

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



**Agenda of:** January 10, 2008  
**Item No.:** 8.a.  
**Staff:** Jonathan Fong

**REZONE/PLANNED DEVELOPMENT/SUBDIVISION MAP**

**FILE NUMBER:** Z06-0029/PD06-0020/TM06-1420 Bass Lake Estates  
**APPLICANT:** Carmichael Investment Group  
**AGENT:** Gene E. Thorne and Associates, Inc.  
**REQUEST:** A Rezone, Planned Development, and Tentative Subdivision Map.

The rezone would add the planned development overlay to change the parcel zoning from One-Family Residential- Airport Safety (R1-AA) to R1-AA-PD.

The planned development would allow for flexibility in the development standards of the R1 zone district.

The tentative subdivision map would create 36 residential parcels, ranging in size from 3,020 to 5,665 square feet. Three open space lots would be created totaling 2.37- acres (Exhibit B).

Five design waivers have been requested for the following:

- a) Reduce the right-of-way (ROW) width from 60 feet to 50 feet for Trout Lake Court;
- b) Reduce the sidewalk requirement on Trout Lake Court from six feet to five feet and to limit the sidewalk improvements to one side of the road only;
- c) Allow a joint access for Parcels 1 and 2;
- d) Reduce the length of turn pockets and tapers onto Bass Lake Road;
- e) Waive the sidewalk requirement for Bass Lake Road.

- LOCATION:** The project is located on the southeast side of Bass Lake Road, approximately 175 feet southwest of the intersection with Woodleigh Lane, in the Cameron Park area, Supervisorial District I (Exhibit A).
- APN:** 115-030-06
- ACREAGE:** 7.45-acres
- GENERAL PLAN:** High Density Residential (HDR) (Exhibit C)
- ZONING:** One-Family Residential- Airport Safety (R1-AA) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Negative Declaration
- SUMMARY RECOMMENDATION:** Recommend approval of Z06-0029/ PD06-0020/ TM 06-1420, approve Design Waivers A, B, C, and D, and deny Design Waiver E.

**BACKGROUND:** On April 15, 1997 the Board of Supervisors approved Ordinance #4445 to rezone the project parcel from Estate Residential Five-Acre (RE-5) to One-family Residential (R1). On March 13, 1997 the Planning Commission approved a Tentative Subdivision Map (TM96-1320) to create 20 residential lots on the parcel. The map was not finalized and a Time Extension application was made. The Time Extension application is pending and would be withdrawn pending the outcome of the current application.

Project TM96-1320 was filed prior to the adoption of the 2004 General Plan. Policy 2.2.5.13 of the 2004 General Plan requires application of the Planned Development (PD) overlay due to the project location within Safety Zone 3 of the Cameron Park Airport. The current project PD application has been requested by the applicant in order to be consistent with this policy.

**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, Planned Development, and a Tentative Map. The Rezone would add the PD zoning overlay to change the parcel zoning from One-Family Residential (R1) to One-Family Residential- Planned Development (R1-PD). The Tentative Map would create 36 residential lots ranging from 3,020 to 5,665 square feet in size. Additionally, three (3) open space lots would be provided ranging from 0.56-acres to 1.13-acres in size. Five Design Waivers have been requested as part of the project. The Design Waivers would allow for variations of the requirements of Standard Plan 101B, modify the sidewalk improvement requirements, and to allow a joint access for two of the parcels.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	RE-10	MDR	Undeveloped Residential Land
<b>North</b>	RE-10	MDR	Single Family Residential
<b>South</b>	RE-5	MDR	Single Family Residential
<b>East</b>	R1	AP	Single Family Residential
<b>West</b>	RE-10	MDR	Single Family Residential

**General Plan:** The General Plan designates the subject site as High Density Residential (HDR), which permits a residential density of one to five dwelling units per acre. The project would create 36 residential parcels on a 7.45-acre site. The project would result in a density of 4.8 dwelling units per acre which would be consistent within the HDR land use designation.

The project would include the application of the Planned Development concept which pursuant to General Plan Policy 2.2.3.1 requires dedication of at least 30% of the project site as open space. As demonstrated in the table below, the project would dedicate 31.8% of the project site as open space.

Planned Development Required Open Space

<b>Parcel Size</b>	7.45-acres
<b>Required 30% Open Space</b>	2.24-acres
<b>Proposed Open Space</b>	2.37-acres
<b>Percent Open Space Proposed</b>	31.8%

General Plan Policy 7.4.4.4 requires retention and replacement of affected oak canopy. As determined by an arborist report prepared for the project site, 1.1-acres of oak canopy is located onsite. The onsite canopy would constitute approximately 13% of the site which requires 90% retention of the total canopy.

The arborist report prepared by North Fork Associates dated May 2007 states that the project would result in the removal of 0.1-acres of oak canopy and would be consistent with the retention requirements of Policy 7.4.4.4. Additionally, the project would be required to replant the impacted oak canopy at a 1:1 ratio as required in the Oak Woodlands Interim Interpretative Guidelines. The arborist report identifies potential replanting areas in the proposed open space areas located onsite. Prior to issuance of a grading permit a final arborist report and a replanting and habitat mitigation plan would be required demonstrating compliance with Policy 7.4.4.4.

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 parcel would be required to connect to EID for public water and wastewater services. The Facilities Improvement Letter (FIL) submitted dated July 2006 for the project indicates that adequate water and wastewater services are available to serve the project. The El Dorado Local Agency Formation Commission provided comments regarding the project August 9, 2006 regarding the project. The EID service area is located to the south and east sides of the site and would require annexation into the service district to receive service. The project would be conditioned to process and obtain annexation into the EID service district prior to final map filing.

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

See #1 above.

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

See #1 above.

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

The project is located approximately ½ mile south of the Green Valley School. School impact fees would be collected at the time of building permit issuance. The Rescue Union School District was distributed the project and

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

The project site is located within the Cameron Park CSD Fire Protection District. The Fire District has determined that adequate fire protection services exist to serve the project.

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

The project site is located within the Cameron Park 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 residential development would be served by EID public water and sewer facilities. No septic systems or leach fields are proposed.

**9. Groundwater capability to support wells;**

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

**10. Critical flora and fauna habitat areas;**

The biological assessment performed by Michael Baad PhD dated August 2006 for the project site determined that no special status species are located onsite. The project site is located within Mitigation Area 1 which would require payment of Mitigation In-Lieu fees at the time of building permit issuance.

**11. Important timber production areas;**

**12. Important agricultural areas;**

**13. Important mineral resource areas;**

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

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

A traffic study has been prepared for the project. The Department of Transportation has reviewed the study and determined that widening of Bass Lake Road and the construction of a new interior access road would be sufficient in reducing the impacts to the existing transportation system in the area.

The project has requested Design Waivers to modify the road improvement requirements of the County Design Manual. The Department of Transportation has recommended approval of four of the Design Waivers to allow a reduced right-of-way, reduced onsite sidewalk, and to allow a joint access for Parcels 1 and 2.

**15. Existing land use pattern;**

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

**16. Proximity to perennial water course;**

No perennial water features are located on or adjacent to the site. The nearest perennial feature is Green Springs Creek which is located approximately 400 feet south of the site. The project would not significantly impact the Creek.

**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. The project would be required to record additional CC&Rs in order to manage the onsite open space areas and to ensure the long term maintenance of the replaced oak canopy.

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

**Zoning:** The subject site is zoned One-family Residential (R1) which permits a minimum parcel size of 6,000 square feet. The project would create residential parcels which would range in size from 3,020 square feet to 5,665 feet. The project includes the zoning overlay which would allow modifications to the Development Standards of the R1 Zone District. Pursuant to Section 17.040.030 B of the Zoning Ordinance, the Planning Commission must make Findings of Approval prior to approval of a PD. These findings have been included in Attachment 2 of the Staff Report.

