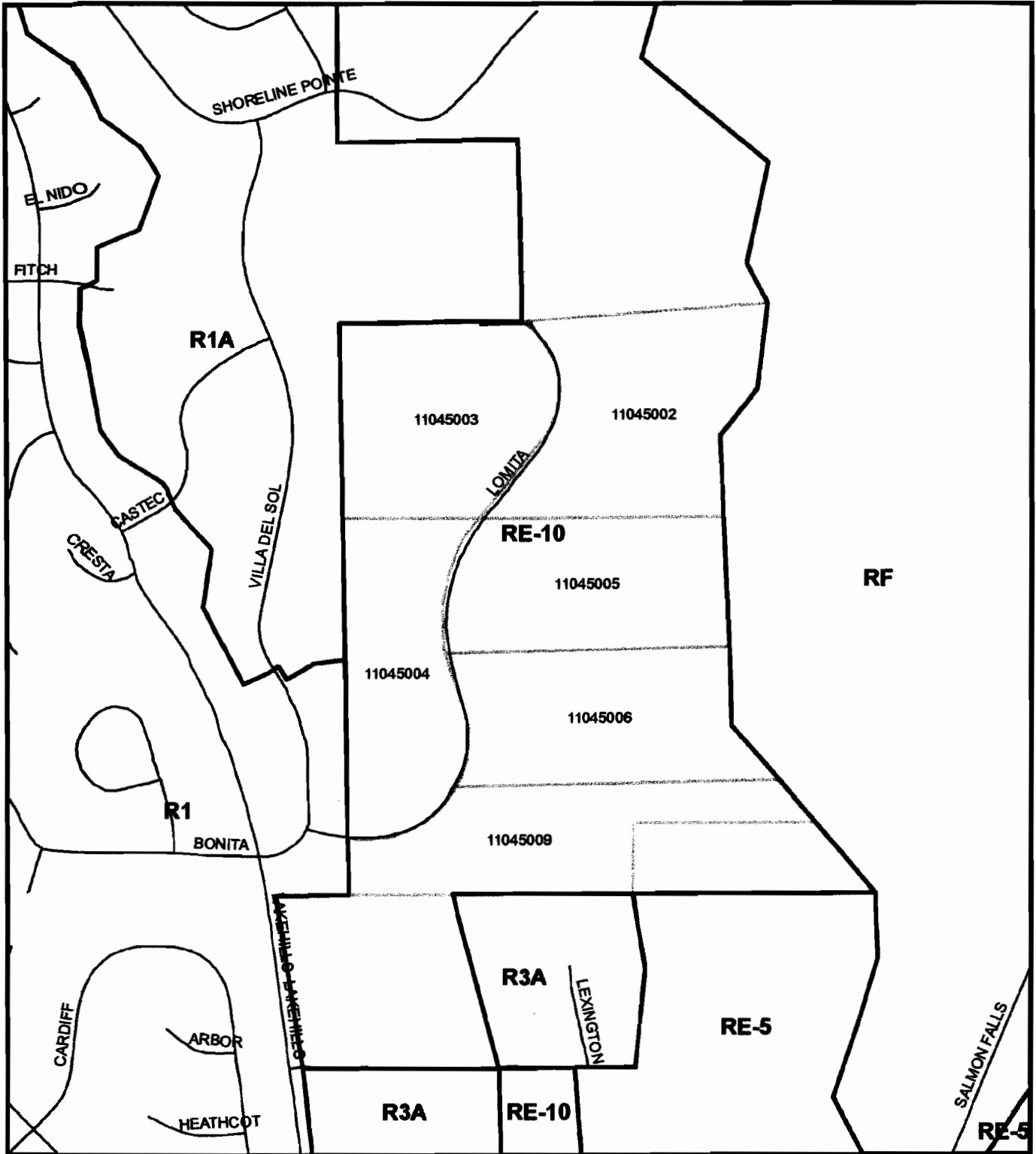
Map prepared by:
Jonathan Fong
El Dorado County
Development Services

0 300 600 1,200 Feet

Exhibit C



**Lomita Way Subdivision
Z07-0023/ TM07-1444
Zoning Map**



Map prepared by:
Jonathan Fong
El Dorado County
Development Services

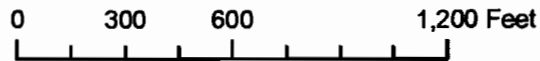
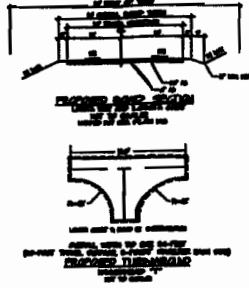
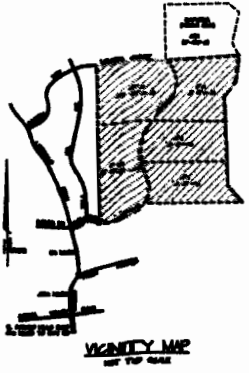


