

## ELDORADO COUNTY DEVELOPMENT SERVICES STAFF REPORT



**Agenda of:** February 14, 2008

**Item No.:** 12.

**Staff:** Pierre Rivas

### REZONE, PLANNED DEVELOPMENT, TENTATIVE MAP

**FILE NUMBER:** Z06-0011/PD06-0011/TM06-1412

**OWNER:** Marble Valley Ridge LLC c/o Thomas A. Reid

**APPLICANT/  
ENGINEER:** CTA Engineering

**REQUEST:** (1) Rezone a 14.59 acre parcel containing 4.39 acres of One-Family Residential (R1) and 10.2 acres of Open Space (OS) to 2.77 acres of One-Half Acre Residential-Planned Development (R20,000-PD) and 11.82 acres of Open Space-Planned Development (OS-PD);

(2) tentative map to subdivide the property into three single-family residential parcels ranging in size from 0.86 to 0.98 acres and one 11.82 acre open space lot to be reconfigured consistent with proposed rezone;

(3) Development Plan (PD) requesting a building envelope on each single-family parcel of: 10,960 square feet on Parcel 1; 10,388 square feet on Parcel 2; and 7,450 square feet on Parcel 3.

Design waivers have been requested for the following:

(1) To eliminate a 100-foot road frontage requirement and provide public and private access to proposed Open Space Lot A via driveway easements;

(2) Allow Parcel 3 to have a lot configuration in excess of the 3:1 lot width to depth ratio.

**LOCATION:** South side of US Highway 50 approximately 1,500 feet west of the Cambridge Road interchange in the Cameron Park Community Region, Supervisorial District II. (Exhibit B)

**APN(s):** 119-310-39 and 119-320-26

**ACREAGE:** 14.59 acres

**GENERAL PLAN:** High Density Residential (HDR) (Exhibit D)

**ZONING:** Open Space (OS) and One-Family Residential (R1) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**SUMMARY RECOMMENDATION:** Conditional Approval

## **BACKGROUND:**

The property is a 14.59 acre parcel zoned for 10.2 acres of Open Space (OS) and 4.39 acres of One-Family Residential (R1). The property is identified as Open Space Lot A on the Cambridge Oaks Unit 3 final subdivision map I-107, approved under tentative parcel maps TM88-1111F/C and TM89-1188F. TM88-1111F/C and TM89-1188F were originally approved with a 10.2 acre Open Space Lot A and 61 residential lots; however, during processing of the maps the lots were reconfigured and only 57 residential units were constructed. As a result, 4.39 acres of the property (which was previously approved for four residential lots) is zoned One-Family Residential (R1). A boundary line adjustment was processed as part of final parcel map 48-69 in 2003 for a minor reconfiguration of the open space and Lot 44 of the existing Cambridge Oaks Unit 3 map.

This application was originally submitted to the County for review on April 25, 2006 at which time five single-family lots and one open space lot were proposed. Two redesigns have followed the original submittal. The project now requests three single-family lots and one open space lot. The project was deemed complete for processing on May 10, 2006.

## **STAFF ANALYSIS**

**Project Description:** The request is to rezone a 14.59 acres parcel containing 4.39 acres of One-Family Residential (R1) and 10.2 acres of Open Space (OS) to 2.77 acres of One-Half Acre Residential-Planned Development (R20,000-PD) and 11.82 acres of Open Space-Planned Development (OS-PD). A tentative map and Plan Development (PD) application requests to subdivide the 2.77 acres zoned for residential use into three single-family residential lots ranging in size from 0.86 to 0.98 acres. Proposed Open Space Lot A would be reconfigured and increased in size to include 11.82 acres. 0.85 acres of proposed Open Space Lot A would be encumbered by driveway easements providing access to Parcels 1, 2, 3, and Open Space Lot A to Crazy Horse Road. An existing 30 foot wide public and utility and driveway easement (which currently serve Lot 45 of

final map I-107) would provide primary access to Parcel 1 from Crazy Horse Court. The driveway easement provides primary access to parcels 2, 3, and Open Space Lot A from Crazy Horse Road for both public and private benefit.

**Site Description:** The project site is bound by US Highway 50 on the north, residential development on the east and south, open space on the east, and vacant land on the west. The elevation of the property varies from 1,250 feet along the southern property line where it abuts Cambridge Oaks Unit 3 and 1,040 feet along the western property line. A man-made berm exists midway along the northern property line (running parallel to the highway) and screens the eastern portion of the property. A pond is located along the eastern boundary of the project site and an intermittent stream flows from an off-site source across the northwest corner of the property in a southwesterly direction. These wetland features are classified as jurisdictional wetlands. An intermittent wetland exists off-site about midway along the northern property line. Approximately 45 percent of the site has protected natural slopes of 30 percent and steeper. With the exception of dirt fire access roads and man made berm, the majority of the site remains unaltered. The project site is comprised of 9.4 acres, or 64 percent, of oak woodland tree canopy with a high concentration of the canopy occurring along the westernmost portions of the site. Vegetation on the site includes a variety of grass and forbs including miners lettuce, hedgehog detail, wild oat, ripgut grass, medusa-head, rose clover, common vetch, field hedge-parsley, and common chickweed.

**Adjacent Land Uses:** Exhibits E and F illustrate the general area which transitions from the US Highway 50 corridor south and east to existing and planned residential areas. North of US Highway 50 is the El Dorado Hills Specific Plan Area as well as other residential and commercial uses. The area south of the site is designated High Density Residential (HDR) with various zoning. The following table identifies current zoning, land use designations, and uses on adjacent parcels:

|              | <b>Zoning</b>         | <b>General Plan</b> | <b>Land Use/Improvements</b>   |
|--------------|-----------------------|---------------------|--|
| <b>Site</b>  | OS / R1               | HDR                 | Undeveloped  |
| <b>North</b> | TC                    | HDR                 | US Highway 50  |
| <b>South</b> | R1 / RE-5-<br>PD / OS | LDR                 | Single-family homes on 0.5 to 1.0 acre lots and approved Marble Valley TM-PD pending final map recording |
| <b>East</b>  | OS / R1               | HDR                 | 4.86-acre open space lot and single-family homes on R1lots   |
| <b>West</b>  | RE-5 / OS             | LDR                 | The approved Marble Valley TM-PD pending final map recording   |

**Project Issues:** Discussion items for this project include: land use, rezone, and consistency; site planning and Planned Development (PD) components; sensitive site resources and oak woodland preservation; steep slopes and site development; Covenants, Conditions, and Restrictions (CC&Rs) and maintenance; driveways, emergency access and fire improvements; water and wastewater, grading and drainage; and public services.

### Land Use and Rezone/Consistency

This project requested changes that would establish consistency with the site's High Density Residential (HDR) General Plan land use designation and other General Plan policies. The HDR designation allows single-family detached homes at density of one to five dwelling units per acre. At this density, 14 to 72 units could be allowed on the property. However, General Plan *Policy 2.2.5.19* enables the County to consider development below the density contemplated by the HDR designation, except in instances where the lower density would compromise the County's ability to meet its obligation for affordable housing, as required by State Law. Given the sit's constraints, the request for three residential single-family detached homes is the most appropriate proposal for the property. This project would not compromise the County's ability to develop affordable housing because the property is not suitable for more intense development beyond what is currently proposed.

It is reasonable to anticipate the 11.82 acres to be re-designated Open Space (OS) and removed from the High Density Residential (HDR) land use inventory in the future. Another future option to clear up the issues related to the HDR could include a County initiated General Plan Amendment to adjust the land use designation in concert with the Housing Element Update.

The project would contribute to the general pattern of development in the vicinity which consists of residential homes in close proximity to US Highway 50. The project would develop three of the four units that were approved under Cambridge Oaks Unit 3 (TM88-1111F/C and TM89-1188F) but were never built and would grant a larger proportion of the property as open Space to a Homeowners' Association or appropriate mechanism, in perpetuity. In support of the Planned Development, the Open Space would become a public benefit and is being addressed at this time as it may have been overlooked during the processing of Cambridge Oaks Unit 3. Open Space Lot A would be granted to a Homeowners Association or appropriate mechanism; maintenance of which would be established in the project Covenants, Conditions, and Restrictions (CC&Rs) of a supplement to an existing CC&Rs. CC&Rs are discussed later in this report.

### Site Planning/Planned Development Components

The site is located adjacent to US Highway 50 and as a result of the close proximity and effects of the freeway, a Site Plan Review (SPR) would be required prior to building permit issuance. The SPR would address site planning and ensure consistency with the approved tentative map and conditions of approval, including building envelope review and other design specifics related to the Development Plan and the mitigation that has been prepared for this project.

Improvements to the existing berm as well as sensitivity in site design to locate homes behind the berm would help further buffer the homes from the adjacent freeway. Exterior noise including outdoor gathering areas such as yards, balconies, decks, and patios, as well as interior noise must meet the noise standards identified in Tables 6-1 and 6-2 of the General Plan. With the proposed

improvements to the existing berm, home siting, and architectural features, exterior noise levels would be at or below 60 decibels. Window treatments and central air and heating units would reduce interior noise levels below daytime attenuation levels. Air quality issues are addressed with typical project conditions.

An aerial inspection of Cambridge Oaks Units 1-3 shows other homes in the immediate area have been allowed to develop as close as or closer to the highway than the homes proposed as part of this project. The existing homes located east of the project on Crazy Horse Road are buffered and partially screened from the freeway by a noise wall. This project proposes a more sensitive and natural integration improvements to the existing berm would be made to provide further buffering and screening for Parcels 2 and 3. Parcel 1 is located farthest from the freeway and will be completely screened within the existing oak canopy.

As part of the PD application, the project requests only minor deviations from development standards in order to provide flexibility in design as well as proper and innovative site planning. As mentioned earlier, the public benefit of this project would be the dedication of Open Space Lot A to be set aside in perpetuity. A design waiver requests include a waiver for Parcel 3 to allow a lot configuration in excess of the 3:1 lot width to depth ratio and a design waiver for deviation from the 100 foot road frontage requirement for each parcel which will be accessed via driveway easements. Justification for the requests is in the findings section which identifies a maintenance hardship should long, flag-shaped parcels be required to accommodate access. In addition, a flag-shaped configuration would create odd shaped lots. The proposed parcels are consistent with adjacent lots and thus more appropriate for the project site.