Section 17.28.030 of the Zoning Ordinance establishes the Development Standards of the R1 Zone District:

**A. Minimum lot area, six thousand square feet when the lot is served with public water supply and sewage system;**

The project would be served by EID public water and sewer. The lot sizes would range from 3,020 to 5,665 square feet. The reduced lot size is acceptable in order to minimize impacts to the oak canopy onsite and to accommodate the required open space.

**B. Maximum lot coverage, thirty- five percent (including accessory buildings);**

No development is proposed in conjunction with the project. Prior to issuance of development permits on the future parcels, Planning Services would review the permits to determine consistency with this requirement.

**C. Minimum lot width, sixty feet;**

The average lot width for the proposed parcels would be 45 feet with the minimum width of 26 feet for the parcels in the southeast corner of the project site. The reduced lot width would be consistent with the reduced lot sizes proposed as part of the PD.

**D. Minimum yards: front, twenty feet; sides, five feet, except the side yard shall be increased one foot for each additional foot of building height in excess of twenty- five feet (25'); rear, fifteen feet (15');**

The project would require a reduced front setback from 20 feet to 12.5 feet. Due to the reduced lot sizes the reduced front setback would allow for flexibility when developing future residential units on the lots.

**E. Maximum building height, forty feet (40').**

No development is proposed in conjunction with the project. Prior to issuance of development permits on the future parcels, Planning Services would review the permits to determine consistency with this requirement.

The project would require modifications to the Development Standards of the R1 Zone District which are allowed through the Planned Development application. The requested modifications would allow for clustering of the lots to minimize the impacts to the oak canopy onsite. Upon approval of the Planned Development, the project would be consistent with the Zoning Ordinance.

**Road Improvements:**

Road improvements would be required as part of the project. As shown on the Tentative Map, a new access road would be constructed through the project. The access road would be constructed pursuant to Standard Plan 101B which requires a 36 foot wide travel lane. The applicant has requested a Design Waiver to limit the sidewalk improvements to five feet wide and to construct the sidewalk on one side of the road only. The Department of Transportation has reviewed the Design Waiver and has recommended approval of this request.

The project site has frontage along Bass Lake Road which also fronts Phase I of the approved Silver Springs Subdivision. The Department of Transportation has conditioned the project to perform the required road improvements along Bass Lake Road which were included as conditions of approval of the Silver Springs Subdivision.

**Design Waiver(s) Discussion:** Five Design Waivers have been requested as part of the project. Pursuant to Section 16.08.020B of the Subdivision Ordinance, approval of a Design Waiver is subject to four findings:

- a. **There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver,**
- b. **Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property,**
- c. **The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public,**
- d. **The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**

Each Design Waiver request is considered below

**a) The project request to reduce the Right-of-way (ROW) width from 60 feet to 50 feet for Trout Lake Court;**

The applicant has requested the reduced right of way in order to reduce the grading and to allow for more flexibility in the design of future driveways. The Department of Transportation has reviewed the requested Design Waiver and has recommended approval of this request pursuant to Section 16.08.020 B of the Subdivision Ordinance. The reduced ROW would allow for the road width and sidewalk improvements recommended for Trout Lake Court.

**b) The project request to reduce the sidewalk requirement on Trout Lake Court from six (6) feet to five (5) feet and to limit the sidewalk improvements to one side of the road only;**

The applicant has requested the reduced sidewalk improvement requirements to reduce the grading impacts and to allow for more flexibility in the design of future driveways. The project would construct a five-foot wide sidewalk on one side of Trout Lake Court. The Department of Transportation has reviewed the requested Design Waiver and has recommended approval of this request pursuant to Section 16.08.020 B of the Subdivision Ordinance.

**c) The project request to allow a joint access for Parcels 1 and 2;**

The applicant has proposed a joint access for Parcels 1 and 2 to avoid the construction of a 28 foot wide road to serve two parcels. In order to preserve existing oak canopy, parcels 1 and 2 would be located approximately 130 feet east of Trout Lake Court. The proposed joint access would allow for an 18 foot wide access to the parcels. The reduced width would avoid additional impacts to oak canopy and would reduce the amount of grading necessary for the access. The Department of Transportation has reviewed this request and had recommended approval pursuant to Section 16.08.020 B of the Subdivision Ordinance.



**d) The project request to reduce the length of turn pockets and tapers in Bass Lake Road;**

The applicant has requested to reduce the length of the turn pocket along Bass Lake Road to minimize the additional grading necessary to construct the turn pocket. The Department of Transportation has reviewed this request and has recommended approval pursuant to Section 16.08.020 B of the Subdivision Ordinance.

**e) The project request to waive the sidewalk requirement on Bass Lake Road.**

The applicant has requested to waive the sidewalk improvement requirement because the Silver Springs Subdivision located on the other side of Bass Lake Road has been conditioned to construct a six (6) foot sidewalk on the west side of Bass Lake Road. The applicant believes that the improvement of sidewalk on one side of the road would be sufficient due to the absence of sidewalk improvements in the vicinity along Bass Lake Road. The Department of Transportation has reviewed this request and has recommended denial of the request. General Plan Policy TC-5A requires sidewalk improvements throughout residential subdivisions which create parcels less than 10,000 square feet in area. Approval of this Design Waiver would be inconsistent with the General Plan.

**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 project would be required to construct the road improvements along the project frontage of Bass Lake Road consistent with the Silver Springs Subdivision. Curb, gutter and sidewalk would be required on the project side of Bass Lake Road. Sidewalk extension would be required from the project site north to the adjacent subdivision. The internal access road would be constructed to Standard Plan 101B with sidewalk on one side of the road.

**Fire Department:** Additional fire hydrants would be required for the project. A firesafe plan would be required for the project. Due to the reduced road width of the access road, parking would be limited to one side of the road only.

**El Dorado Irrigation District:** The project would be required to annex into the EID service district for public water and sewer services. The district has determined that adequate services are available in the area for the project.

**Air Quality Management District:** The project would be required to obtain a Fugitive Dust 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**

**NOTE:** This project is not 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 \$1,876.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.<sup>00</sup> processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