Exhibit D

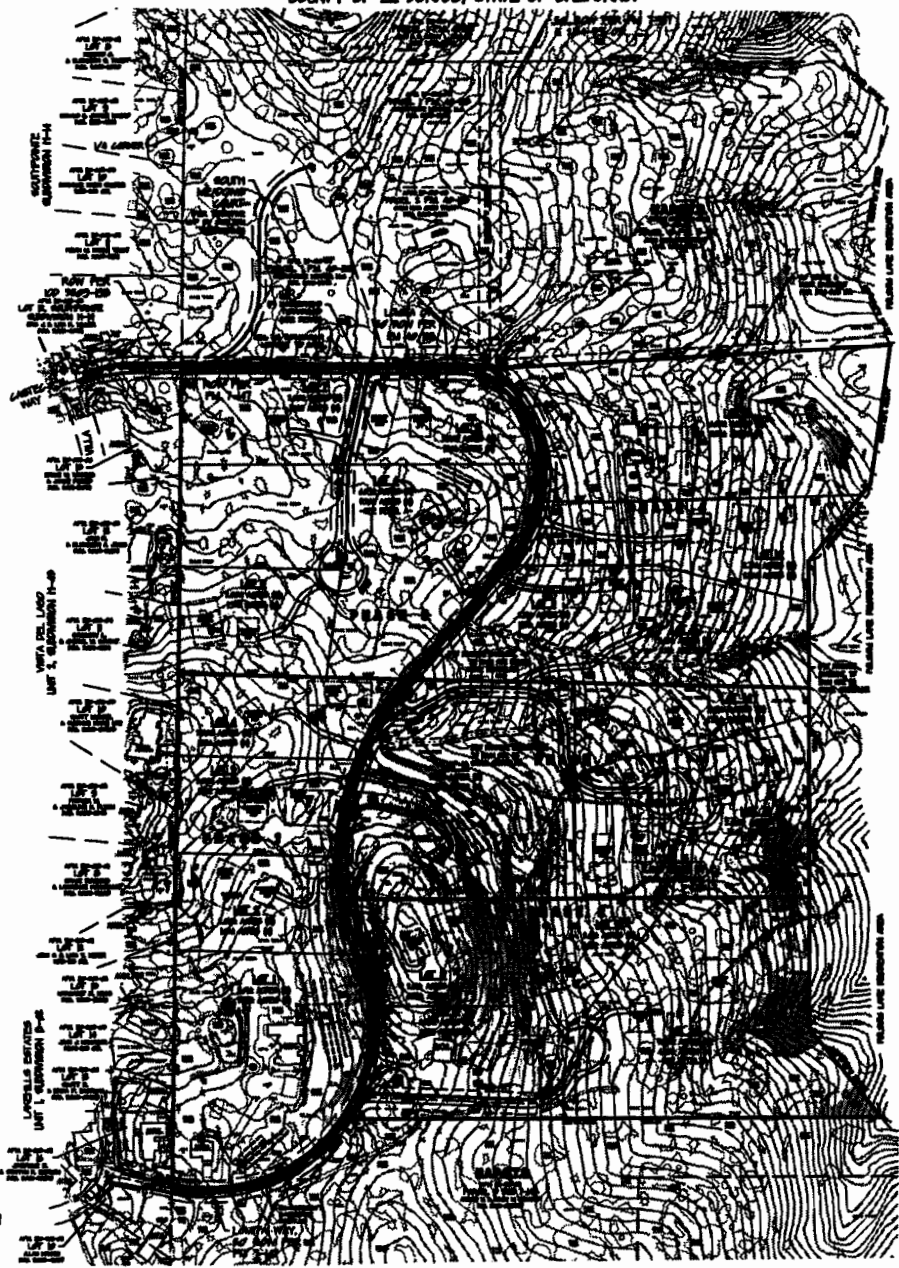


TENTATIVE SUBDIVISION MAP LOMITA WAY SUBDIVISION

COUNTY OF EL DORADO, STATE OF CALIFORNIA



Symbol	Description
[Line with dots]	Proposed Right-of-Way
[Solid line]	Proposed Road
[Dashed line]	Proposed Easement
[Line with dashes]	Proposed Drainage
[Line with circles]	Proposed Utility
[Line with triangles]	Proposed Survey
[Line with squares]	Proposed Survey
[Line with diamonds]	Proposed Survey
[Line with stars]	Proposed Survey
[Line with crosses]	Proposed Survey
[Line with pluses]	Proposed Survey
[Line with asterisks]	Proposed Survey
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[Line with percent signs]	Proposed Survey
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[Line with dashes]	Proposed Survey
[Line with dots and dashes]	Proposed Survey
[Line with long dashes]	Proposed Survey
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[Line with dotted dashes]	Proposed Survey
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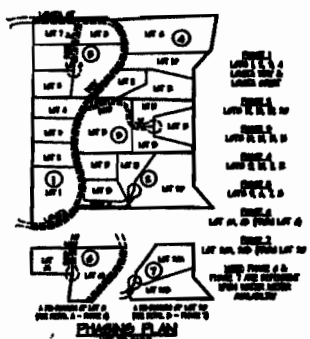


PLANNING NOTES

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2. THE PLANNING NOTES DESCRIBE THE PROPOSED SUBDIVISION AND THE INTENT OF THE PLANNING NOTES IS TO PROVIDE A CLEAR AND CONCISE STATEMENT OF THE PLANNING INTENT.
3. THE PLANNING NOTES SHOULD BE READ IN CONJUNCTION WITH THE TENTATIVE SUBDIVISION MAP AND THE PLANNING NOTES SHOULD BE USED TO INTERPRET THE MAP.

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PHASE PLAN

PHASE 1: [Description of Phase 1 lots and infrastructure]

PHASE 2: [Description of Phase 2 lots and infrastructure]

PHASE 3: [Description of Phase 3 lots and infrastructure]

PHASE 4: [Description of Phase 4 lots and infrastructure]

PHASE 5: [Description of Phase 5 lots and infrastructure]

PHASE 6: [Description of Phase 6 lots and infrastructure]

PHASE 7: [Description of Phase 7 lots and infrastructure]

PHASE 8: [Description of Phase 8 lots and infrastructure]

PHASE 9: [Description of Phase 9 lots and infrastructure]

PHASE 10: [Description of Phase 10 lots and infrastructure]

PHASE 11: [Description of Phase 11 lots and infrastructure]

PHASE 12: [Description of Phase 12 lots and infrastructure]

PHASE 13: [Description of Phase 13 lots and infrastructure]

PHASE 14: [Description of Phase 14 lots and infrastructure]

PHASE 15: [Description of Phase 15 lots and infrastructure]

PHASE 16: [Description of Phase 16 lots and infrastructure]

PHASE 17: [Description of Phase 17 lots and infrastructure]

PHASE 18: [Description of Phase 18 lots and infrastructure]

PHASE 19: [Description of Phase 19 lots and infrastructure]