Building envelopes and setback lines have been illustrated on the tentative parcel map for each of the proposed single-family residential parcels. Typical setbacks for the requested R20,000 zone is 30 feet for the front yard, 10 feet for side yards, and 30 feet for rear yards. Since the new properties would have no road frontage, all of the yards on the property could be considered side yards requiring a 10 foot side yard setback. As illustrated, the minimum 10 foot side yard setback has been provided on Parcel 1; Parcels 2 and 3 would provide a minimum side yard setback of 20 feet. Building envelopes of 10,960 square feet, 10,388 square feet, and 7,450 square feet have been provided on Parcels 1, 2, and 3 respectively. The maximum building height within this zone is 40 feet; however, the applicant would be limited to a 2-story structure on each lot, unless the Planning Commission would desire that the most visible Parcels 2 and 3 to US Highway 50 be limited to a one story product. Staff would have no issue with a 2-story product on all properties because other similar development exists in the area and this project adds features, such as berms, buffering, and site planning to ensure sensitivity and compatibility. In support of the PD, over 30 percent of the project site would be set aside as common area open space.

#### Sensitive Site Resources and Oak Woodland Preservation

A comprehensive biological assessment was conducted by North Fork Associates for the project. Specific mitigation has been prepared based upon improvements identified on the tentative map and Development Plan, including building envelopes, driveways, and other on- and off-site

improvements. Because the eastern parcel of the project site is comprised of Rare Plant Mitigation Area 1 and the western parcel is comprised of Mitigation Area 2, the payment of in-lieu fees would satisfy County requirements and achieve consistency with applicable policies of the General Plan. It is important to note that such assessments and the mitigation developed for this project by the County would not relieve the applicant from the responsibility of obtaining state and federal take authority or permits, as required and necessary. Such permits are typically required for removal of listed (and specific) rare, threatened, and endangered plant or animal species, or for impacts to classified wetlands.

Based upon the suggestions of the biologist, Stebbins bindweed, as well as special-status animal species that include foothill yellow-legged frog, northwestern pond turtle, Cooper's hawk, raptors, and White-tailed kite would need to be protected during development activity. Mitigation measures protecting such resources would include surveys during bloom and breeding seasons, determination of existence or non-existence of such species, coordination and establishment of non-building buffers, installation of habitat fencing, and monitoring by a biologist prior to and during construction activities.

Three wetlands, covering an area of 0.17 acres, affect the project including an 'intermittent' stream and pond covering 0.16 acres that were classified as jurisdictional wetlands by the Army Corps of Engineers (ACOE) on January 24, 2007. An intermittent isolated wetland exists off-site about midway along the northern property line, 0.01-acres of which is located on-site. Mitigation, including wetland buffers, has been developed to protect these wetlands, including a 100-foot non-building buffer (established on the final map and future plans) around the intermittent stream and pond as well as a 50-foot buffer around the intermittent isolated wetland located midway along the northern property line.

Two potential project effects associated with the isolated intermittent wetland need to be considered: (1) potential connection of the project site to the water line located within Country Club Drive across US Highway 50 to be constructed using the jack and bore method (El Dorado Irrigation District (EID) Alternative #1); and (2) future potential driveway improvements within the wetland buffer. The connection under U.S. Highway 50 is not preferred or anticipated; however, the jack and bore method of construction is the least invasive and would not disturb sensitive areas within the 50 foot buffer as the improvements would be installed 5 to 10 feet below grade. See below for a further discussion on water service. Driveway improvements will be constructed within previously disturbed areas; no improvements are anticipated that would negatively impact sensitive resources outside the existing driveway footprint or within the wetland. All driveway improvements would need to be constructed on or south of the existing driveway footprint to protect the wetland from impacts.

While not anticipated, in the event a specific encroachment into the wetland buffer is requested by the applicant for either the EID improvements or driveway improvements adjacent to Parcel 2, an assessment would need to be conducted to determine no impacts to riparian habitat or wetlands would occur. The Deputy Director of Planning Services has the authority to approve such encroachments with such an acknowledgement prior to issuance of any grading and/or building

permits, in accordance with Interim Interpretive Guidelines for El Dorado County General Plan *Policy 7.3.3.4*.

Approximately 64 percent, or 9.4 acres, of the 14.59 acre project contains oak canopy. Most of this canopy is located on the western portion of the project site. General Plan *Policy 7.4.4.4* requires 70 percent of this canopy, or 6.58 acres, be retained. This project proposes to remove only 0.36 acres of the 2.82 acres of oak canopy that could potentially be removed and would retain 9.04 acres. Several mitigation options exist under Option A and Option B (available upon County adoption) of General Plan *Policy 7.4.4.4*. One option includes replacement of impacted canopy as indicated on the oak replacement plan represented on the 'Preliminary Grading, Drainage, and Tree Plan.' Under this scenario, a total of 72 (1) gallon oak saplings could be replanted on a 0.36 acre area designated on the exhibit as tree replacement area. Mitigation and conditions have been included to address mitigation for removed oak trees, including preparation of an oak replacement plan prior to grading permit approvals.

#### Steep Slopes/Site Development

The site is comprised of 6.54 acres, or 45 percent, of slopes 30 percent or steeper. Currently, General Plan *Policy 7.1.2.1* and the interim guidelines provide specific direction about the potential effects and limitations of protected slopes as they relate to the subdivision of land. Both 'non-commercial' and commercial issues are discussed in the guidelines. Specifically, the guidelines identify that new non-commercial parcels must provide sufficient land area with slopes under 30 percent to accommodate anticipated development. In the event there is adequate site area for development, impacts to 30 percent slopes for access and road improvements are permitted.

Sufficient land area exists to allow for future residential development on the project site and more specifically on the new residential parcels. However, a site-specific slope detail illustrated on the 'Noise and Visual Analysis Exhibits' identified impacts to isolated and very minor man made slopes may be required for improving building pads and foundations. As part of a future Site Plan Review (SPR) application, the Commission could request adjustments to the building envelope and footprint be made to avoid these small areas of isolated steep slopes. There are reasonable use provisions for existing residential parcels; however, new residential parcels and clarity about impacts to isolated and insignificant slopes outside of a larger natural slope system are typically not discussed or clarified in the interim guidelines.

#### Covenants, Conditions, and Restrictions (CC&Rs) and Maintenance Responsibilities

Covenants, Conditions, and Restrictions (CC&Rs) would be required for the project to regulate the new parcels and provide continued monitoring and maintenance of the open space lot, existing and proposed improvements to the berm, oak replacements (if any), driveway easements, and related improvements. Conditions have been added that require the CC&Rs be filed concurrent with the final map.

A special review for drainage would be required by the Department of Transportation (DOT) Zone of Benefit (ZOB). A condition has been added that would require an engineer's report be prepared to determine the exact level of drainage impact this project would have on the Cambridge Oaks Zone of Benefit #98391 prior to filing the final map. Depending on the results of that report, this project may need to provide appropriate funding based on the effects to the ZOB. DOT has identified that such effects and responsibilities would not be allowed to be managed by a Homeowner's Association (HOA) or through CC&Rs. An Irrevocable Offer to Dedicate (IOD) and/or associated drainage easements to the ZOB may be required. The IODs may be accepted or rejected by the County concurrent with the recording of the final map, depending upon the conclusions of the engineer's report. The effects of overall hydrologic impacts associated with this project are discussed later in this report.

#### Driveway and Emergency Access/Fire Improvements

The County Department of Transportation (DOT), El Dorado County Fire Protection District, and Planning Services provided a review and assessment for the project related to this category. Because there would be no public road improvements or dedications necessary for this project, site access and on-site circulation would be provided through the establishment of driveways and fire access easements that would connect the parcels to Crazy Horse Court and Road. Standard DOT conditions for site improvements related to grading and improvement activities would apply. A DOT issued encroachment permit would also be required to connect the driveways to Crazy Horse Road.

The El Dorado County Fire Protection District is in support of the driveway and fire access easements identified on the tentative map. The driveway and fire access easements would enhance accessibility and circulation into and out of the project. An existing 30 foot wide public utility and driveway easement and gate (which currently serves Lot 45 of final map I-107) would provide unrestricted primary access to Parcel 1 from Crazy Horse Court. The existing access gate would remain. Parcel 1 would be provided an entry device (electronic opener) to ensure continued accessibility. A fire rated opticom switch shall be added to the knox box that exists for the gate to allow effective emergency vehicle access to this parcel. Gates would not be allowed across any of the other driveway easements established on Open Space Lot A. Other fire improvements for this project would include installation of two fire hydrants to connect to the EID water system, which is discussed in the next section and would provide adequate pressure for fire safety.

The applicant has requested a design waiver to deviate from the Design and Improvements Standards Manual (DISM) that requires 100 feet of road frontage for each new R20,000 zoned parcel. Each of the new residential lots has no road frontage and would be served by driveway easement for primary and fire access. The improvements necessary for these easements are illustrated on the tentative parcel map. The Fire Protection District identified a minimum 20 foot wide all weather fire access easement would need to be improved with 12 feet of asphalt and/or using a chip and seal with 4 feet of shoulders improved with 3 inches of aggregate base. In addition to these improvements, Traffic Impact Mitigation (TIM) fees would be assessed prior to the issuance of building permits.



### Fire Facilities/Water/Wastewater

Several alternatives exist for providing water service to the site. The alternatives are based on the El Dorado Irrigation District (EID) Facilities Improvement Letter (FIL) that was submitted for review. Alternative #1 was previously considered under TM88-1111/tm89-1188; both Alternative #1 and #2 were considered under TM05-1403 and have been considered in the project Mitigated Negative Declaration. As such, these alternatives have been fully analyzed. Subsequent acknowledgements made between the project applicant and EID were provided to staff for review. The specific alternatives are as follows:

EID Alternative #1: This alternative requires a water line extension to connect the existing 8-inch water line in Country Club Drive to the existing 12-inch water line in Beasley Drive for potable and fire suppression purposes. This connection would provide the project with 1,000 gallons per minute (gpm) for a period of two hours with 20 pounds per square inch (psi) to satisfy the requirements of the Fire District. This alternative requires construction of improvements under U.S. Highway 50 using the jack and bore method. The connection under U.S. Highway 50 is not preferred or anticipated; however, the jack and bore method of construction is the least invasive and would not disturb sensitive areas within the 50 foot buffer as the improvements would be installed 5 feet to 10 feet below grade.