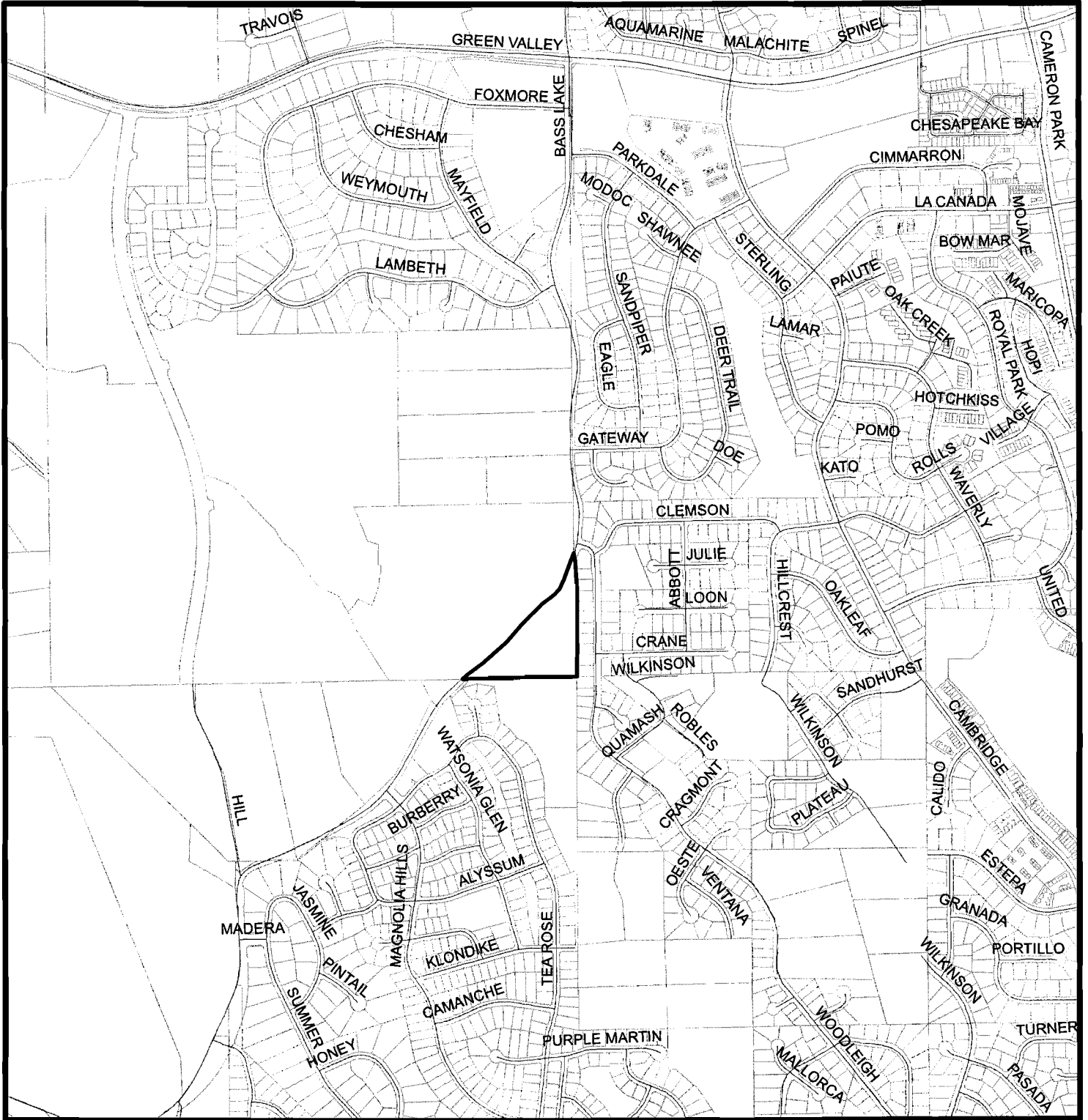
**RECOMMENDATION:** Recommend approval

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

- Exhibit A.....Vicinity Map
- Exhibit B.....Tentative Subdivision Map
- Exhibit C.....General Plan Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E.....Parcelization Map
- Exhibit F.....Environmental Checklist and Discussion of Impacts

**Bass Lake Estates**  
**Z06-0029/ PD06-0020/ TM06-1420**  
**Vicinity Map**



Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

0 200 400 800 Feet  
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Exhibit A

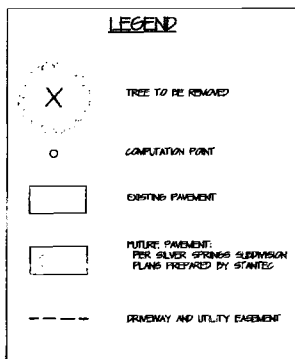


# TENTATIVE MAP BASS LAKE ESTATES

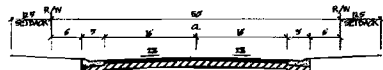
COUNTY OF EL DORADO, STATE OF CALIFORNIA

## NOTES:

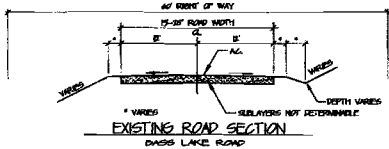
- THIS PROPOSED MAP WILL BE A RESUBDIVISION OF PARCEL A ON MAP 8-79
- PER FEMA FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING.
- THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE MAP AND RELATED DOCUMENTS WAS FOR ESTABLISHING AERIAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.
- EXCISEMENTS WILL BE PROVIDED AS FOLLOWS:
  - DRAINAGE AND PUBLIC UTILITIES EXCISEMENTS S' ALONG ALL SIDE LINES.
  - THE S' IS ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EXCISEMENTS.
  - E' - IF DRAINAGE EXCISEMENT CENTERED ON V-DITCH AND/OR EXISTING DRAINAGE SWALE.
- THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION, WITH CUTS AND FILLS BEING NO GREATER THAN 3:1 EXCEPT IN ROCK MATERIAL.
  - DISTURBED AREAS WILL BE RESEED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
  - DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE REGRADED OR ASPHALT LINED.
  - EXTEND ELD. WATER TO ALL RESIDENTIAL LOTS.
- A DESIGN VARIATION IS BEING REQUESTED TO ALLOW FOR THE FOLLOWING:
  - TO ALLOW FOR A REDUCTION IN PROPERTY HEIGHT SETBACK FROM 10' TO 15'. SEE TYPICAL SECTION.



FUTURE LOTS BASED ON  
SILVER SPRINGS TENTATIVE MAP  
APN 16-370-01  
SILVER SPRINGS A CA LLC



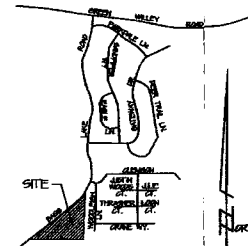
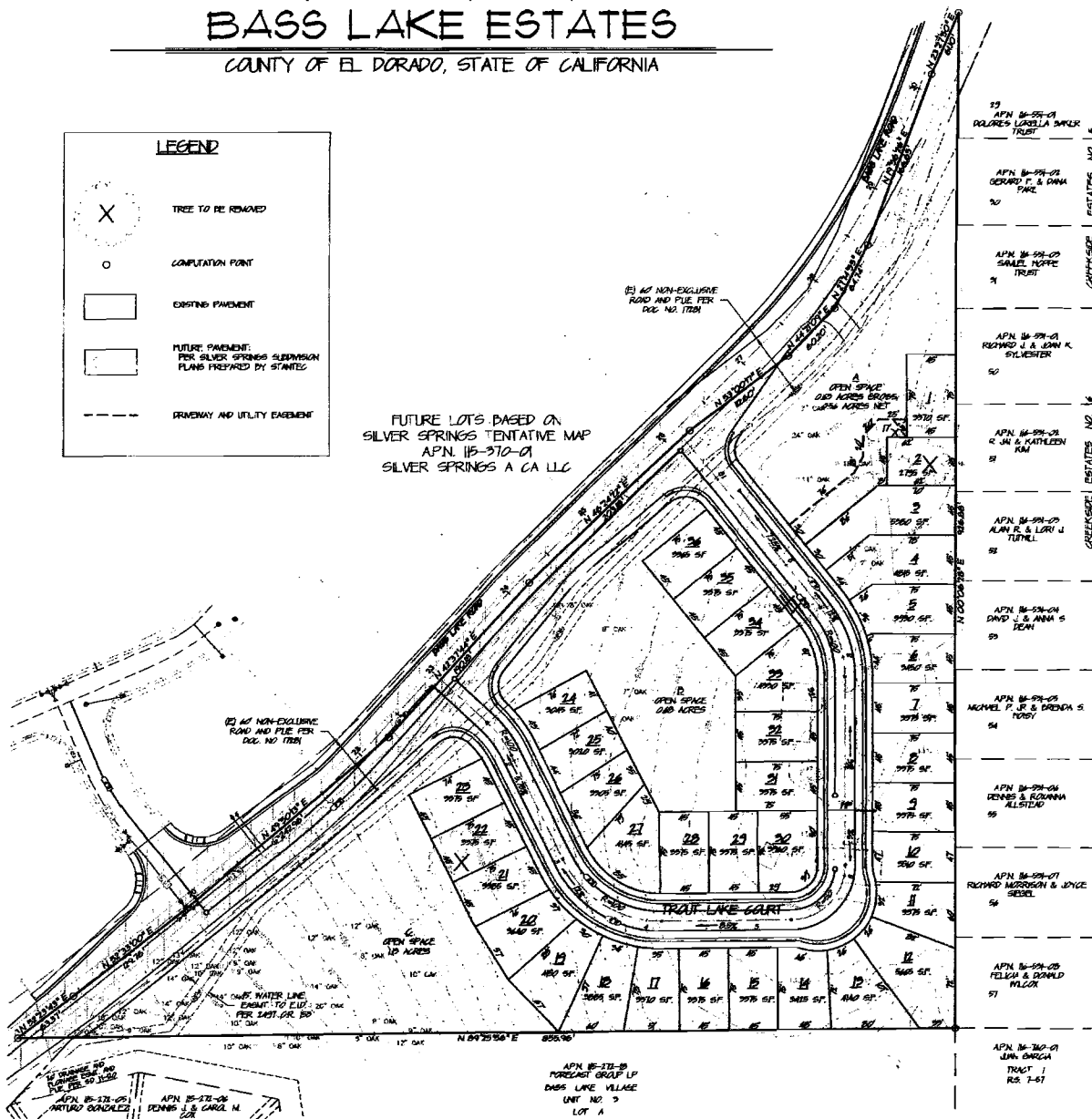
TYPICAL ROAD AND DITCH  
NOT TO SCALE