PHASE 20: [Description of Phase 20 lots and infrastructure]

PHASE 21: [Description of Phase 21 lots and infrastructure]

PHASE 22: [Description of Phase 22 lots and infrastructure]

PHASE 23: [Description of Phase 23 lots and infrastructure]

PHASE 24: [Description of Phase 24 lots and infrastructure]

PHASE 25: [Description of Phase 25 lots and infrastructure]

PHASE 26: [Description of Phase 26 lots and infrastructure]

PHASE 27: [Description of Phase 27 lots and infrastructure]

PHASE 28: [Description of Phase 28 lots and infrastructure]

PHASE 29: [Description of Phase 29 lots and infrastructure]

PHASE 30: [Description of Phase 30 lots and infrastructure]

PHASE 31: [Description of Phase 31 lots and infrastructure]

PHASE 32: [Description of Phase 32 lots and infrastructure]

PHASE 33: [Description of Phase 33 lots and infrastructure]

PHASE 34: [Description of Phase 34 lots and infrastructure]

PHASE 35: [Description of Phase 35 lots and infrastructure]

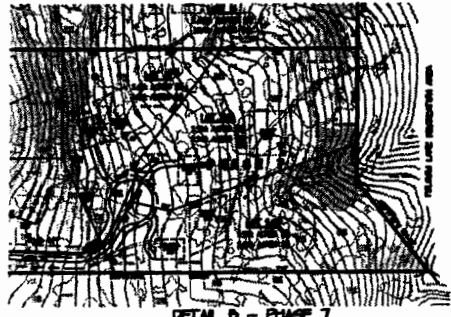
PHASE 36: [Description of Phase 36 lots and infrastructure]

PHASE 37: [Description of Phase 37 lots and infrastructure]

PHASE 38: [Description of Phase 38 lots and infrastructure]

PHASE 39: [Description of Phase 39 lots and infrastructure]

PHASE 40: [Description of Phase 40 lots and infrastructure]



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SCALE 1" = 10'

EXHIBIT E

LOMITA WAY SUBDIVISION
TENTATIVE MAP

**Z07-0023/ TM07-1444
Lomita Way Subdivision
Aerial Photograph**



Map prepared by:
Jonathan Fong
El Dorado County
Development Services

0 195 390 780 Feet




Exhibit F



SOUTHPOINTE OWNERS ASSOCIATION

March 16, 2007

Sent by e-mail and regular mail

Judy Arrigotti
1481 Lomita Way
El Dorado Hills, CA 95762

RE: Lomita Way

Dear Judy:

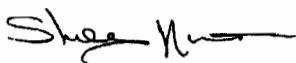
The Board of Director for Southpointe Owners Association discussed your letter at their Board of Directors meeting held on March 13, 2007.

Even though you state that the gate would be for emergencies only, the Board felt they would have no control over homeowners who would access Southpointe for other than emergencies. This would create added expenses to Southpointe such as road repairs, gate repairs and added costs to their liability insurance. At this time, the Board feels that the only way they would permit an emergency gate through Southpointe would be if your community agreed to become part of the HOA.

Besides the monthly dues, I would like to list a few other things for your owners to consider. The CC&Rs would need to be amended by an attorney to annex in your properties. You would need to comply with all Southpointe governing documents including the rules and regulations and the architectural guidelines for anyone building a house or making changes to the exterior of their homes.

Although, the Board has considered your offer, if you are still interested, before anything could be finalized, an approval vote of the entire membership of Southpointe would need required. If you are interested, and you would like to discuss this further, I can be reached at 916-985-3633 ext. 106.

Sincerely,



Shelley Nulton, CCAM
Association Manager
Southpointe Owners Association

EXHIBIT G

Judy Arrigotti
1481 Lomita Way
El Dorado Hills, CA

Board of Directors for Southpointe Association
c/o Shelly Nulton
P.O. Box 1459
Folsom, CA
95763-1459

Dear Southpointe Association Board of Directors,

We, the residence on Lomita Way, are your back fence neighbors. We are located between New York Creek and the Southpointe development. There are seven property owners on 84 acres who are presently rezoning and splitting our land into 2 acre parcels. Our neighborhood will increase from 7 property owners to 27.

The Department of Transportation and the Fire Department require Lomita Way to be widened to accommodate the additional traffic and extended to give us an escape route in case of fire. We have an easement that exits at Castec Way. Our waterline loops from Bonita Way to Castec Way and our road needs to do the same. The question is how can we meet the County requirements to make our cul-de-sac into a loop, that gives us a way out in case of fire, when we back up to a gated community?

To further complicate the issue, Jim Ross, an investor, owns the eight acres between Lomita Ct. and Castec Way. His parcel is zoned 1 acre and he intends to build seven houses on it. He says it is part of Southpointe and it is called Southpointe Meadows. Lomita Way property owner's engineer, Gene Thorne & Associates is coordinating with Carlton Engineering, Jim Ross' engineer to connect the two neighborhoods. Lomita Way owners will pay for widening Lomita Way and Lomita Ct. up to Southpointe Meadows.

Chief Jim O'Camb of the El Dorado Hills Fire Department wants permanent access through Southpointe for Lomita Way Residence. Chief O'Camb suggested that a Southpointe gate be installed at the entrance to Lomita Way to maintain the security and privacy that Southpointe desires. It would be a two way access; Lomita residence could exit through Southpointe and Southpointe residence could exit through Lomita Way,

We understand that Southpointe is a gated community that would probably object to allowing our residence unlimited access through their neighborhoods. It is equally unlikely that our neighborhood would want to join the Southpointe HOA and pay the monthly dues. It seems more reasonable that an emergency gate be installed for emergency exit between Lomita Ct. and Southpointe Meadows.

Please discuss the options for allowing Lomita Way Residence access through the Castec Way easement either on a regular basis or for emergency use and let us know what you decide.