Should Alternative #1, be constructed differently than described above, a qualified biologist would provide a letter identifying any impacts for the specific encroachment into the wetland buffer. Should no impacts to riparian habitat or wetlands be identified, the Deputy Director of Planning Services could approve the request. Additional impacts to riparian habitat or wetlands would require additional environmental assessment; potentially as part of the grading or Site Plan Review (SPR). A no impacts Alternative #1 has been fully assessed for this project.

EID Alternative #2: This alternative requires a water line extension to connect the existing 12-inch water line in Beasley Drive to the existing 8-inch line in Flying C Road. This connection would provide the project with 1,000 gallons per minute (gpm) for a period of 2 hours with 20 pounds per square inch (psi) to satisfy the requirements of the Fire District. Minor on-site line extensions will be needed to install water services and hydrants.

Due to the small size of the project and nominal effect of adding three additional single family units to the EID system, the applicant and EID have agreed contribution of fees toward payment of Alternative #2 is the preferred option. As such, the applicant shall pay \$26,940 to EID (in lieu of the improvements) in addition to the Facilities Capacity Charges for the water meter award letter. The in-lieu payment is based on a 10 percent estimated cost to install Alternative #2 and would contribute to the required connection to be constructed by the approved Protzel tentative map (TM05-1403) and/or proposed Porter tentative map (TM07-1438), whichever occurs first.

There is an existing 6-inch EID sewer line located within Crazy Horse Court and Road. The FIL letter identified adequate capacity within the existing system to accommodate this project. This project would be required to connect to this existing sewer line.

### Grading and Drainage

Site grading would be required for driveway improvements as well as preparation of building pads and envelopes for residential development on Parcels 1, 2, and 3. Modifications to the existing berm on Open Space Lot A adjacent to Parcel 3 are also proposed. It is estimated up to 1,000 cubic yards of material or soil may be excavated and re-distributed on-site to improve driveways, building areas for the residences, and for the berm.

A Preliminary Drainage Study was provided for review. The existing drainage system was found to have existing and adequate capacity to handle run-off without the need for improvements to facilities either on or off the project site. Parcel 1, which is located at the southwest corner of the property, drains into the Marble Creek channel across a flow distance of 850 feet. For Parcels 2 and 3, there are four sheds and the report identified these sheds with references made to the previous Preliminary Engineering Report for Cambridge Oaks Unit 1 – Phase 3 and Cambridge Oaks Unit 2 Development Master Drainage Study prepared January 28, 2001.

In addition to the Zone of Benefit issues raised earlier, there would be one 18 inch culvert installed beneath the driveway that would connect Parcels 1 and 2. The final grading and drainage plan will be designed to meet the *El Dorado County Grading, Erosion and Sediment Control Ordinance*. This would include implementation of pre-and post-construction Best Management Practices (BMPs) that would be designed into the project to reduce or eliminate project related runoff.

### Public Services

There are a number of public amenities in the form of public parks and recreational opportunities within the County that are close to or within a short distance to this property. As with all subdivisions, this project shall be required to pay Quimby fees for the acquisition of parklands. In addition, the El Dorado Union High School District provides public high school services and the Buckeye Union School District provides five elementary and two middle schools for residents. School impact fees shall be assessed during the review of building permits to address any school impacts associated with the approval of this project. Police service is provided by the El Dorado County Sheriff's Department.

**General Plan:** This project is consistent with the policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed below.

In support of *Policy 2.2.5.3* the rezone is a reduction, redistribution, and minor adjustment to a less intense One-Half Acre Residential (R20,000) zone, as well as a Planned Development (PD) zoning overlay with minor adjustments to the areas that would be zoned Open Space. The current 4.39 acres

zoned as residential would be reduced to 2.77 acres. The open space areas would be increased and granted to a Homeowners Association or other mechanism, in perpetuity. With the improvements necessary for this project and based on the location of the project as part of an existing, adjacent and similarly developed Cambridge Oaks Unit 3 subdivision, there would be adequate facilities and public services available to support this project.

The project is compatible with the existing pattern of development that has been allowed in the general area and is consistent with *Policy 2.2.5.21*. Because less intense zoning is proposed, the 19 conditions typically required to be assessed for rezones do not require a comprehensive discussion. Instead, the project application and submittal information has been reviewed to ensure consistency with this and other policies.

The HDR designation allows single-family detached homes at a density of one to five dwelling units per acre. At this density, 14 to 72 units could be allowed on the property. However, General Plan *Policy 2.2.5.19* enables the County to consider development below the density contemplated by the HDR designation, except in instances where the lower density would compromise the County's ability to meet its obligation for affordable housing, as required by State Law. Given the site's constraints, the request for three single-family residential detached homes is the most appropriate proposal for the property. This project would not compromise the County's ability to develop affordable housing because the property is not suitable for more intense development beyond what is currently proposed. By creating three residential lots and designating a large open space lot, *Policy 2.2.3.1* would be addressed because the project would designate an area that exceeds the minimum of 30 percent common area open space required for residential PD projects.

The project is not located within a Scenic Highway Corridor as identified by *Policy 2.6.1.3*. The designated Scenic Highway Corridor on US Highway 50 begins in Placerville, about 11 miles to the east. There is a Scenic Viewpoint identified on General Plan DEIR Figure 5.3-1 located to the west of this site; this project would not affect or be affected by that viewpoint because it is located in an area that has already been developed with similar single family residences.

In support of *Policies 5.2.1.3 and 5.3.1.1*, the project is located within the Cameron Park Community Region boundary and would connect to the existing EID water and wastewater system. Pursuant *Policy 5.4.1.1*, there is a negligible impact to the existing drainage facilities and system with the installation of one 18 inch culvert beneath the driveway connecting Parcels 1 and 2 which would be sufficient for this project.

*Policy 5.7.1.1, 6.2.3.1, and 6.2.3.2* address fire suppression and services, which are being satisfied with the design of this project. Because this project would make certain improvements such as the installation of two fire hydrants and EID water connections with adequate pressure, the El Dorado Fire Protection District has identified adequate and nearby fire services would be available for this project.

A Noise Study was submitted based on *Policy 6.5.1.1* and addresses *Policy 6.5.1.3*. There is specific mitigation implemented into the project that would require proper site planning at both the Site Plan

Review (SPR) and building permit review stage to ensure that noise generated by the freeway would be attenuated.

The site is comprised of 6.54 acres, or 45 percent, of slopes that are 30 percent or steeper. *Policy 7.1.2.1* and the interim guidelines clarifying the requirements limit the subdivision of 'non-commercial' land to ensure that there are adequate areas to develop residences without the need to impact protected slopes. Adequate site area exists on the new parcels to allow for residential development with only minor impacts to isolated and mostly insignificant slopes 30 percent and steeper.

By implementing specific mitigation for site improvements, including those necessary for EID and driveway improvements, impacts to jurisdictional as well as non-jurisdictional wetlands would be avoided. The drainage study identified a negligible effect for the drainage system and would not affect these areas because of the implementation of Best Management Practices (BMPs) into the final design of the drainage. This would address *Policies 7.3.3.1 and 7.3.3.4*. *Policy 7.3.3.5* is addressed by incorporating and protecting the wetland features in the design of the project.

Since the project site is located within Rare Plant Mitigation Areas 1 and 2, appropriate in-lieu fees would be assessed prior to building permit issuance in order to address *Policy 7.4.1.1* for impacts to rare plants. Mitigation has been prepared for certain special-status plant and animal species that would include site surveys, surveys for animal species prior to construction activities overlapping with breeding seasons, habitat protection, and consultations should they be necessary.

There is 9.4 acres of oak woodland tree canopy on the property. General Plan *Policy 7.4.4.4* requires 70 percent of this canopy, or 6.58 acres, be retained. This project would remove only 0.36 acres and would retain 9.04 acres, which is in excess of the required retention standard. Mitigation has been included to address the replacement of oak canopy based on adopted and pending County policy.

A Cultural Resources Study was submitted for review. The project provides mitigation and typical conditions to address the issues related to this category pursuant to *Policy 7.5.1.3*.

**Zoning:** As designed, this Development Plan requests minor deviations from development standards of the proposed One-Half Acre (R20,000) zone to provide flexibility in design as well as proper and innovative site planning. Parcel 3 requests a lot configuration in excess of the 3:1 lot width to depth ratio. A formal design waiver requests a deviation from the 100 foot frontage requirement for each residential parcel which will be accessed via driveway easements. As part of the request, the project would provide Open Space Lot A as public benefit. The minimum 0.5 acres lot size of the R20,000 zone has been met. Building envelopes and setback are established as part of the Development Plan as identified on the tentative map. Typical setbacks for the requested R20,000 zone is 30 feet for the front yard, 10 feet for side yards, and 30 feet for rear yards. Since the new properties would have no road frontage, all of the yards on the property could be considered side yards requiring a 10 foot side yard setback. As illustrated, the minimum 10 foot side yard setback has been provided on Parcel 1; Parcels 2 and 3 provide a minimum side yard setback of 20 feet.

Development regulations established by the zoning ordinance and this Development Plan would be reviewed during Site Plan Review (SPR) for each of the new residential parcels.

Because this project was part of a prior tentative map that was processed by the same owner which has cumulatively created in excess of four new developable parcels, a tentative map would be required. There is a time limit of three years from the date of tentative parcel map approval to record a final map; otherwise the tentative map would expire. In addition to the three years, there are currently five one-year time extensions available to record the final map. Time extensions for the final map processing of a tentative parcel map would require that a timely filing be made a minimum of 60 days before the tentative parcel map expires.