## ENGINEER'S STATEMENT

I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 10484  
REG. EXP. DATE 03/30/17



OWNER OF RECORD:  
CROWNE INVESTMENT GROUP  
P.O. BOX 3050  
3050 RANCHO SANTA FE, CA 92087  
TEL:

NAME OF APPLICANT:  
SAME AS OWNER

MAP PREPARED BY:  
GENE E. THORNE & ASSOCIATES, INC.  
4600 CALIFORNIA AVENUE  
CARMON PARK, CA 92620  
TEL: 949-471-7147 FAX: 949-471-0208  
EMAIL: planning@thornecivil.com

SCALE OF MAP:  
1" = 50'

CONTROL INTERVAL:  
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:  
AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:  
A PORTION OF SECTION 13, T. 12 N. R. 3 E. S. 10W.

ASSESSOR'S PARCEL NO.:  
16-370-01

PRESENT ZONING:  
RE-5

TOTAL PARCEL AREA:  
1.92 ACRES

MINIMUM PARCEL AREA:  
3070 SF (0.01 ACRES)

TOTAL NUMBER OF PARCELS:  
THIRTY SIX (36)

WATER SUPPLY:  
ELD.

SEWAGE DISPOSAL:  
ELD.

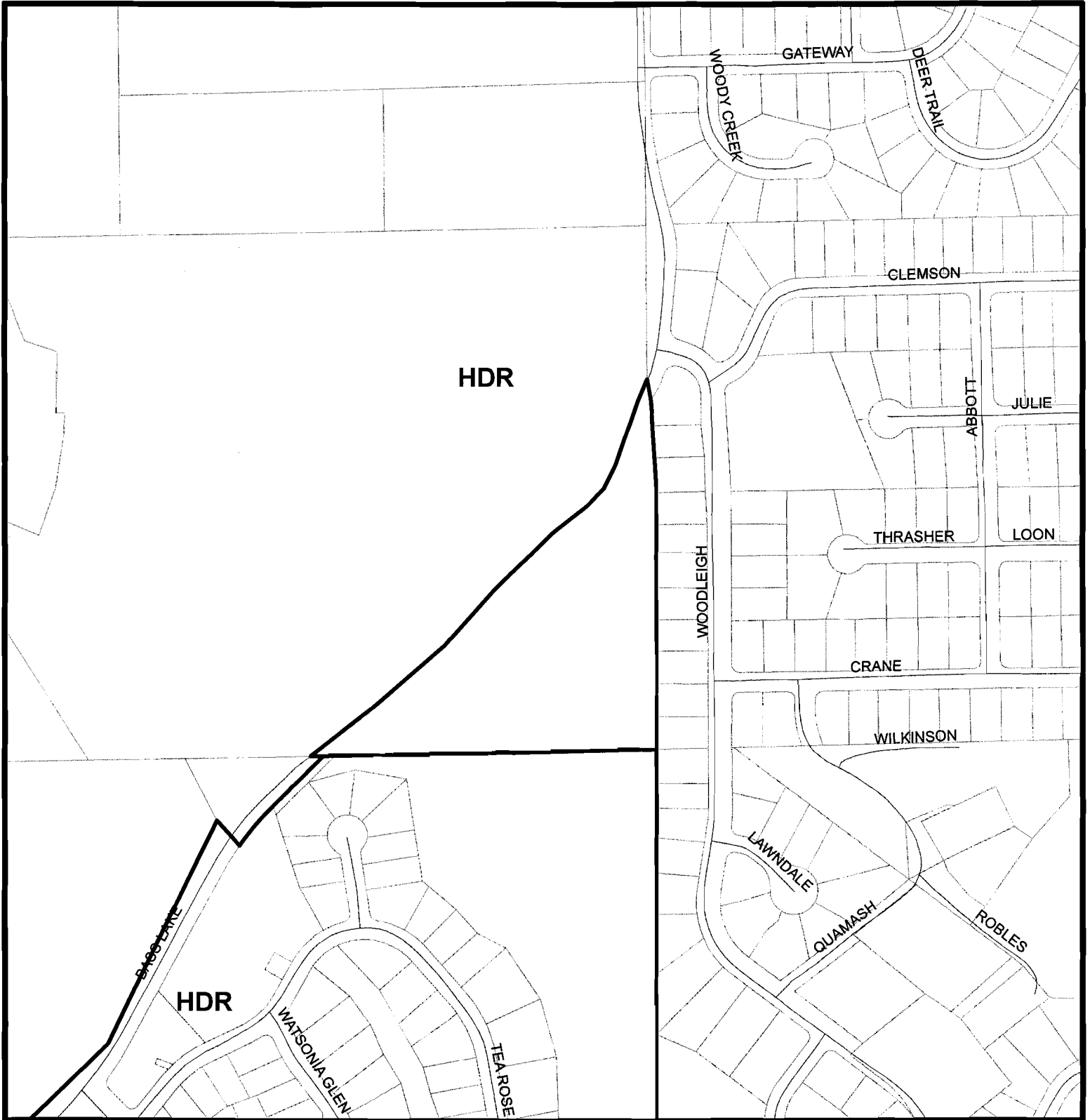
PROPOSED STRUCTURAL  
FIRE PROTECTION:  
CARMON PARK FIRE DEPARTMENT

DATE:  
APRIL 10, 2017  
REVISED LINE 1, 2017

ZONING ADMINISTRATOR:  
APPROVAL/REVAL DATE: \_\_\_\_\_

BOARD OF SUPERVISORS:  
APPROVAL/REVAL DATE: \_\_\_\_\_

**Bass Lake Estates  
Z06-0029/ PD06-0020/ TM06-1420  
General Plan Land Use Map**



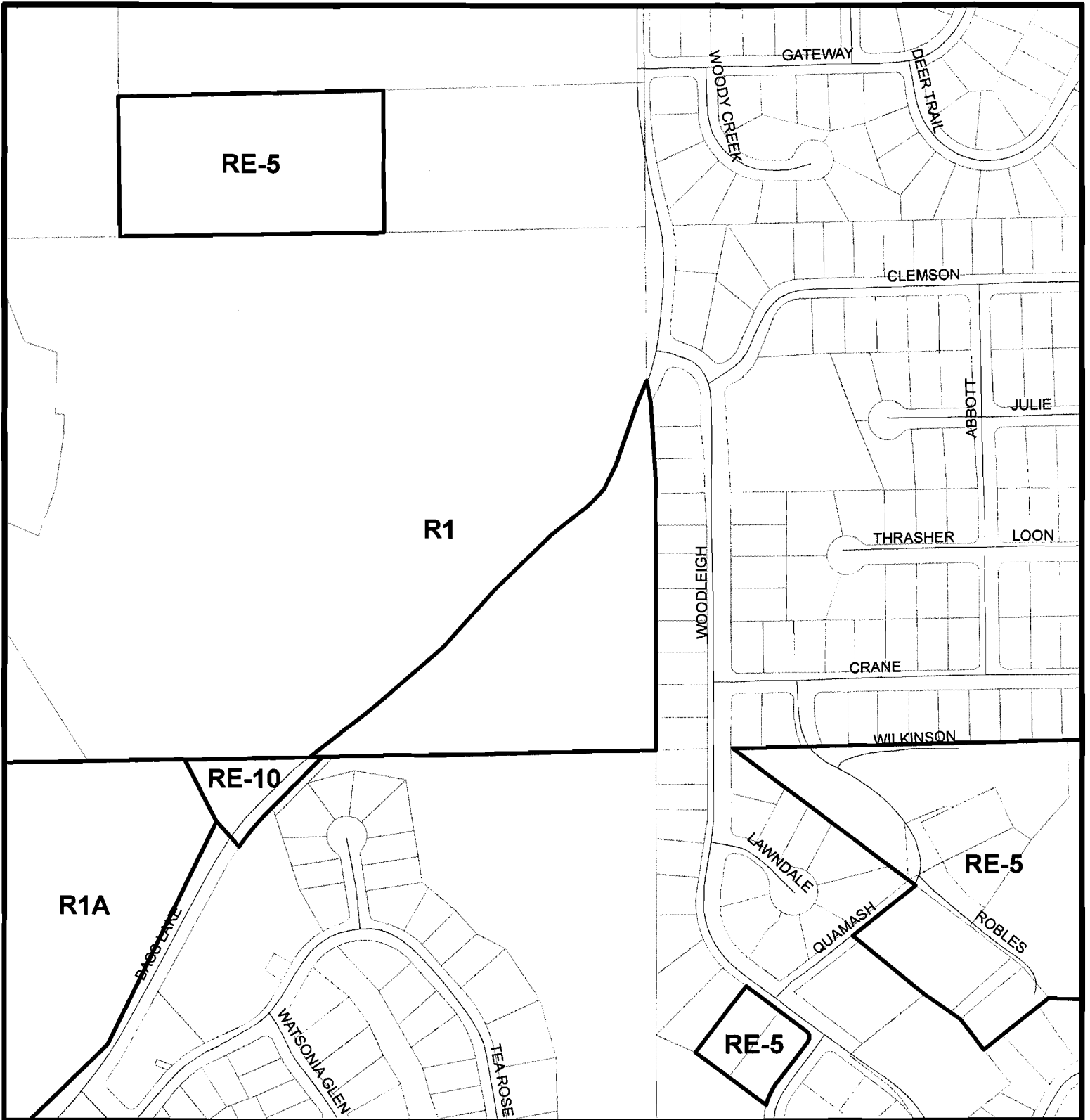
Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