Thank you for your consideration of this matter.
Your Lomita Way neighbors,
Judy Arrigotti

Contacts:

El Dorado Hills Fire Chief- Fred Russell- (916) 933-4663
Jim Ross of National Real Estate Funding (916) 941-9977 or jim@nrefinc.com
Judy Arrigotti of Lomita Way Property Owners (916) 933-4663 or judy@judyarrigotti.com

8/13/2007

DRAFT

Judy Arrigotti
1481 Lomita Way
El Dorado Hills, CA 95762

Southpointe Home Owners Association
P.O. Box 1459
Folsom, CA 95763-1459

Dear Southpointe HOA Board of Directors:

This letter is in response to the Southpointe Board's concerns and requirements for Lomita Way residents' emergency access, as requested by the EDH Fire Department. I've addressed your issues of concern in this letter, but request that we be put on the agenda for further discussion at your September 14, 2007 Annual Homeowners Association meeting. ED Hills Fire Chief Jim O'Camb is interested in attending this meeting also.

I. Control over access for other than emergencies.

Gates are open daily: The Southpointe main gates are open daily during business hours to allow for deliveries, garbage collection, construction crews and visitors. Daily use by non-members of the Southpointe Association is more likely to create the need for road repairs, gate repair & liability insurance than the rare occasional uses anticipated by Lomita Way residents to pass through Southpointe to escape a fire.

EDH Fire Dept. determines type of security gate: I have researched security gates and discovered that there are gates available for every purpose, with a variety of methods for restricting entrance. However, the EDH Fire Department determines what type of gate will provide for public safety and where it should be located.

II. Added expense to Southpointe.

A. Road Repairs

Rare road use equals no road damage: Lomita Way residents enter and exit through Lomita Way and will continue to do so even after our parcels are developed. Traveling through Southpointe would mean back-tracking for Lomita residents and is not the path of choice. This has been verified by prior similar arrangements for other developments as well as considered by fire experts. There would be no additional road repairs required as Southpointe roads would rarely be used for any purpose by Lomita Way residents except in an emergency that blocks the quicker, direct route of Lomita Way's primary exit – such as a fire.

B. Gate Repairs

No gate use means no gate repairs anticipated: Southpointe gate repairs would not occur as a result of Lomita Way residents use. The only gate that would be used by Lomita Way residents would be located on Lomita Court between Lomita Way neighborhood and Southpointe Meadows. It would only be used if there were an emergency. The emergency gate would be installed, maintained and financed by Lomita Way Property owners.

C. Liability Insurance

Liability insurance for garbage, service & deliveries. For the rare occasion that Lomita Way residents would be entering Southpointe property - no liability insurance should be required or needed.

III. Lomita Way Residents Loss vs. Gain:

Southpointe HOA dues are expensive and likely to increase with little benefit to Lomita Way residents. Southpointe is a beautiful community, but the size and style of Lomita Way homes & parcels, our rural environment and our existing older homes, make us unique. We have designed our future neighborhood to retain the same rural atmosphere that Lomita Way property owners currently enjoy. We would be forced to comply with all Southpointe rules and regulations, even though the developments are so distinctly different.

After reading Southpointe's CC&R's and considering HOA membership in the Southpointe HOA, the contrast between our two neighborhoods indicates that we are less than compatible in our association goals and methods to accomplish those goals. Simply put we are different and each of our property owners has made a choice to live under the conditions of one or the other.

IV. Southpointe HOA Residents Loss vs Gain:

The requirements of Lomita Way to join the Southpointe HOA implies that the Lomita Way property owners would regularly use Southpointe roads, enjoy the Southpointe common areas and experience the security provided by the Southpointe gates.

The only real benefit that Lomita Way homeowners are requesting is the privilege of having an escape route in the case of a fire and thus no HOA membership is necessary for this rare occurrence. In exchange for this benefit, as Fire Chief Jim O'Camb has clarified, this benefit goes both ways as Southpointe residents will also have an additional escape route if their development experiences a wildland fire or other emergency that requires a quick escape route.

V. Fire Protection Benefits to Southpointe and Lomita Way Residents:

When the Lomita Way Property Owners applied for a Facility Improvement Letter to rezone and split our parcels, Fred Russell of the EDH Fire Department required us to get a Fire Protection Plan. The Lomita Way Fire Protection Plan has building materials specified, defensible space guidelines, road width minimums, fire hydrant placement and access routes for fire trucks and resident evacuations. These strict County and fire department standards are designed to protect the homes and lives of all El Dorado County residents including Southpointe and Lomita Way. El Dorado Hills Battalion Chief, Jim O'Camb is requiring a fire escape route for Lomita Way residents and for fire fighting access to protect both of our neighborhoods. The emergency gate will benefit us all.

It is my belief that if Southpointe residents understood the full significance of all impacts outlined in this letter, they would support the addition of an emergency access gate *only* on Lomita Court for their fire protection and preservation of their current lifestyle.

Again, we ask that Lomita Way's emergency access request, including an emergency gate through the Southpointe HOA, be put on the agenda for further consideration at the September 14th Southpointe Homeowner's Association Annual Meeting.

Please don't hesitate to contact me if you have any questions.

Sincerely,

Judy Arrigotti, Representative Lomita Way Property Owners

Enc: Lomita Way Wildfire Safe Plan

William Draper, CDS Fire Prevention Planning, Registered Professional Forester #898

Cc: EDH Battalion Chief, Jim O'Camb: (916) 933-4663 or jocamb@edhfire.com

Kathy Russell, Planning Services, Gene E. Thorne & Associates, Inc.

Gene Thorne, Gene E. Thorne & Associates, Inc.