**Agency and Public Comments:** Appropriate conditions from each reviewing agency are included in the project permit. The following agencies provided comments and/or conditions for this project:

El Dorado County Fire Protection District  
El Dorado County Department of Transportation  
El Dorado County Environmental Management  
El Dorado County Air Quality Management District  
Office of the County Surveyor  
El Dorado Irrigation District  
Cameron Park Community Services District

## **ENVIRONMENTAL REVIEW**

Staff prepared an Initial Study (Exhibit N) to determine any project-related impacts on the environment. Based on the Initial Study, staff determined that this project would reduce the potential for significant impacts by implementation of mitigation measures. A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

**NOTE:** This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was forwarded to the California Department of Fish and Game for review and comments. In accordance with State Legislation (California Department of Fish and Game Code Section 711.4 and Senate Bill 1535), the project is subject to a fee of \$1,800.<sup>00</sup> after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.<sup>00</sup> processing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is used to help defray the cost of managing and protecting the state's fish and wildlife resources and will be forwarded to the California Department of Fish and Game via the County Recorder's Office.

**RECOMMENDATION:** Recommend approval

## SUPPORT INFORMATION

### Attachments to Staff Report:

|                 |  |
|-----------------|--|
| Exhibit A ..... | Applicant's Request for Design Waiver          |
| Exhibit B ..... | Plan Set (1-10)                                |
| Exhibit C ..... | Vicinity Map                                   |
| Exhibit D ..... | Aerial Map                                     |
| Exhibit E ..... | General Plan Land Use Map                      |
| Exhibit F ..... | Zone Map                                       |
| Exhibit G ..... | General Plan DEIR Figure 5.3-1 Scenic Corridor |
| Exhibit H ..... | 1994/95 USFWS National Wetlands Inventory Map  |
| Exhibit I ..... | Asbestos Review/Fault Buffer Map               |
| Exhibit J ..... | Soils Map                                      |
| Exhibit K ..... | Final Map I-107 (A-C)                          |
| Exhibit L ..... | Parcel Map 48-69                               |
| Exhibit M ..... | Assessor's Map (1-2)                           |
| Exhibit N ..... | Initial Study (CEQA)                           |

# Applicant's Design Waiver Request

Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412

## DESIGN WAIVER REQUEST

Marble Valley Ridge Estates  
APN 119-320-26/119-310-39  
Z06-0011/PD06-0011/TM06-1412

OCT 23 AM 9:31

RECEIVED

PLANNING DEPARTMENT

### **Design Waiver Request:**

To create three single family residential lots of standard shape and configuration with a common driveway access easement in lieu of the flag shaped lot configuration provided for in the Hillside Design Standards.

### **Required Conditions:**

This Design Waiver Request meets the required conditions set forth in Chapter 16.08.020 of the County Land Division Ordinance as follows.

- A. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.

Finding: The existing parcel is currently zoned residential, lacks standard street frontage, and is accessed from three points off Crazy Horse Road. Creation of three single family residential lots with a common driveway access easement would result in lots of standard shape and configuration consistent with the existing adjacent lots. The common driveway access easement would provide public and emergency vehicle access to open space area.

- B. Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.

Finding: The strict application of the design standard results in the provision of flag shaped lots which are discouraged, but not prohibited, under the Design Standards Manual. The resulting configuration of the flag shaped lots would cause an unnecessary hardship as they would be expensive to maintain and manage. Development of the property with flag shaped lots could impede public access to open space.

- C. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

Finding: The design waiver proposes three single family residential lots of standard shape and configuration consistent with the existing adjacent lots. The proposed common driveway access easement meets the access requirements of El Dorado County Fire Protection District. Improvements to the existing driveway will enhance wildland fire access and thereby augment public safety. For these reasons the proposed development of the property would not be injurious to adjacent properties or detrimental to the health, safety, convenience or 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.

Finding: The proposed parcels meet existing County standards, the requirements of the R-20,000/PD zoning district, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or other ordinance.

### **Recommendation:**

Approve the Design Waiver Request as it meets the required conditions set forth in Chapter 16.08.020 of the County Land Division Ordinance.

EXHIBIT A

# Plan Set (1 of 10)

## Marble Valley Ridge Estates

### Z06-0011/PD06-0011/TM06-1412

TENTATIVE MAP AND PLANNED DEVELOPMENT

RE-SUBDIVISION OF PM 48/69B

PROPOSED

# MARBLE VALLEY RIDGE ESTATES

COUNTY OF EL DORADO OCTOBER, 2007 STATE OF CALIFORNIA

SHEET 1 OF 1

OWNER / APPLICANT

MARBLE VALLEY RIDGE LLC  
PO BOX 111  
EL DORADO, CA 95821

ENGINEER

C/A Engineering Services  
1000 S. GARDEN AVENUE  
SUITE 100  
EL DORADO, CA 95821

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 45' SHOWN

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP AND RANGE

17 NORTH OF THE E 1/2 OF SEC. 8, T. 9 N., R. 9 E., S. 40.14

ASSASSOR'S PARCEL NUMBERS

108-542-25, 108-552-38

EXISTING/PROPOSED ZONING

SEE ZONING ORDINANCES

TOTAL AREA

14.59 ACRES

TOTAL NO. OF LOTS

3 SINGLE FAMILY LOTS (LOTS 1-3)

1 LETTERED LOT (LOT A) OPEN SPACE

4 TOTAL LOTS

MINIMUM SINGLE FAMILY LOT AREA

5,000 AC (17,200 SF)

MAXIMUM SINGLE FAMILY LOT AREA

5,000 AC (17,200 SF)

WATER SUPPLY

C. DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL

C. DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL

FIRE PROTECTION

EL DORADO COUNTY FIRE PROTECTION DISTRICT

DATE OF PREPARATION

OCTOBER 2007

NOTES

1. FUTURE DEVELOPMENT WILL BE DETERMINED BY FUTURE DEVELOPERS.

2. PROPOSED LOTS TO BE SHOWN AS SHOWN.

3. ALL LOTS MUST BE CONFORMANT WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT.

4. ALL LOTS MUST BE CONFORMANT WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT.

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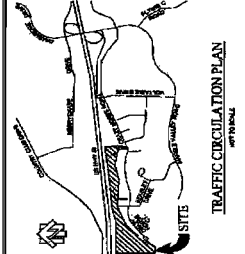
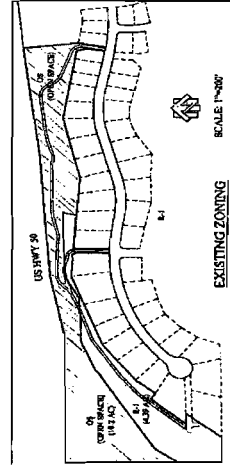
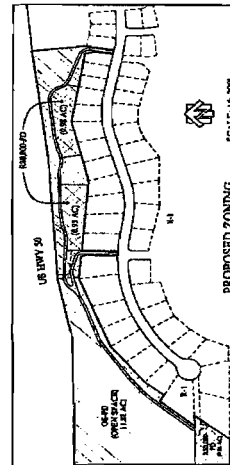
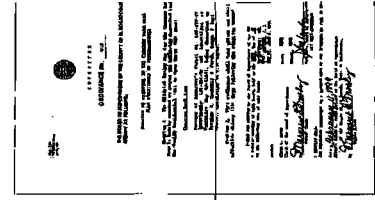
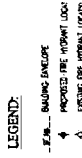
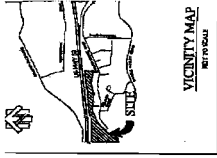
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37. ALL LOTS MUST BE CONFORMANT WITH THE SUBDIVISION ACT AND THE SUBDIVISION ACT.



| Lot | Area    | Volume  |
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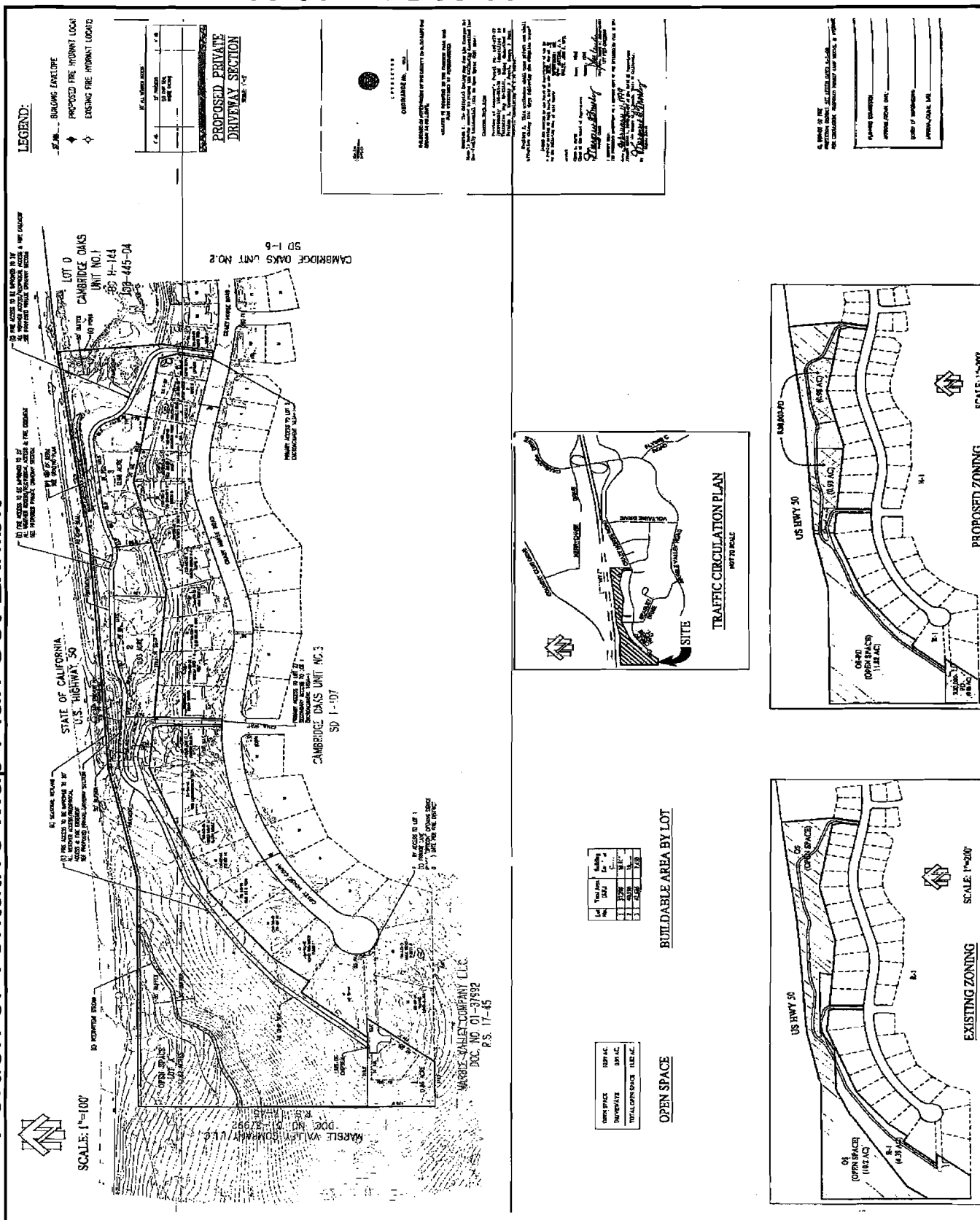
ENGINEER'S CERTIFICATE

I, the undersigned, being a duly licensed Professional Engineer in the State of California, do hereby certify that the information furnished to me by the applicant for this map is true and correct, and that the map is a true and correct representation of the facts as furnished to me by the applicant.