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**Exhibit C**



Bass Lake Estates  
Z06-0029/ PD06-0020/ TM06-1420  
Zoning Map



Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

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Exhibit D

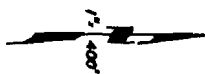


POR.S.1/2,S.1/2SEC.29&POR.N.1/2N.1/2SEC.32T.10N.R.9E.MDM.

Tax Area Code

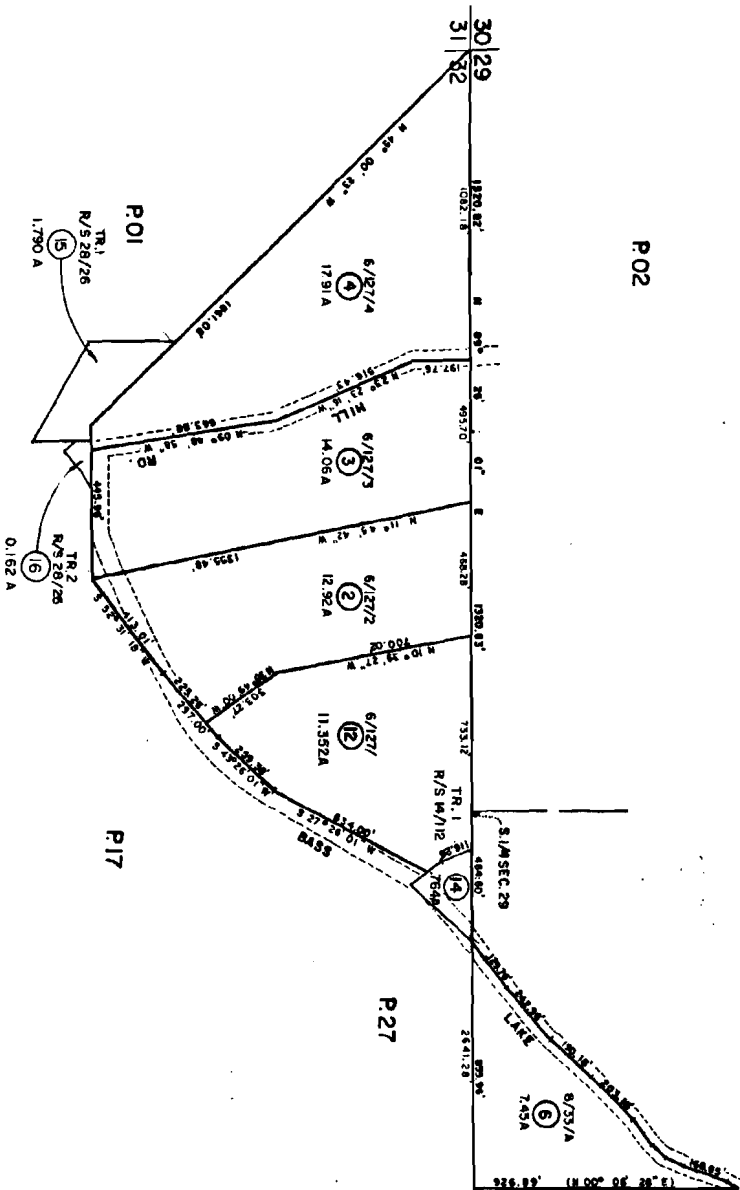
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P 02



P 02

BK 116



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

Assessor's Map Bk. 115 - Pg. 03  
County of El Dorado, California  
JUL 11 2005



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Z06-0029/ PD06-0020/ TM06-1420 Bass Lake Estates

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

**Contact Person:** Jonathan Fong

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

**Property Owner's Name and Address:** Carmichael Investment Group, PO Box 9890,  
Rancho Sante Fe CA, 92067

**Project Applicant's Name and Address:** Carmichael Investment Group, PO Box 9890,  
Rancho Sante Fe CA, 92067

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

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

**Project Location:** The property is located on the southeast side of Bass Lake Road, 175 feet southwest of the intersection with Woodleigh Lane in the Cameron Park Area.