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Lomita Way Subdivision Z07-0023/ TM07-1444

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

Contact Person: Jonathan Fong, Planning Services

Phone Number: (530) 621-5355

Property Owner's Name and Address:

Patricia Andrus. 1541 Lomita Way. El Dorado Hills, CA95762
Steven and Judy Arrigoti. 1481 Lomita Way. El Dorado Hills, CA 95762
Steven and Lisa Arrigoti. 4 Bay Drive. Hampton Bays, NY 11946
Chen Hwa Chen Trust. Post Office Box 1466. Arcadia, CA 91077
Chamy Lee. 1568 Lomita Way. El Dorado Hills, CA 95672
John and Ann Tsai. 15100 El Camino Grande. Saratoga, CA 95070

Project Applicant's Name and Address:

Patricia Andrus. 1541 Lomita Way. El Dorado Hills, CA95762
Steven and Judy Arrigoti. 1481 Lomita Way. El Dorado Hills, CA 95762
Steven and Lisa Arrigoti. 4 Bay Drive. Hampton Bays, NY 11946
Chen Hwa Chen Trust. Post Office Box 1466. Arcadia, CA 91077
Chamy Lee. 1568 Lomita Way. El Dorado Hills, CA 95672
John and Ann Tsai. 15100 El Camino Grande. Saratoga, CA 95070

Project Agent's Name and Address: Gene E. Thorne and Associates, Inc. 4080 Goldorado Circle. Cameron Park CA, 95682

Project Engineer's / Architect's Name and Address: Gene E. Thorne and Associates, Inc. 4080 Goldorado Circle. Cameron Park CA, 95682

Project Location: The project is located on Lomita Way 150 feet east of the intersection with Villa del Sol in the El Dorado Hills Area.

Assessor's Parcel Number(s): 110-450-01/ 110-450-02/ 110-450-03/ 110-450-04/ 110-450-05/ 110-450-06

Zoning: Estate Residential Ten-Acre (RE-10)

Section: 11 **T:** 10N **R:** 8E

General Plan Designation: Medium Density Residential (MDR)

Description of Project: A Rezone and Tentative Subdivision Map. The Rezone would amend the project zoning from Estate Residential Ten-Acre (RE-10) to Two-Acre Residential (R2A). The Tentative Subdivision Map would create 22 residential parcels, ranging in size from two to six acres. One remainder parcel would be created totaling 13.6-acres (Exhibit B). Four Design Waivers have been submitted to allow the following:
a) To reduce the road improvements on Lomita Way and Lomita Court to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; b) To reduce the road improvements the proposed cul-de-sac roadways to a modified 101B Standard with a road width of 18 feet with 1 foot shoulders; c) To reduce the right-of-way requirement from 60 feet to 50 feet along Lomita Way, Lomita Court and the proposed cul-de-sac roads; d) To allow the reversed curves of 100-foot radii within Road C to be separated by a tangent of less than 100 feet in length.

Surrounding Land Uses and Setting:			
	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use (e.g., Single Family Residences, Grazing, Park, School)</u>
Site:	RE-10	MDR	Existing single-family residential
North:	R1A/ RE-10	MDR	Undeveloped
East:	RF	OS	Folsom Lake State Recreational Area
South:	RE-10/R3A	MDR	Existing single-family residential
West:	R1/ R1A	HDR	Existing single-family residential

Briefly Describe the environmental setting: The project site is comprised of six individual parcels totaling 76-acres. The parcels have been developed with existing single-family residential development. Vegetation onsite is comprised of mixed oak woodland canopy and native trees and grasslands. Eight drainage channels are located throughout the project site totaling approximately 0.13-acres. Slopes are varied with approximately 11 percent of the onsite slopes exceeding 30%. The project site is bisected by an existing access road.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems	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: _____ Date: _____

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: _____

Printed Name: Gina Hunter 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 a proposed 22 lot subdivision

Project Location and Surrounding Land Uses

The 74.06-acre site is located along Lomita Way in the El Dorado Hills Area. The site is bounded by existing and undeveloped residential uses. The Folsom Lake State Recreational Area borders the project site to the east.

Project Characteristics

The project would amend the zoning of the project parcels from Residential Estate Ten-Acre (RE-10) to Two-Acre Residential (R2A). A Tentative Map would create 22 parcels ranging in size from 2.0-acres to 6.0-acres.

1. Transportation/Circulation/Parking

The existing access from Lomita Way would be widened to 20 feet wide. Proposed cul-de-sac roads would be constructed to provide access to the proposed lot. All parking would be maintained on the proposed lots.

2. Utilities and Infrastructure

All utilities currently exist on site. The future lots would be served by EID public water and individual septic systems.

3. Population

The proposed subdivision would create 22 residential lots and would not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of off site and on site road improvements including grading for a driveway. The project applicant would be required to obtain permits for grading from the Development Services and obtain an approved fugitive 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. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

I. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character 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 is located on Lomita Way in the El Dorado Hills Area. The project site and vicinity are not identified by the County as scenic views or resources. There would be no impact.
- b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.
- c. **Visual Character.** The project would not affect the visual character of Lomita Way or the project vicinity. There would be no impact.
- d. **Light and Glare.** The project would create 22 residential parcels. Potential sources of light and glare would result from the residential development. Lomita Way contains parcels which have residential development. Future sources of lighting as a result of the project would be typical of residential development. The project would not result in new sources of light that would significantly impact the neighborhood. Therefore, the impacts of existing light and glare created by the project would be less than significant.

FINDING No impacts to aesthetics are expected with the project either directly or indirectly. For this “Aesthetics” category, the impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural 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.
- c. **Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. There would be no impact.

FINDING For this "Agriculture" category, there would be no impact.

III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?		X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- 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_x, and O₃). Any activities associated to 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 District (AQMD) would require the project implement a Fugitive Dust- Asbestos Mitigation (FDM) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce potentially significant impacts to a less than significant level.
- 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 associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. Construction related activities would generate PM₁₀ dust emissions that would exceed wither the state or federal ambient air quality standards for PM₁₀. This is a temporary but potentially significant effect.

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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The Air Quality Assessment prepared for the project determined that the construction activities would result in potentially significant impacts to air quality. The assessment recommended that mitigation measures be applied to reduce impacts during project construction. The Air Quality Management District has reviewed the assessment and determined that standard District conditions of approval would reduce potentially significant impacts to less than significant.