10-2-07  
R.L. MAJOR  
REGISTERED PROFESSIONAL ENGINEER  
No. 10-2-07



**Plan Set (2 of 10)**  
Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412



# PRELIMINARY GRADING, DRAINAGE & TREE PLAN

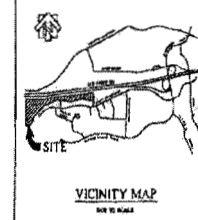
## MARBLE VALLEY RIDGE ESTATES

COUNTY OF EL DORADO

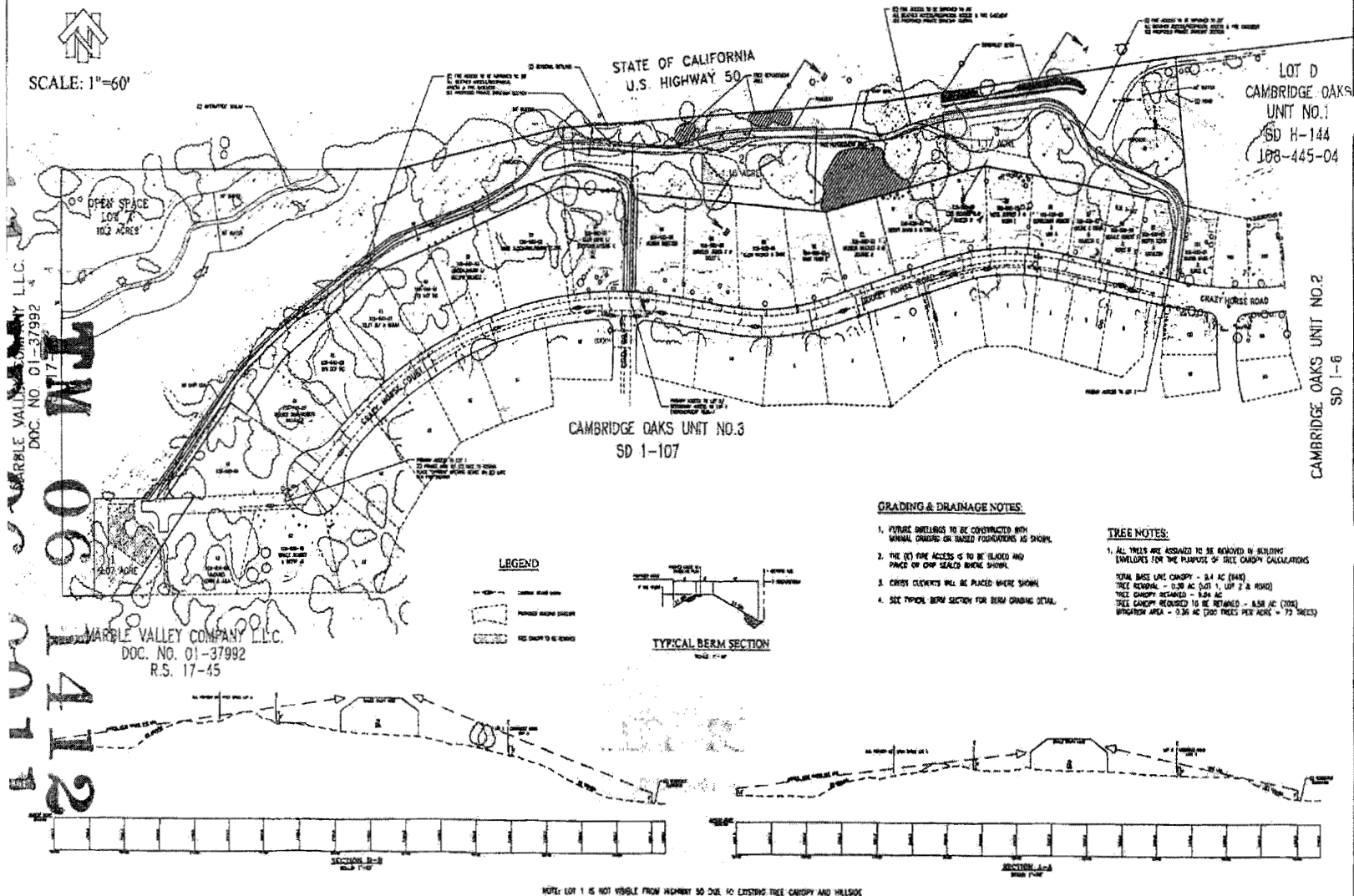
JULY, 2007

STATE OF CALIFORNIA

SHEET 1 OF 1



SCALE: 1"=60'



### Plan Set (3 of 10)

Marble Valley Ridge Estates

Z06-0011/PD06-0011/TM06-1412

# Plan Set (4 of 10)

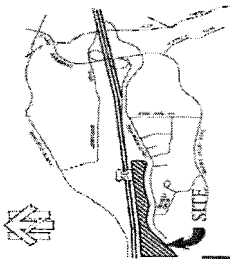
Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412

## SLOPE MAP

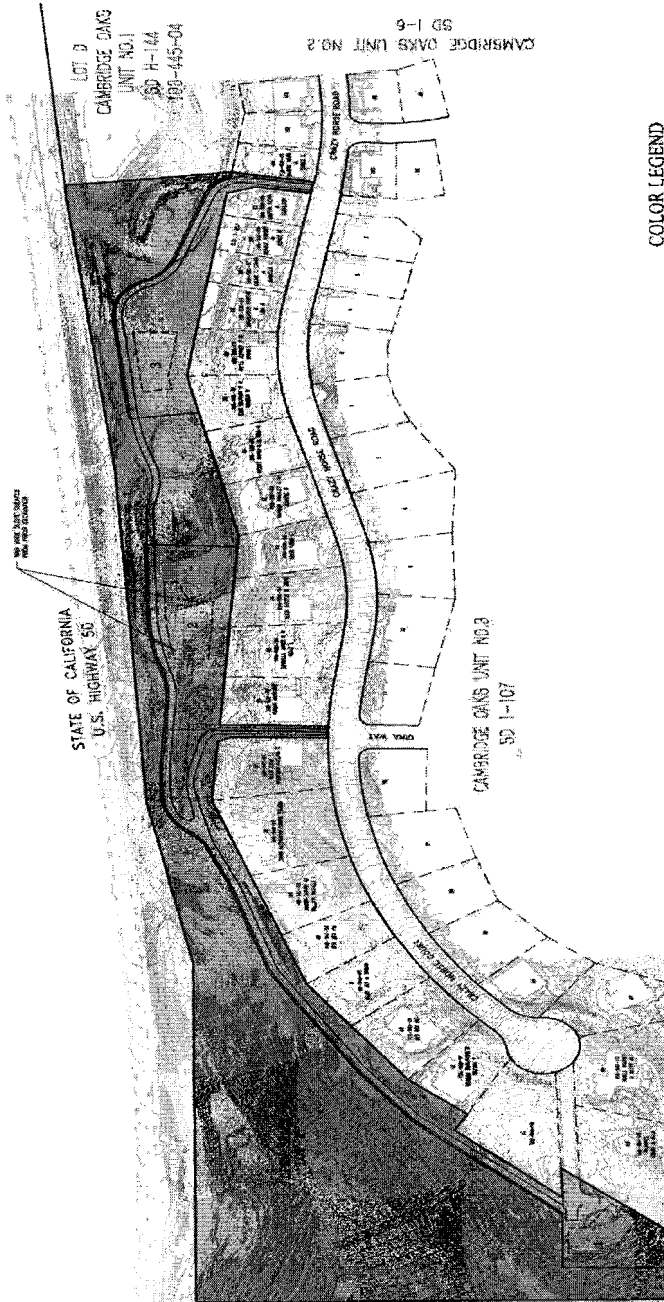
# MARBLE VALLEY RIDGE ESTATES

SCALE: 1"=100'

COUNTY OF EL DORADO JULY, 2007 STATE OF CALIFORNIA  
SHEET 1 OF 1



VICINITY MAP  
N-1108-045



### COLOR LEGEND

| COLOR    | SLOPE RANGE |     | AREA         | PERCENT OF AREA SHOWN |
|----------|-------------|-----|--------------|-----------------------|
|          | BEGINNING   | END |              |                       |
| [Symbol] | 0%          | 10% | 133,618 S.F. | 21%                   |
| [Symbol] | 11%         | 20% | 121,629 S.F. | 19%                   |
| [Symbol] | 21%         | 29% | 94,228 S.F.  | 15%                   |
| [Symbol] | 30%         | 39% | 107,890 S.F. | 17%                   |
| [Symbol] | 40%+        |     | 177,080 S.F. | 28%                   |