**Assessor's Parcel No:** 115-030-06

**Zoning:** One-Family Residential- Airport Safety (R1-AA)

**Section:** 29     **T:** 10N   **R:** 9E

**General Plan Designation:** High Density Residential (HDR)

**Description of Project:** The project request is for a Rezone, Planned Development and Tentative Map. The rezone would add the Planned Development (PD) overlay. The PD overlay would allow for modification to the zoning development standards. The Tentative Map would create 36 residential parcels and three open space lots. The residential lots would range in size from 2,795 square feet to 5,665 square feet.

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R1	HDR	Single family residence
North:	R1	HDR	Single family residence
East:	R1	HDR	Single family residence
South:	R1	HDR	Single family residence
West:	R1	HDR	Approved residential subdivision

**Briefly Describe the environmental setting:** The project site is located at approximately 1,200 feet above sea level. Vegetation site is characterized by native chaparral, grasslands, and native trees. Trees onsite are primarily live oak, pine, and Manzanita. The eastern portion of the site has been previously disturbed with residential development.

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

1. El Dorado County Department of Transportation: Grading permit for off site access road improvements.
2. El Dorado County Building Services: Grading permit of on site road improvements
3. El Dorado County Air Quality Management District: require an approved Asbestos Dust Mitigation Plan for air quality impacts during project construction.



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**DETERMINATION**

**On the basis of this initial evaluation:**

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

Signature: \_\_\_\_\_ Date: March 26, 2007

Printed Name: Jonathan Fong For: El Dorado County

Signature: \_\_\_\_\_ Date: March 26, 2007

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 the proposed residential project. The project would allow the creation of three residential parcels.

### Project Location and Surrounding Land Uses

### Project Characteristics

The project would create 36 residential parcels. One new road would be constructed within the project parcel providing two points of access onto Bass Lake Road. Road improvements along Bass Lake Road would be required including construction of sidewalks and widening of the road.

#### 1. Transportation/Circulation/Parking

Access to the project parcel is provided by Bass Lake Road which is a County-maintained road. The project has provided two points of access into the development as required by the County standards. Parking would be limited to private garages and driveways. As required by the responsible fire agency, on-street parking would be limited to one side of the access road due to the proposed width of the road.

#### 2. Utilities and Infrastructure

The project site is currently undeveloped. As part of the project, the extension of utilities services would be required. The project would be required to annex into the local water district in order to receive public utility service.

#### 3. Population

The project would create 36 residential parcels. The project would not add significantly to the population in the vicinity.

#### 4. Construction Considerations

Construction of the project would consist of offsite and onsite road improvements including grading for on-site roadways and driveways.

The project applicant would be required to obtain permits for grading from the Development Services and obtain an approved Asbestos Dust Mitigation Plan from the Air Quality Management District.

### Project Schedule and Approvals

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

Following the close of the written comment period, the Initial Study would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would 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 would 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**

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

**Discussion:**

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

- a. **Scenic Vista.** The project site is located on Bass Lake Road. The project site and vicinity is not identified by the County as a scenic view or resource.<sup>1</sup> 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.<sup>2</sup> There would be no impact.
- c. **Visual Character.** The project would not affect the visual character of Bass Lake Road or the project vicinity. There would be no impact.
- d. **Light and Glare.** The project would create 36 residential parcels. Potential sources of light and glare would result from the residential development. Bass Lake Road 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.

<sup>1</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.

<sup>2</sup> California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>II. AGRICULTURE RESOURCES. <i>Would the project:</i></b>			
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.

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

**Discussion:**

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO<sub>x</sub> will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of 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-c.

**Air Quality Plan and Standards.** Improvements to the onsite and off site road improvements could generate short-term fugitive dust and exhaust from construction equipment. Short-term air quality impacts result from emissions generated by construction related equipment. Emissions of NO<sub>x</sub> and ROG from construction equipment are the primary pollutants. However, short-term thresholds for these would most likely not exceed 82 pounds per day as identified as a significant threshold for air quality impacts for El Dorado County and would require conformance to District Rule 523. Furthermore, Construction fugitive dust emissions would be considered not significant and estimation of fugitive dust emissions is not required if complete mitigation is undertaken as part of the project (or mandatory condition of the project) in compliance with the requirements of Rule 403 of the South Coast AQMD, such that there will be no visible dust beyond the boundaries of the project. (EDC APCD-CEQA Guide, 1<sup>st</sup> Ed, 2002) In addition, the El Dorado County Air Quality Management District will require road construction activities to be in conformance with District Rules 223, 223.1, and 223.2 for fugitive dust prevention and track out prevention as well as Rule 300 for open burning if applicable. Prior to any road grading and road improvements, an approved Asbestos Dust Mitigation Plan would be required prior to issuance of a grading permit. If road improvements meet the requirements of the District Rules, the grading and road improvements would not involve the creation of significant smoke, ash or odors. Therefore, short-term and long-term air quality impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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d-e.

**Sensitive Receptors and Objectionable Odors.** The project would generate or produce long-term objectionable odors. The residential land uses associated with the project would not have the potential to create odors or expose sensitive receptors to negative impacts. Short-term heavy equipment emissions generated by the on site and off site road improvements would not involve the creation of significant smoke, ash or odors based upon an approved fugitive dust mitigation plan conforming to District Rules 223, 223.1 and 223.2 and Rule 300 as applicable. In addition, the nearest residential unit is located approximately 43 feet north of the north property line. Asphalt surface treatment would be required for the road improvements along Bass Lake Road and for the proposed access road. Adherence to District rules and the required Fugitive Dust Plan would reduce potentially significant impacts to less than significant.

**Finding**

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the proposed project would not impact air quality. For this "Air Quality" category, the thresholds of significance have not been exceeded.

<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

**Discussion:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 and Sensitive Natural Communities.** The project site is located within Mitigation Area 1 which are lands not with soil types capable of supporting the Pine Hill Endemic Plant species. A biological study was performed on the project site and determined that none of the rare plant species were found on the site.<sup>3</sup> The resultant residential parcels would be required to pay the Mitigation Fee as required by the El Dorado County Zoning Ordinance prior to building permit issuance. There would be a less than significant impact to any special status species or natural communities as a result of the project.

b-c. **Riparian Habitat.** There are no mapped riparian habitats within the project site boundaries. The nearest mapped riparian feature is Green Springs Creek which is approximately 400 feet to the southeast of the project site. Impacts would be less than significant.

d. **Wildlife corridors.** Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan DEIR Exhibit V-8-4 indicate no mapped deer migration corridors exist on the project site. The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites in any manner that does not currently exist. There would be no impact.

e. **Biological Resources.** As determined through the Botanical Reconnaissance and the Arborist Report, the project site is covered by 1.1-acres of Oak Canopy. The project would not result in tree removal that is in excess of the retention and replacement provisions of General Plan Policy 7.4.4.4. In accordance with the Interim Interpretive Guidelines for General Plan Policy 7.4.4.4, an Oak Canopy/ Site Assessment form was completed by a Certified Arborist which verified that the proposed impacts to the existing Oak Canopy is consistent with the retention and replacement provisions of Policy 7.4.4.4<sup>4</sup>. An Oak Tree Replacement Plan would be required as a condition of approval of the project to ensure the long-term survivability of the replaced Oak canopy and consistency with Policy 7.4.4.4.