Long term potential impacts to air quality would be related to typical residential development occurring as part of the project. The Air Quality Assessment determined that long-term impacts would not exceed established thresholds of significance. Long term impacts would be less than significant.

- c. **Cumulative Impacts.** The project site is located within the Mountain Counties Air Basin which is designated as non-attainment for ozone and PM₁₀. The Air Quality Analysis prepared for the project has recommended conditions of approval listed in (b) above that would reduce impacts related to PM₁₀ to a less than significant level. The Air Quality Analysis determined that the project would not generate a potentially significant level of ozone emissions. Impacts would be less than significant.
- d. **Sensitive Receptors.** The project would create 22 residential units within the El Dorado Hills Area. The proposed residential use would not be considered a use which would expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
- e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed residential use as a use known to create objectionable odors. Impacts would be less than significant.

FINDING The proposed project would not 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 potentially significant impacts to a less-than-significant level. Additional long-term impacts to air quality would be less than significant. 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		
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			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>			
corridors, or impede the use of native wildlife nursery sites?			
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		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. **Special Status 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. A Biological Resource Assessment was performed for the project site (Foothill Associates, June 2007) which did not identify any special status plant species on the site. The project would be subject to payment of the established rare plant mitigation fee at the time of building permit issuance.

Foothill Associates performed a field study to determine the presence of special status animal species on the project site. The study determined that the onsite woodland habit and existing vegetation would provide a suitable habitat for a number of listed and special-status species. The suitable habitat onsite would be a potentially significant impact unless the following Mitigation Measure is implemented to reduce the impacts to a less than significant level:

MITIGATION MEASURE BIO-1

Prior to any construction activities during the nesting season (February 1- August 31), a pre-construction survey is required to determine if active nests are present on-site. The survey shall be completed no more than 30 days prior to the commencement of construction activities. If nests are found and considered active, construction activities shall not occur within 500 feet of the active nest until the young have fledged or until a biologist determines that the nest is no longer active. The survey result shall be submitted to the California Department of Fish and Game and Planning Services prior to issuance of a grading permit.

MONITORING: Planning Services shall verify that the above measure has been incorporated on the plans prior to issuance of a grading permit. Planning Services shall coordinate with the applicant and/or biologist to verify conformance with this measure.

Implementation of the mitigation measure identified above would avoid construction-related impacts to nesting birds within the project site area. The mitigation measure would reduce potentially significant impacts to a less than significant level.

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- b. Riparian habitat.** The Biological Resource Assessment prepared for the project identified 0.13-acres of potentially jurisdictional water of the U.S. comprised of seasonal wetland swales and intermittent channels (*Sycamore Environmental Consultants, November 2006*). This would be a significant impact unless the following Mitigation Measure is implemented to reduce impacts to a less than significant level:

MITIGATION MEASURE BIO-2

The applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game for each stream crossing or any activities affecting the onsite riparian vegetation. The agreement shall be submitted to Planning Services for review prior to issuance of a grading permit.

MONITORING: Planning Services shall verify the agreement has been obtained and necessary mitigation measures incorporated on the plans prior to issuance of a grading permit.

Implementation of the mitigation measure identified above would require state permits prior to impacting any riparian areas under the jurisdiction of the US Army Corps of Engineers. Any riparian areas impacted as a result of development would be protected by setbacks established by General Plan Policy 7.3.3.4. These setbacks would be shown on the Final Map as a condition of approval of the project.. The mitigation measure would reduce potentially significant impacts to a less than significant level.

- c. Wetlands.** As discussed in Section (c) above, the Biological Assessment and Jurisdictional Evaluation prepared for the project site identified 0.13-acres of riparian features subject to Section 404 of the Clean Water Act. This would be a significant impact unless the following Mitigation Measure is implemented to reduce impacts to a less than significant level:

MITIGATION MEASURE BIO-3

Prior to issuance of a grading permit, the applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers and a water quality certification from the Central Valley RWQCB. The project applicant shall incorporate all conditions attached to the permit and certification into the project.

MONITORING: Planning Services shall verify the required permit and certification has been obtained prior to issuance of a grading permit.

- d. Migration Corridors.** The Biological Resource Assessment performed for the project site determined that the habitat onsite would not be suitable for a migration corridor. The ability of wildlife to move across the site would not be unique to the other undeveloped areas in the project area. Impacts would be less than significant.
- e. Local Policies.** The proposed project would impact oak woodland habitat, which pursuant to General Plan Policy 7.4.4.4 requires retention and replacement of the affected habitat. The project would remove 6.72-acres of oak woodland habitat from the project site. The project site contains approximately 40.61-acres of oak canopy which would require 70% retention. (*Updated Oak Canopy Analysis for the Lomita Way Project, El Dorado County, CA. Sycamore Environmental Consultants, September 2008*). The project would be removing 6.72-acres of healthy canopy which would be consistent with the retention and replacement provisions of Policy 7.4.4.4. The project would have the ability to pay the oak conservation in-lieu fee as part of the Oak Woodland Management Plan. Impacts would be less than significant.

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FINDING: Potentially significant impacts relating to Biological Resources include impacts to riparian areas, impacts to protected animal species, and removal of oak woodland habitat. Implementation of Mitigation Measures **BIO-1** and **BIO-2** would require the project to obtain permits for the filling onsite wetlands and modification to the existing drainage channels. Implementation of Mitigation Measure **BIO-3** would require pre-construction surveys to reduce impacts to protected animal species. For this 'Biological Resources' category, the above Mitigation Measures would be required to reduce potentially significant impacts to less than significant

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

Discussion:

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

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

a-b. Historic or Archeological Resources. A Cultural Resource Study was performed on the project site (*Historic Resources Associates, May 2006*). No cultural resources were found as part of the study. Standard conditions of approval would be required to protect any resources that may be found during project construction. Impacts would be less than significant.

c. Paleontological Resource. The site does not contain any known paleontological sites or known fossil strata. No such resources were identified in the Cultural Resource Study.. Impacts would be less than significant.