MARBLE VALLEY COMPANY, LLC  
DOC. NO. 01-27992  
RS. 17-745

RECEIVED  
PLANNING DEPARTMENT  
JUL 21 2007  
MARBLE VALLEY COMPANY, LLC  
DOC. NO. 01-27992

07 AUG 21 AM 10:04

PD 06 001

# Plan Set (5 of 10)

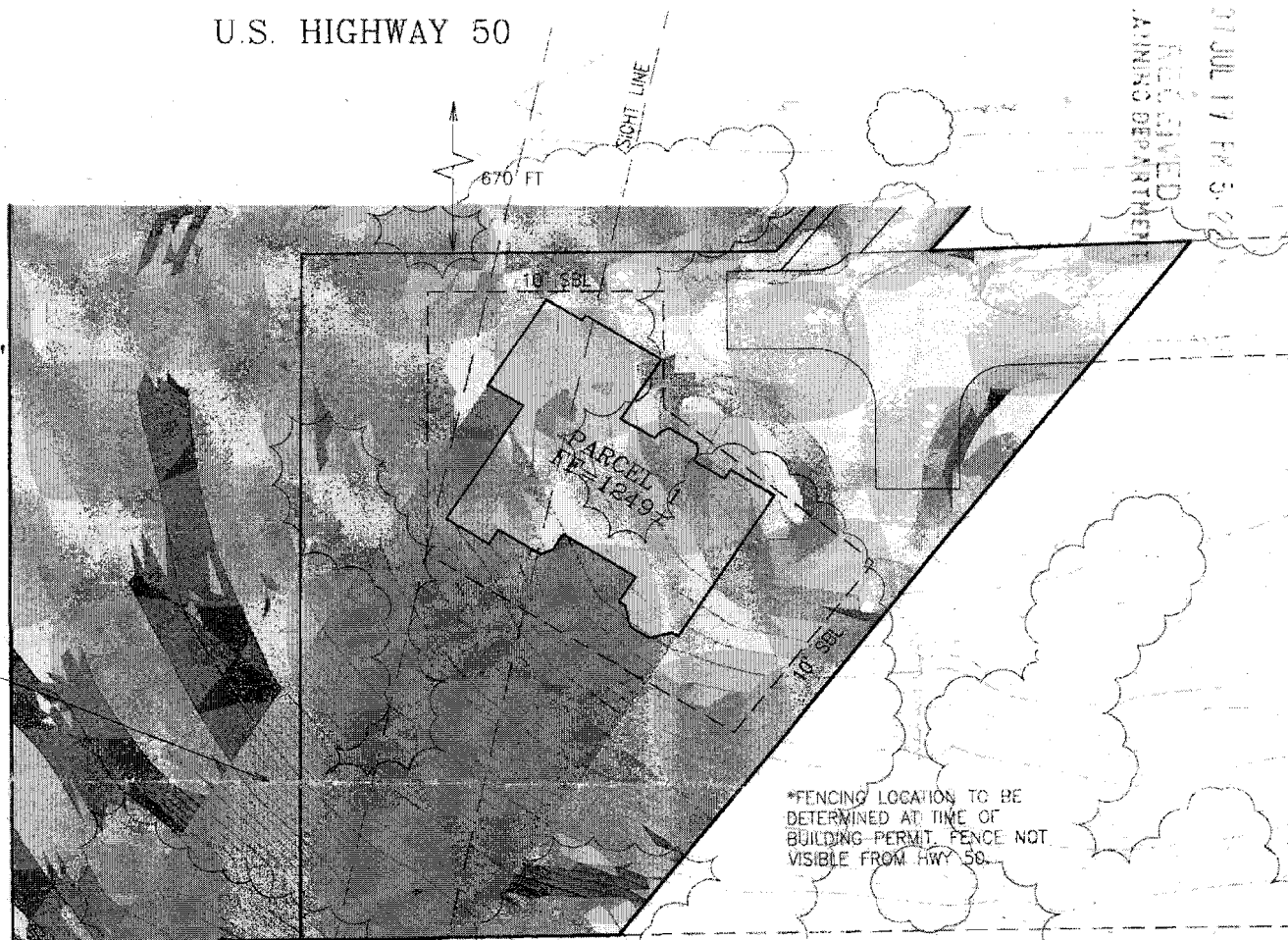
## Marble Valley Ridge Estates

Z06-0011/PD06-0011/TM06-1412

U.S. HIGHWAY 50

SCALE: 1"=40'

NOISE SHIELDED  
BY (E) HILL & HOUSE



## MARBLE VALLEY RIDGE ESTATES

### NOISE & VISUAL ANALYSIS EXHIBIT PARCEL 1

EL DORADO COUNTY, CALIFORNIA

JUNE, 2007

ETA Engineering • Surveying



3233 Monier Circle  
Rancho Cordova, CA 95742

(916) 638-0919  
(916) 638-2179 FAX

### COLOR LEGEND

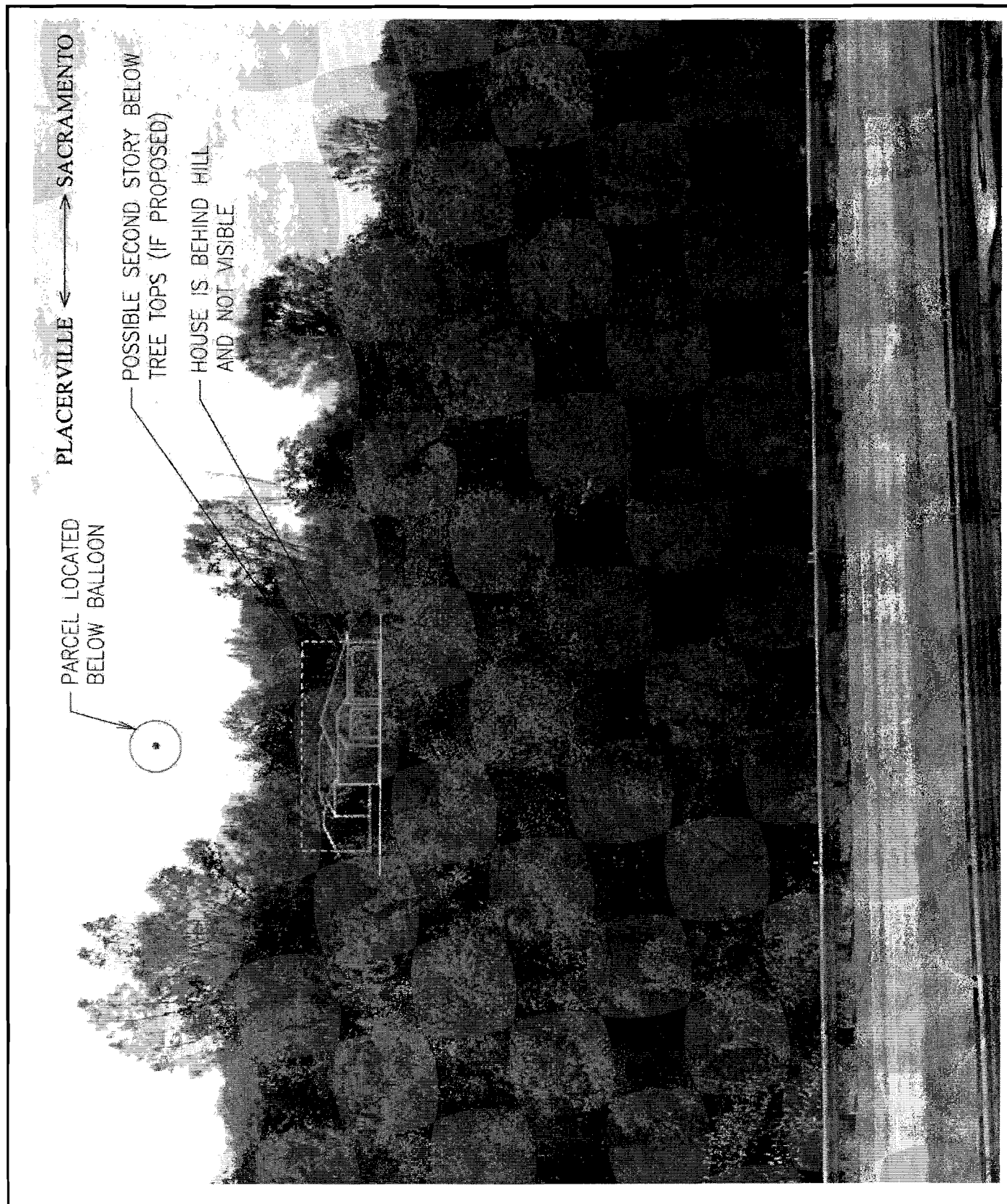
| COLOR     | SLOPE RANGE |     |
|-----------|-------------|-----|
|           | BEGINNING   | END |
| [Pattern] | 0%          | 10% |
| [Pattern] | 11%         | 20% |
| [Pattern] | 21%         | 29% |
| [Pattern] | 30%         | 39% |
| [Pattern] | 40%+        |     |

### LEGEND

- LOT LINE
- FENCE
- - - BUILDING SETBACKS
- [Symbol] CONCEPTUAL HOUSE FOOTPRINT
- [Symbol] EXISTING TREE CANOPY
- [Symbol] BACKYARD AREA SHIELDED