The proposed project would not conflict with the provisions of a proposed or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*), or for the Gabbro soil rare plants which are subject to draft Recovery / Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

<sup>3</sup> Botanical Reconnaissance and Rare Plant Survey of the Proposed Bass Lake Estates Project in the Vicinity of Cameron Park, El Dorado County, California, August 2006, Michael Baad Ph.D, Department of Biological Sciences California State University, Sacramento.

<sup>4</sup> Revised Arborist Assessment for the +/- 7.5-acre Bass Lake Estates Project Site, El Dorado County, May 2007, California, North Fork Associates.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Based on the conclusions of the Biological Survey prepared for the parcel, there are no special status species and sensitive natural communities that would be adversely affected by the proposed project. Impacts to biological resources would be less than significant.

**Finding**

No Special-status plant species were found on site. For this “Biological” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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

a-d.

The cultural resources study completed for the project site indicates that there is a low to moderate possibility of cultural resources in the project vicinity.<sup>5</sup> Standard conditions of approval applicable to the project would ensure that impacts to cultural resources would be less than significant.

<sup>5</sup> *Cultural Resource Assessment of the Proposed Bass Lake Estates Subdivision, El Dorado County. Peak & Associates. May 1996.*

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

Based upon the archaeological survey report prepared for the site, it is determined that all feasible conditions have been incorporated in the project to reduce potential impacts on cultural resources to a level of insignificance. For this “Cultural Resources” category, the thresholds of significance have not been exceeded.

<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

**Discussion:**

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as ground shaking, 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.<sup>6</sup> No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.<sup>7</sup> There would be no impact related to fault rupture. There are two known faults within the project vicinity; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is located within the West Bear Mountain Faults Zone. All other faults in the County, including those closest to the project site are considered inactive.<sup>8</sup>

Earthquake activity on the closest active could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.<sup>9</sup> While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.<sup>10</sup> The project site is moderately sloped with minimal area consisting of slopes in excess of 30%.Based upon the soil survey and metamorphic rock comprising the site, risks of landslides would be less than significant.<sup>11</sup>

The proposed project is situated in an area subject to low to moderate groundshaking effects. The proposed project would not include uses that would pose any unusual risk of environmental damage either through the use of hazardous materials or processes or through structural design that could be subject to groundshaking hazard. There would be no significant impacts that could not be mitigated through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. Impacts would be less than significant.

<sup>6</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, p.5.9-29.

<sup>7</sup> California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.

<sup>8</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, p.5.9-5.

<sup>9</sup> California Department of Conservation, California Geological Survey, Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002. (<http://www.consrv.ca.gov/cgs/rghm/psha>)

<sup>10</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, pages.5.9-6 to 5.9-9.

<sup>11</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, pages.5.9-6 to 5.9-9.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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b & c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983, adopted 11/3/88). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During site grading and construction of any onsite and off site road improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

The El Dorado County Resource Conservation District reviewed the application in 2006 and did not have any issues with the proposed project.

Adherence to the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* would reduce the potential impacts to less than significant.

d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The project site has been classified per the USDA Soil Survey as Rescue extremely stony sandy loam. The Rescue Series soil types are characterized by a low shrink-swell potential. Impacts would be less than significant.

e. **Septic Systems.** The project would be served by public water and sewer. There would be no impact.

**Finding**

No significant geophysical impacts are expected from the project either directly or indirectly. For this “Geology and Soils” category, the thresholds of significance have not been exceeded.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport,			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>			
would the project result in a safety hazard for people residing or working in the project area?			
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			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 Substances.** No hazardous substances would be involved with the project. Temporary use of heavy equipment for road improvements would be required. A diesel fuel storage tank may be located on site for the heavy equipment. The potential storage and transport of diesel fuel in such quantities that would create a hazard to people or the environment would require an approved hazardous material business plan issued from the El Dorado County Environmental Management Department. Said hazardous material business plan would identify potential impacts to the environment and require mitigation measures to reduce any potential impacts. Based on the amount of road improvements required and the duration of heavy equipment on site and off site to complete the road improvements, and that fuel storage would most likely not occur, impacts would be less than significant. Impacts related to diesel fuel spillage would be less than significant with an approved hazardous materials business plan.

c. **Hazardous Emissions.** There are no schools within ¼ mile of the project site. The proposed project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.

d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.<sup>12</sup> There would be no impact.

<sup>12</sup> California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), [http://www.dtsc.ca.gov/database/Calsites/Cortese\\_List](http://www.dtsc.ca.gov/database/Calsites/Cortese_List), accessed September 23, 2004; California Regional Water

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- e. **Public Airport Hazards.** The project site is located within Safety Zone 3 of the Cameron Park Airport. Safety Zone 3 is defined as the overflight zone of the airport. The project would allow for residential development which would not be incompatible within Safety Zone 3. No land uses would be allowed on the project site that would conflict with the Cameron Park Airport. Impacts would be less than significant.
- f. **Private Airstrip Hazards.** There is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.
- g. **Emergency Response Plan.** The project site is located along Bass Lake Road which is a County Maintained Road. The Cameron Park Fire Protection District has reviewed the application and has required a Fire Safe Plan and additional fire hydrants as conditions of approval. Based upon the conditions of approval and on-site and off-site road improvements, impacts would be less than significant.
- h. **Fire Hazards.** The project site located in an area classified as having a moderate fire hazard.<sup>13</sup> As part of the conditions of approval for the project, the applicants would be required to provide an approved Fire Safe Plan, be required to improve both on site and off site roads for emergency access and the applicants would have to install fire hydrants on the property. Impacts related to wildland fire hazard would be less than significant.

**Finding**

No Hazards or Hazardous conditions are expected with the project either directly or indirectly. For this “Hazards” category, the thresholds of significance have not been exceeded.

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

*Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004.*

<sup>13</sup> *El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH #2001082030), May 2003, Exhibit 5.8-4.*

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

**Discussion:**

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

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

a & f. **Water Quality Standards.** The project would be required to connect to public water. The public water service has reviewed the project and has determined that there is adequate water to service the project, but the project would be required to annex into the service district. Impacts would be less than significant.

b. **Groundwater.** The project would be served by public water and sewer. The project would not significantly degrade groundwater in the project vicinity, impacts would be less than significant.

c. **Erosion Control Plan.** The purpose of the erosion control program is to limit storm water runoff and discharge from a site. The Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. The Department of Transportation has reviewed the proposed project and has required a Grading Plan for any proposed road improvements. The Grading Plan is required to be in conformance with the *Grading, Erosion and Sediment Control Ordinance*. Adherence to the standards of the Ordinance would reduce potential erosion impacts to a less than significant level.

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- d. **Existing Drainage Pattern.** The El Dorado County Department of Transportation has reviewed the proposed project and has required a drainage, erosion control and plan for the required road improvements. Adherence to the plan would reduce impacts to a less than significant level.
- e. **Storm Water Run-off.** Based on the soil types, surface runoff has been characterized as being slow to moderate. Erosion control plans have been required due to the proposed road improvements. Adherence to the erosion plans would reduce the impacts to a less than significant level.
- g, h, & i. **Flooding.** The project is outside of mapped flood plains, impacts would be less than significant.  
  
**FIRM.** The Flood Insurance Rate Map (Panel No. 060040 0700 D, last updated December 4, 1986) for the project area establishes that the project site is not within a mapped 100-year floodplain.
- j. **Seiche, tsunami, or mudflow.** The potential impacts due to a seiche, tsunami, or mudflow are remote. Impacts would be less than significant.