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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Discussion:

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

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

a. Seismic Hazards.

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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 address 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.

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) Slopes exceeding 30% on the project site are limited to the existing drainage channels near the center of the project site. These slopes comprise approximately 3 percent of the site area. 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.** According to the Soil Survey for El Dorado County, the soil types onsite are classified as Auburn Series which have a moderate erosion hazard. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

c. **Geologic Hazards.** The onsite soil types have a slow to medium runoff potential with medium to moderate erosion potentials. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.

d. **Expansive Soils.** All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.

e. **Septic Capability.** An initial septic capability report was reviewed by Environmental Management. The report concluded that adequate disposal areas would be available on-site to provide wastewater services for the project. Impacts would be less than significant.

FINDING A review of the soils and geologic conditions on the project site determined that the soil types are suitable for the proposed development. 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' impacts would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
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 Environmental Health- Hazardous Waste Division. The impact would be less than significant.
- c. **Hazardous Materials Near Schools.** The project site is located approximately ¾ of a mile from Marina Village School and the Lake Forest School. As discussed in (a-b) above, the project may utilize hazardous materials during

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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project construction. Adherence to the required Hazardous Materials Business Plan would reduce impacts to less than significant.

- d. **Hazardous Sites.** No parcels within El Dorado County are included on the Cortese List. There would be no impact.
- e-f. **Aircraft Hazards.** The project site is not located in the vicinity of any public or private airstrip. The project would not violate any airport land use plan in the area. There would be no impact.
- g. **Emergency Plan.** As discussed in the Traffic category, the project would impact the existing road systems. 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 El Dorado Hills Fire Department has reviewed the project and determined that the installation of fire hydrants, sprinklering of the units, and implementation of a fire safe plan would reduce impacts to a less than significant level.

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 Hills Fire Department 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.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal				X

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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			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.** There are wetlands and drainage features onsite which would be impacted as part of the project. As discussed in the 'Biological Resources' category above, the project would require Mitigation Measures to obtain appropriate permits from the U.S. Army Corps of Engineers and the Department of Fish and Game for the filling of any wetlands or altering of the drainages. Additionally, all 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 project would connect to public water and would not utilize any groundwater as part of the project. Construction activities may have a short-term impact as a result of groundwater discharge, however, adherence the Grading Ordinance would ensure that impacts would be less than significant.
- c-f. **Drainage Patterns.** As discussed in the 'Biological Resources' category above, the project would fill wetlands and may alter the existing drainages onsite. The project would be required to prepare a drainage study subject to review by the Department of Transportation. The drainage study would be required to conform to the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.
- g-j. **Flood-related Hazards.** The project site is not located within any mapped 100-year flood areas 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. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

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FINDING: No significant impacts to water quality or drainage features would result as part of the project. Adherence to the Grading, Erosion Control and Sediment Ordinance would reduce impacts to less than significant. For this 'Hydrology and Water Quality' category, the project would not exceed the thresholds of significance and related impacts would be less than significant.

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - 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 is located within the El Dorado Hills Community Region. The project would be consistent within the Medium Density Residential land use designation and would comply with the requirements of the Two-Acre Residential zone district. The project would not conflict with the existing land use pattern in the area. Impacts would be less than significant.
- b. **Land Use Consistency.** The project would comply with applicable General Plan policies and included Mitigation Measures and conditions of approval consistent with adopted policy and ordinances. Impacts would be less than significant.
- c. **Habitat Conservation Plan.** There are currently no adopted HCP's or NCCP's in El Dorado County. There would be no impact.

FINDING: For the 'Land Use Planning' category, the project would have a less than significant impact.

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

Discussion:

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

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

a-b. Mineral Resources. There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

FINDING: No known mineral resources are located on or within the vicinity of the project. There would be no impact to this 'Mineral Resources' category.

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

Discussion:

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

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- 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 would be located along Lomita Way which is located within the El Dorado Hills Community Region. The project would be surrounded by existing residential development and lands within the Folsom Lake State Recreational Area. The project would not be located in an area containing existing or potential noise sources that would exceed the thresholds established by the General Plan. Impacts would be less than significant.
- b. **Ground borne Shaking:** The project may generate 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 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 the 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 be required limited 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 result in residential development which would not likely increase the ambient noise levels in the area in excess of the established noise thresholds. Impacts would be less than significant.
- e-f. **Aircraft Noise.** The project is not located within the vicinity of a public or private airstrip. There would be no impact.

FINDING: The project would not be located in an area which would be subjected to noise levels in excess of established thresholds. Application of standard conditions of approval limiting hours of construction would reduce potential noise impacts during project construction to less than significant. No long-term noise sources would result from the project that would exceed established thresholds of significance. For this 'Noise' category, thresholds of significance would not be exceeded and impacts would be less than significant.

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

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XII. POPULATION AND HOUSING. <i>Would the project:</i>				
of replacement housing elsewhere?				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

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

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

- a. **Population Growth.** The project would result in the creation of 22 residential lots. No significant population growth would result as a part of the project. No additional public services or roads would be constructed as part of the project that would significantly contribute to growth in the area. Impacts would be less than significant.
- b. **Displace Housing.** The project would result in the creation of 22 residential lots. No existing or proposed housing would be displaced as part of the project. There would be no impact.
- c. **Displace People.** The project would create 22 residential lots. No people would be displaced as part of the project. There would be no impact.

FINDING: The project would not displace any existing or proposed housing. The project would not directly or indirectly induce growth. For this 'Population and Housing' Section, impacts would be less than significant.

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

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

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

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

- a. **Fire Protection.** The El Dorado Hills Fire Department provided structural fire protection to the project site. The Department would require fire protection measures that would be included as conditions of approval of the project. These measures include the sprinklering of the residences, preparation of a fire safe plan and other standard requirements of the Fire Safe Regulations. 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 Rescue 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.** As discussed in the ‘Recreation’ category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.
- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

FINDING: The project would not result in a significant increase of public services to 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.