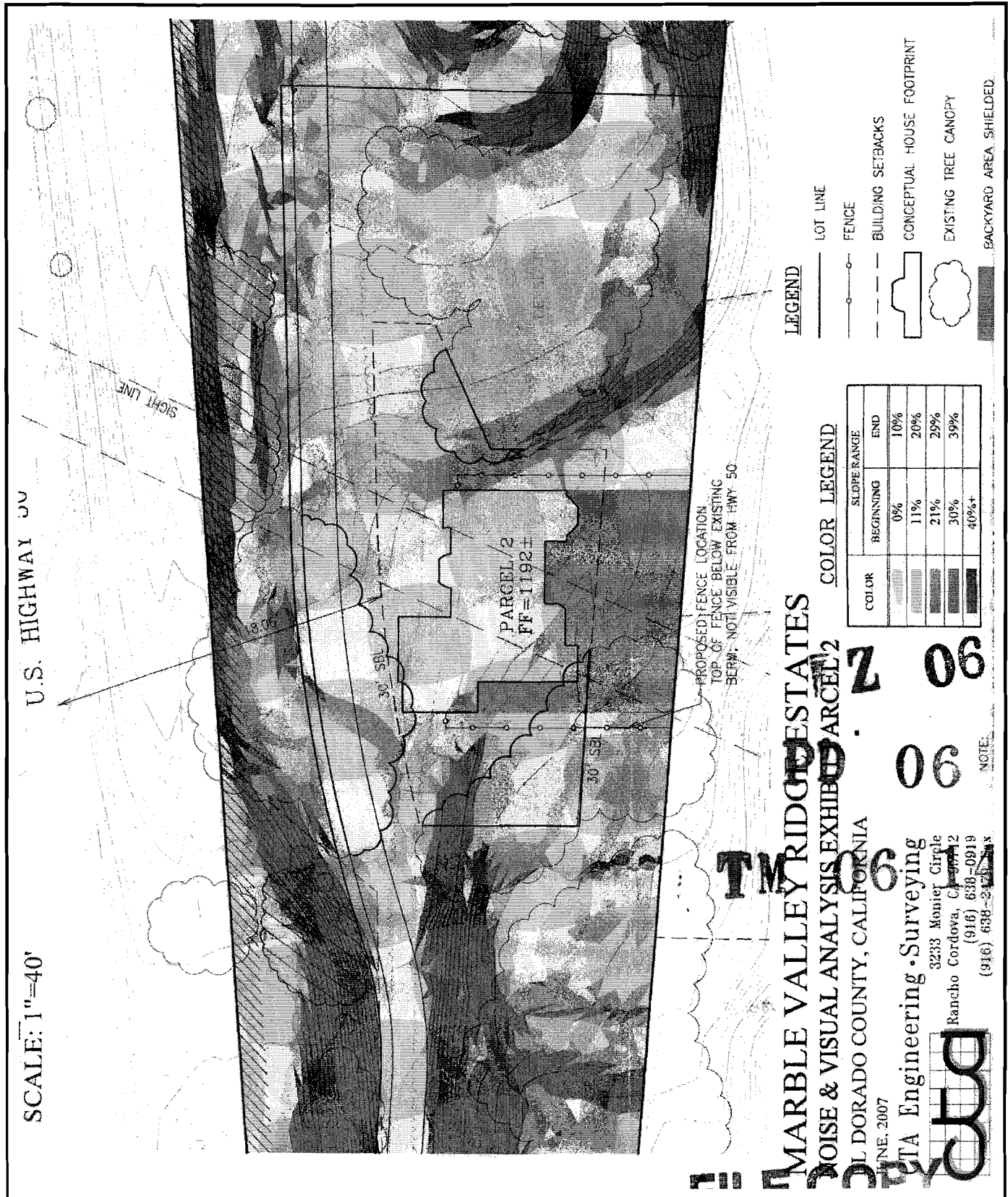
# Plan Set (6 of 10)

Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412





Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412



# Plan Set (8 of 10)

Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412



US Highway 50

# Plan Set (9 of 10)

Marble Valley Ridge Estates

Z06-0011/PD06-0011/TM06-1412



## MARBLE VALLEY RIDGE-ESTATES

NOISE & VISUAL ANALYSIS EXHIBIT PARCEL 3

EL DORADO COUNTY, CALIFORNIA

JUNE, 2007

CTA Engineering-Surveying

3233 Monier Circle  
Rancho Cordova, CA 95742  
(916) 638-2419  
(916) 638-2420 Fax

### COLOR LEGEND

| COLOR | SLOPE RANGE |     |
|-------|-------------|-----|
|       | BEGINNING   | END |
|       | 0%          | 10% |
|       | 11%         | 20% |
|       | 21%         | 29% |
|       | 30%         | 39% |
|       | 40%+        |     |

### LEGEND

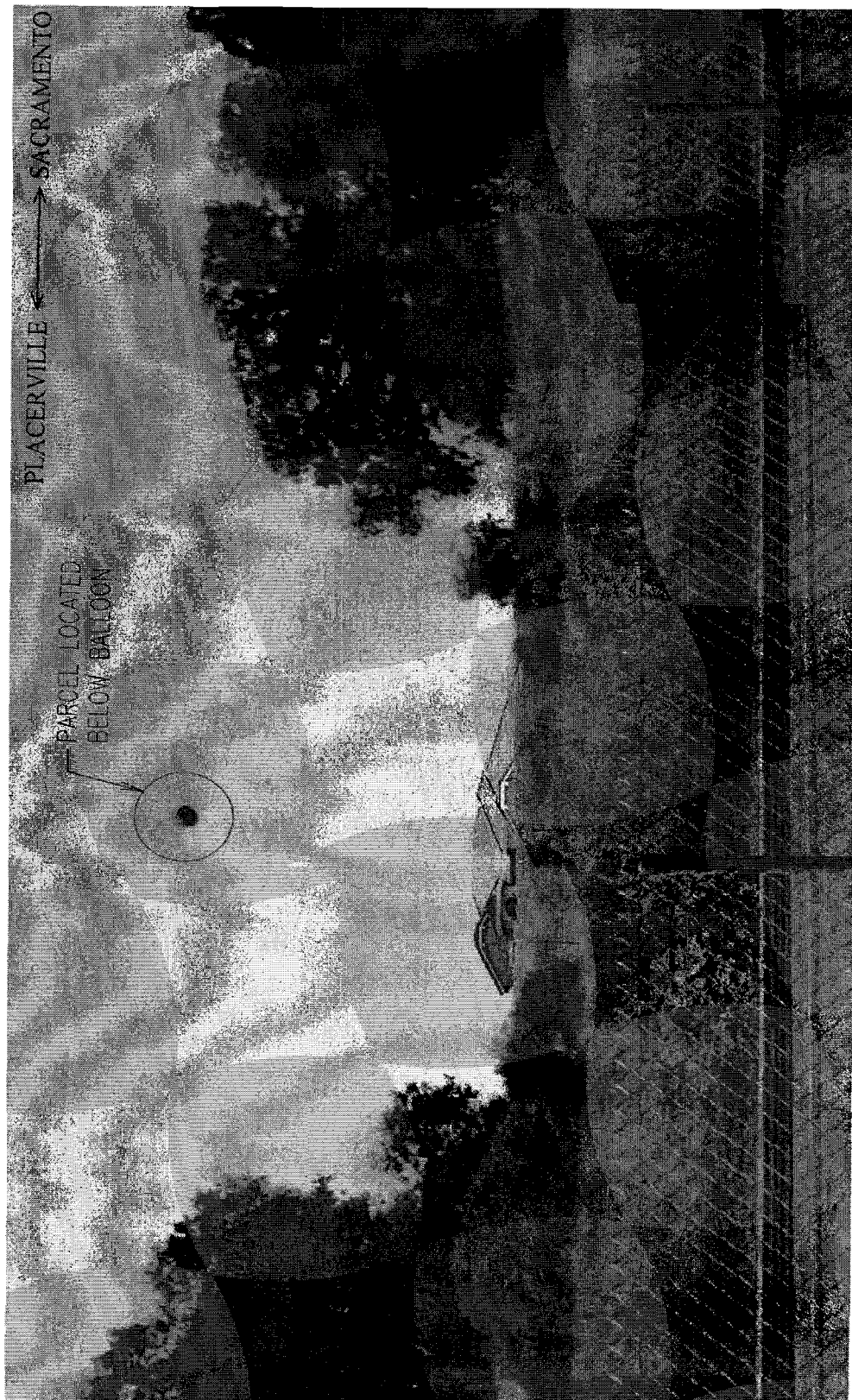
- LOT LINE
- FENCE
- - - BUILDING SETBACKS
- CONCEPTUAL HOUSE FOOTPRINT
- EXISTING TREE CANOPY
- BACKYARD AREA SHIELDED

NOTE:



# Plan Set (10 of 10)

Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412










The map displays the Cameron Park Airport Safety Zone, which is shaded in a stippled pattern. Two regions are identified: EDH (East Delta Hill) and CP (Cameron Park). The map shows a network of roads, including US HWY 50, and several streams and lakes. Bass Lake is located to the west of the safety zone, and Country Club is a stream flowing through it. US HWY 50 runs horizontally across the bottom of the map, with several onramps and offramps. The legend in the bottom right corner defines the symbols used: prclbase (stippled area), roads (solid line), rivers\_streams (dashed line), lakes\_polygon (solid black area), major\_roads (thick solid line), regions (thick solid line), and safe\_zn (stippled area).

Legend

- prclbase
- roads
- rivers\_streams
- lakes\_polygon
- major\_roads
- regions
- safe\_zn