**Finding**

No significant hydrological impacts are expected with the project either directly or indirectly. For this “Hydrology” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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



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- a. **Established Community.** The project site is surrounded by residential uses and is located within the Cameron Park Community Region. The proposed parcel map and rezone and future residential development would not physically divide an established community. Impacts would be less than significant.
- b. **Land Use Plan.** The parcel is zoned One-Family Residential (R1) and allows single family residential development. The project would include a re-zone request add the Planned Development (PD) overlay which would be consistent within the General Plan Designation and the Cameron Park Community Region. Impacts would be less than significant.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project would not affect any biological resources. Impacts would be less than significant.

**Finding**

The proposed use of the land would be consistent with the zoning and the General Plan policies for residential uses. There would be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. No significant impacts are expected. For this "Land Use" category, the thresholds of significance have not been exceeded.

<b>X. MINERAL RESOURCES. <i>Would the project:</i></b>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<b>X</b>
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?				<b>X</b>

**Discussion:**

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

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

a & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.<sup>14</sup> The project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.<sup>15</sup> There are no mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

**Finding**

<sup>14</sup> California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

<sup>15</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

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No impacts to energy and mineral resources are expected with the proposed project either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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

a-d. **Noise Standards.** The onsite and off site road improvements would generate temporary construction noise from the large heavy equipment, trucks, bulldozer) at a potentially significant level (greater than 60 dB  $L_{eq}$  and 70 dB  $L_{max}$  between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). Construction operations for road improvements would require adherence to construction hours as required by General Plan Policy 6.5.11. Construction activities would be limited to 7a.m. to 7p.m. during weekdays and 8a.m. to 5p.m. on weekends and federally recognized holidays. Short-term noise impacts would therefore be less than significant. The long-term noise impacts would be related to current vehicle traffic along the Bass Lake Road which would be under the maximum noise level thresholds in the 2004 General plan table 6-1 of 60 dB  $L_{dn}$ /CNEL or less. No known changes in traffic-generated noise levels along Bass Lake Road would occur. Short-term and long-term 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 & f. **Airport Noise.** The project is located within Safety Zone 3 of the Cameron Park Airport. The project site is located outside of the 60db CNEL contour interval for the Cameron. Impacts of airport noise on the project would be less than significant.

**Finding**

Potential short and long term noise sources would be required to comply with established noise standards and policies.. For this “Noise” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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

a-c. **Population Growth.** The project site is in an area zoned for residential use and is designated as Medium Density Residential land use under the 2004 General Plan. The minimum allowable density is one dwelling unit per acre and the population growth for the County has been analyzed within the 2004 General Plan EIR. The proposed project would be consistent with both the General Plan and General Plan EIR. No further land division would occur without both a General Plan and Zoning amendment. Utility services are available at the project site. No housing or people would be displaced, and no extensions of infrastructure would be required. Impacts would be less than significant.

**Finding**

The project would not displace housing. There is no potential for a significant impact due to substantial growth with the proposed project either directly or indirectly. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XIII. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
a. Fire protection?	X		
b. Police protection?	X		
c. Schools?	X		
d. Parks?	X		
e. Other government services?	X		

**Discussion:**

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- 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 Cameron Park Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire District that the level of service would not fall below the minimum requirements as a result of the project. The responsible Fire District would review building permit plans to determine compliance with their fire standards. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.
- b. **Police Protection.** The project would create 36 residential lots. Impacts to police protection services would be less than significant.
- c-e. **Schools, Parks and Other Facilities.** The project is located within the Cameron Park Community Service District. Future residential development would be subject to school impact fees at time of building permit issuance. The tentative map is subject to payment of parkland dedication in-lieu fees. Impacts would be less than significant.

**Finding**

As discussed above, no significant impacts are expected to public services either directly or indirectly. For this “Public Services” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XIV. RECREATION.</b>			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

**Discussion:**

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

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

a-b. **Parks and Recreation.** The proposed project would not increase population that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. Park facilities are maintained by Cameron Park Community Services District. The Cameron Park Community Services District charges park impact fees in conjunction with building permits. There would be a less than significant impact.

**Finding**

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

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

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

**Discussion:**

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

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

- a&b. **Capacity and Level of Service.** The Department of Transportation has reviewed the proposed project and has determined that the project does not exceed the thresholds established in the 2004 General Plan. The number of vehicles associated with the project would not change current vehicle trip rates and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. The Department of Transportation has reviewed the traffic study prepared for the project and determined that the required road improvements and payment of Traffic Impact Fees at the time of building permit issuance would reduce impacts to less than significant.
- c. **Traffic Patterns.** The project site is located within Safety Zone 3 of the Cameron Park Airport. The project would result in residential development of the site. No significant obstructions would result from the project. Impacts would be less than significant.
- d. **Hazards.** The project site is readily accessible from Bass Lake Road. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. Impacts would be less than significant.
- e. **Emergency Access.** The project site receives access off Bass Lake Road and a proposed new road which would through access for the project. Road improvements are required to increase the road width and emergency vehicle load ratings pursuant to fire safe regulations and are being placed upon the conditions of approvals for the project prior to final map recording. Based upon the required road improvements there would be no disruption of emergency access to and from the existing residence or those in surrounding parcels. There would be no impact.
- f. **Parking.** The project would result in 36 additional residential parcels. Each residence would have a separate garage. The Cameron Park Fire Protection District has reviewed the project and has required that one side of the proposed access road be striped for no parking due to the proposed road width. The project would not result in insufficient parking. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant impact	No Impact
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- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. Sidewalks would be required as conditions of approval to provide for pedestrian access through the project. There would be no impact.

**Finding**

As discussed above, no significant traffic impacts are expected either directly or indirectly. For this "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
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
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.			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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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.** The parcel map and rezone would require connection to a public wastewater system. Storm water runoff would be negligible (see Item c, below). Impacts would be less than significant.
- b., d., e. **New Facilities** The project would require connections to public water and sewer. The utilities provider has reviewed the application and has determined that adequate services exist to serve the project. Impacts would be less than significant.
- c. **Storm Water Drainage.** All required drainage facilities for the project would be built in conformance with the standards contained in the “*County of El Dorado Drainage Manual*,” as determined by the Department of Transportation. Impacts would be less than significant.
- f & g. **Solid Waste.** No anticipated increases of solid waste generated from the existing residential units and proposed residential unit once the parcel is divided into three or affect recycling goals. Impacts would be less than significant.
- h. **Power.** Power and telephone facilities are currently in place and utilized at the project site. No further expansion of power anticipated from parcel map and rezone. Impacts would be less than significant.

**Finding**

No significant utility and service system impacts are expected either directly or indirectly. For this “Utilities and Service Systems” category, the thresholds of significance have not been exceeded.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact <b>X</b>
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)?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact <b>X</b>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact <b>X</b>

**Discussion**



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a. As discussed in Item V (Cultural Resources), the proposed project would have a less than significant effect on historical or unique archaeological resources. There would be no effects on fish habitat (Item IV). There would be a less than significant effect on special-status plant or animal species (Item IV).
- b. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant.
- c. The project would not result in significant environmental effects on humans in the project vicinity. As discussed in the Air Quality, Noise, and Hazardous Materials Sections above, no significant effects would occur. It has been determined that the impact would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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### SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report  
Volume I - Comments on Draft Environmental Impact Report  
Volume II - Response to Comment on DEIR  
Volume III - Comments on Supplement to DEIR  
Volume IV - Responses to Comments on Supplement to DEIR  
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Tentative Subdivision Map prepared by Gene E. Thorne and Associates, Inc. July 2007

Arborist Assessment for the +/- 7.45-acre Bass Lake Estates Project, El Dorado County. North Fork and Associates, May 2007.

Cultural Resource Assessment of the Proposed Bass Lake Estates Subdivision, El Dorado County. Peak & Associates. May 1996.