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

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

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

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

a. **Parks.** The project would result in an increase the usage of parks and recreational facilities. Payment of in-lieu fees to the El Dorado Hills Community Services District would be sufficient to ensure the impacts from the new development would be mitigated. Impacts would be less than significant.

b. **Recreational Services.** The project would not include additional recreation services or sites as part of the project. The increased demand for any services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

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.

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

Discussion:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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. **Traffic Increases.** The traffic study prepared for the project estimated that the project would result in 230 total daily trips including 18 peak AM trips and 24 peak PM trips (kdAnderson and Associates, August 2006). The study concluded that the existing levels of service of the access roads would be capable of accommodating the additional trips and no additional mitigation measures would be required. Impacts would be less than significant.
- b. **Levels of Service Standards.** The traffic study prepared for the project determined that the project would cumulatively impact the levels of service of the access roads. The project impacts would not exceed the level of service thresholds established by the General Plan. Impacts would be less than significant.
- c. **Air traffic.** The project is not located adjacent to or within the Safety Zone of a public or private airstrip. There would be no impact.
- d. **Design Hazards.** The project would not create any significant traffic hazards. The proposed encroachments would be designed and constructed to County standards. The traffic analysis did not identify any hazards associated with the design of the project. Impacts would be less than significant.
- e. **Emergency Access.** The project would create a 22 lot residential subdivision. As a condition of approval, the project would be required to widen the existing on-site cul-de-sac road as well as construct a connection to Castec Way to provide for through access to the project site. The Fire Department has reviewed the project and determined that the road improvements would provide adequate emergency access. Impacts would be less than significant.
- f. **Parking.** The project would result in the creation of 22 residential units. The Zoning Ordinance requires two parking spaces for each residential unit. The project would provide for a two car garage for each of the proposed units. Impacts would be less than significant.
- g. **Alternative Transportation.** The project would not conflict with adopted plans, polices or programs relating to alternative transportation. There would be no impact.

FINDING: The impacts of the project related to Transportation would be less than significant. The traffic study prepared for the project did not identify mitigation measures necessary as part of the project. For the Transportation/ Traffic category, the thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

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

Discussion:

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

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

- a. **Wastewater Requirements.** The project would be served by private septic systems. There would be no impact to wastewater systems.
- b. **Construction of New Facilities.** The project would not require the construction of new wastewater facilities. There would be no impact.
- c. **New Stormwater Facilities.** The project would not require the construction of new stormwater facilities. The project would be required to comply with the stormwater requirements of the Design and Improvement Standards Manual. Impacts would be less than significant.
- d. **Sufficient Water Supply.** The project would be served by EID public water. The Facilities Improvement Letter submitted for the project indicated that adequate public water is available to serve the project. No new public water improvements would be required, the existing water lines in the area are capable of providing the required water meters and fire flow. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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e. **Adequate Capacity.** EID has indicated that the existing water system in the area would be sufficient to service the project. 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 (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.

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. The located would be defined within the recorded Conditions, Covenants, and Restriction (CCR's). 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.

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

Discussion:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a. The project would have the potential to significantly impact fish or wildlife species as part of the project. The project would require oak woodland habitat removal and the modifications of onsite riparian features. The project would include Mitigation Measures requiring the acquisition of permits for the modifications to the riparian areas and surveys to reduce impacts to protected animal species during project construction. Implementation of these Mitigation Measures would reduce potentially significant impacts to less than significant.
- b. The project would not result in significant cumulative impacts. The project would connect to existing public water and sewer services and would not require the extension infrastructure or utilities outside of the Community Region. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. Impacts would be less than significant.
- c. Based on the discussion contained in this document, no potentially significant impacts to human beings would occur with respect to Air Quality and Noise. The project would include standard conditions of approval required by the Air Quality Management District which would apply to project construction. Adherence to these standard conditions would reduce potential impacts to less than significant. The project would not be exposed to any noise sources which would exceed established thresholds. Adherence to standard conditions of approval limiting the hours of construction operations would reduce potentially significant short-term noise impacts to a less than significant level.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards 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

Air Quality Impact Analysis for the Lomita Way Rezone and Tentative Subdivision Map. Gene E. Thorne and Associates. February 2007.

Biological Resources Evaluation and Preliminary Jurisdictional Delineation Report for Lomita Way Rezone. EL Dorado County, CA. Sycamore Environmental Consultants, Inc. November 2006.

Canopy Analysis for Lomita Way Rezone. El Dorado County, CA. Sycamore Environmental Consultants, Inc. February 2007.

Cultural Resources Study of APN067:090:15, 16, 17, 18, 19,20, and 27. Lomita Way, El Dorado Hills, El Dorado County, California 95762. Historic Resources Associates. May 2006.

Facilities Improvement Letter, Lomita Way Re-Zone and Parcel Splits. Assessor's Parcels No(s): 067-090-15, 16, 17, 18, 19, 20 and 26 (El Dorado Hills). El Dorado Irrigation District. April 2006.

Land Capability Report. Lomita Way Rezone and Subdivision Map. Gene E. Thorne and Associates. May 2006.

Oak Canopy Preservation and Replacement Plan for the Falling Waters at Southpointe Project (APN 110-450-07-100). El Dorado County, CA. Sycamore Environmental Consultants. March 2008.
Tentative Subdivision Map. Gene E. Thorne and Associates. May 2007.

Sewage Disposal Test Trench 'Move On Notification.' Ron Duncan. December 2006.

Traffic Impact Analysis for the Lomita Way Rezone. kdAnderson and Associates. August 2006.

Tree Preservation and Replacement Plan for Lomita Way Rezone. El Dorado County, CA. Sycamore Environmental Consultants. March 2007.

Updated Oak Canopy Analysis for the Lomita Way Project, El Dorado County, CA. Sycamore Environmental Consultants, September 2008.