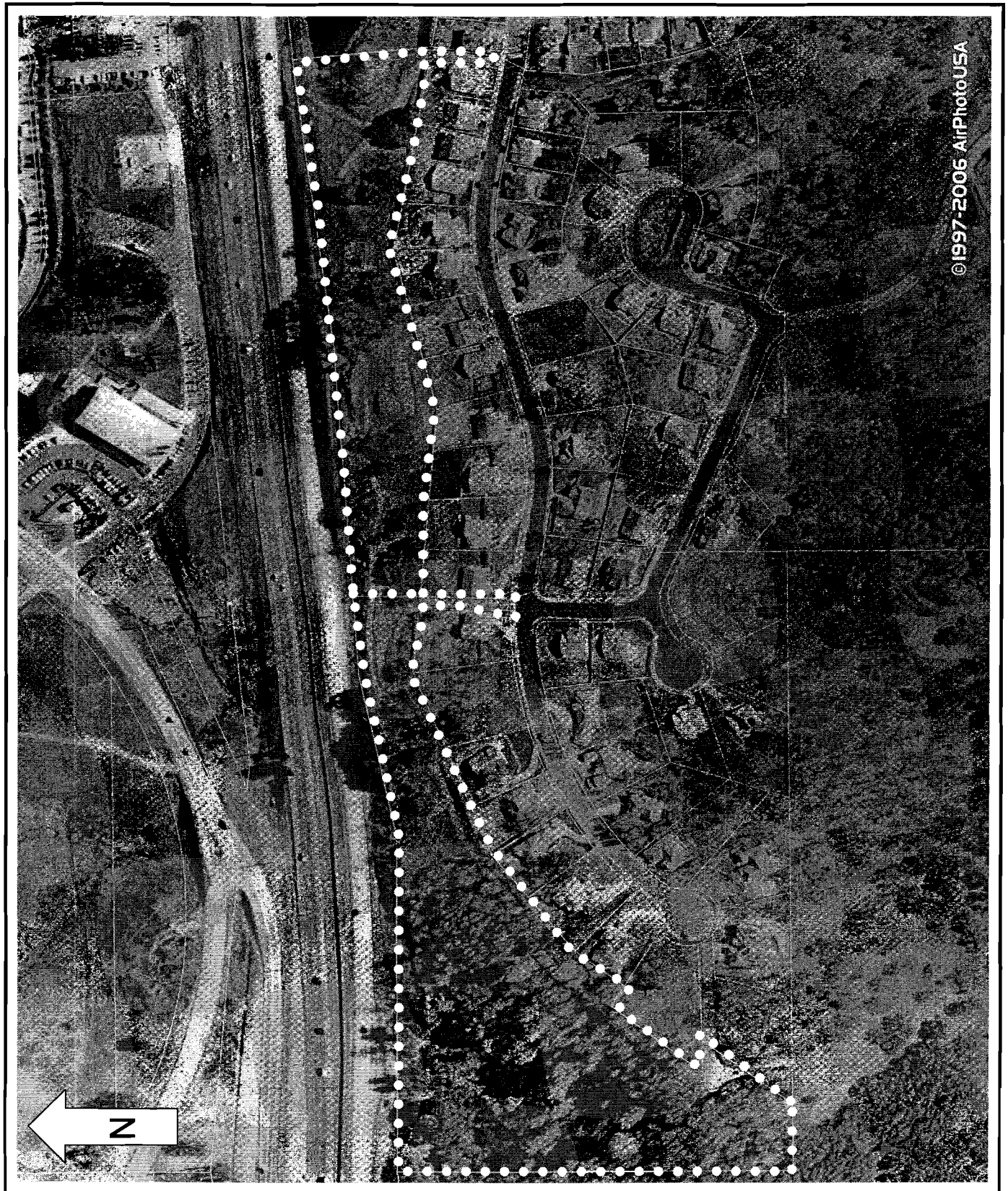


### Legend

-  prclbase
-  roads
-  rivers\_streams
-  lakes\_polygon
-  major\_roads
-  regions
-  safe\_zn

# Aerial Map

Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412



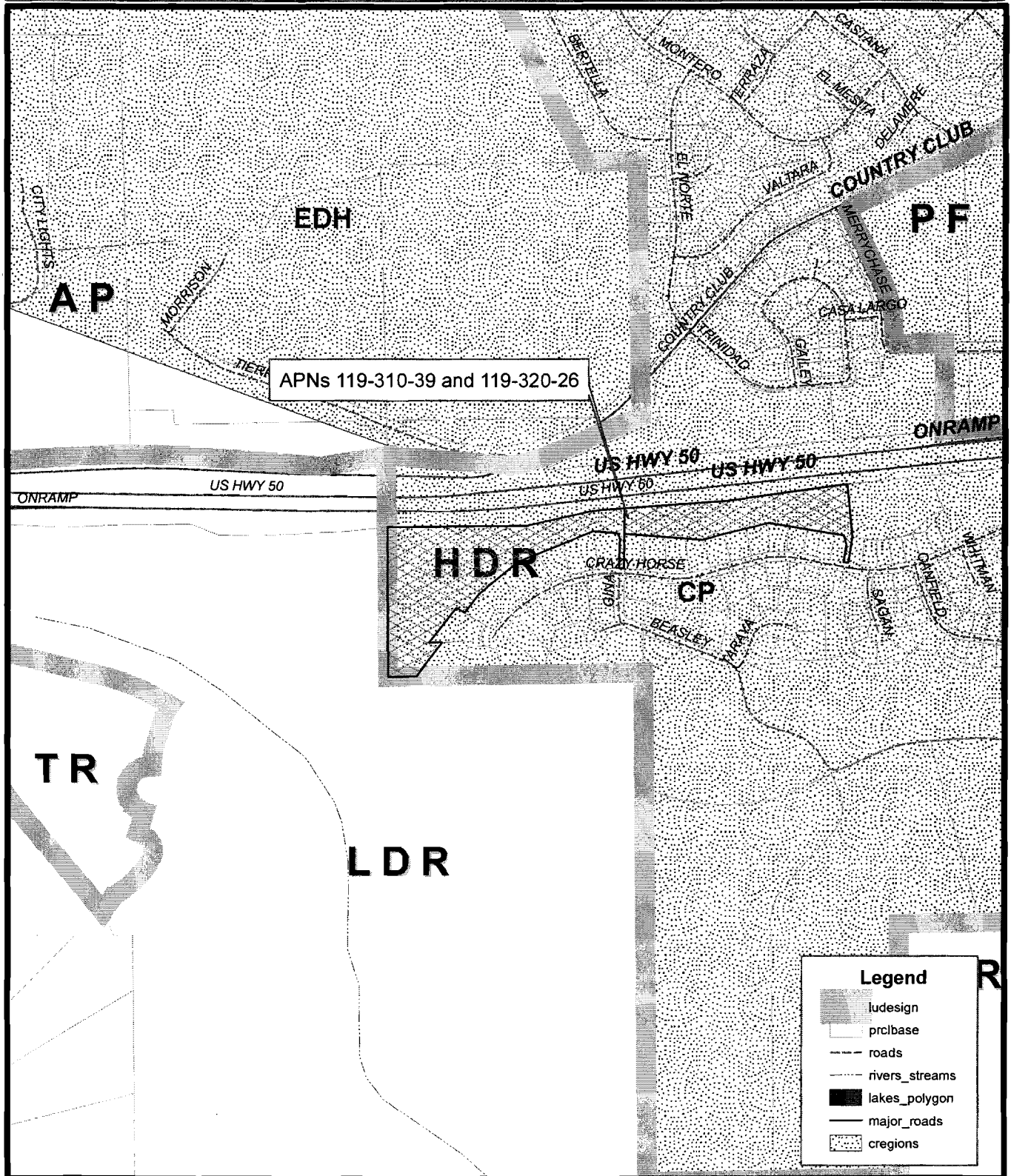
**EXHIBIT D**



# General Plan Land Use Map

## Marble Valley Ridge Estates

### Z06-0011/PD06-0011/TM06-1412

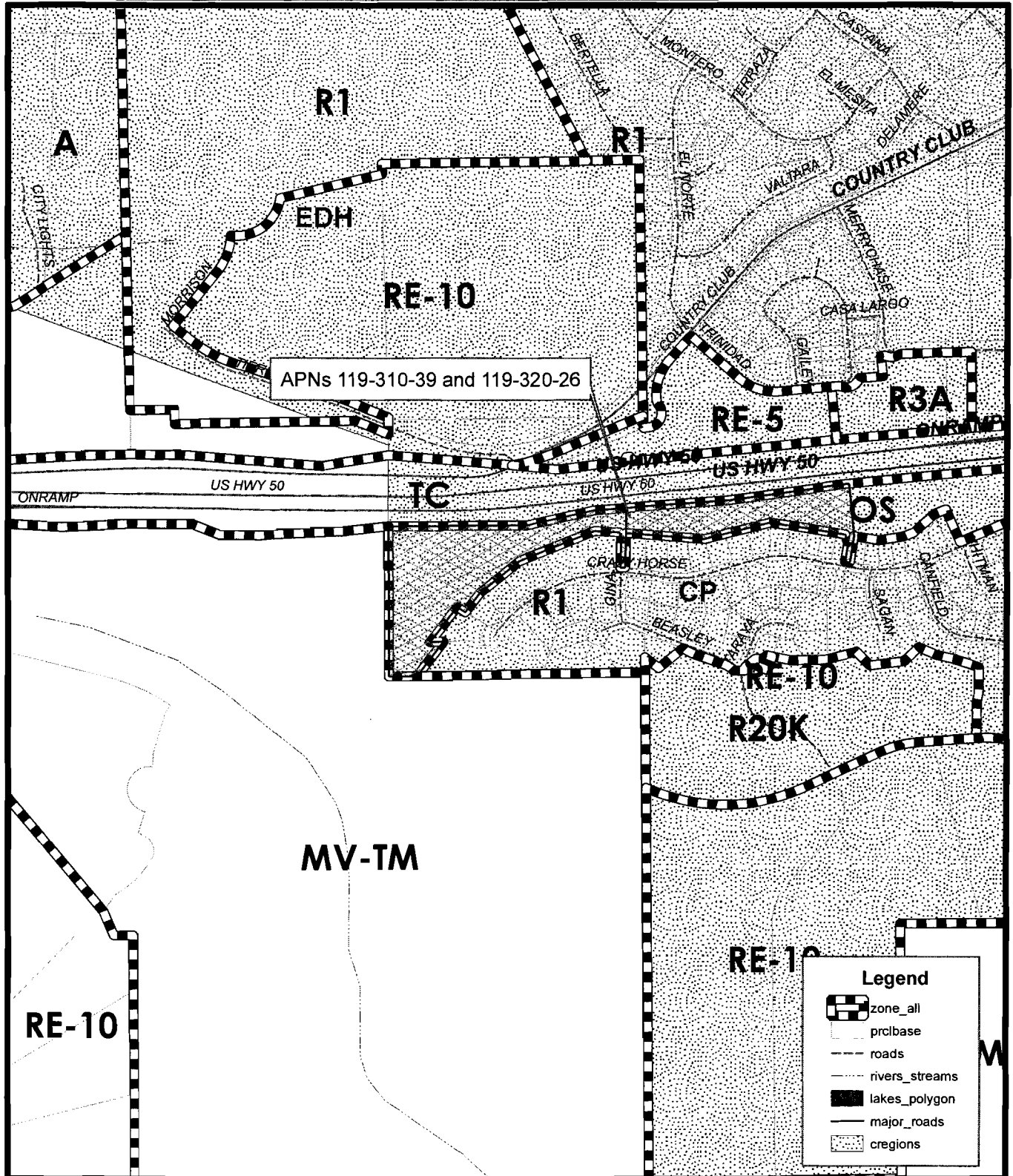


**EXHIBIT E**

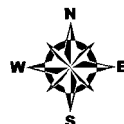
# Zone Map

## Marble Valley Ridge Estates

### Z06-0011/PD06-0011/TM06-1412



0 330 660 1,320 Feet  
(scale/feet)



**EXHIBIT F**


# General Plan DEIR Figure 5.3-1

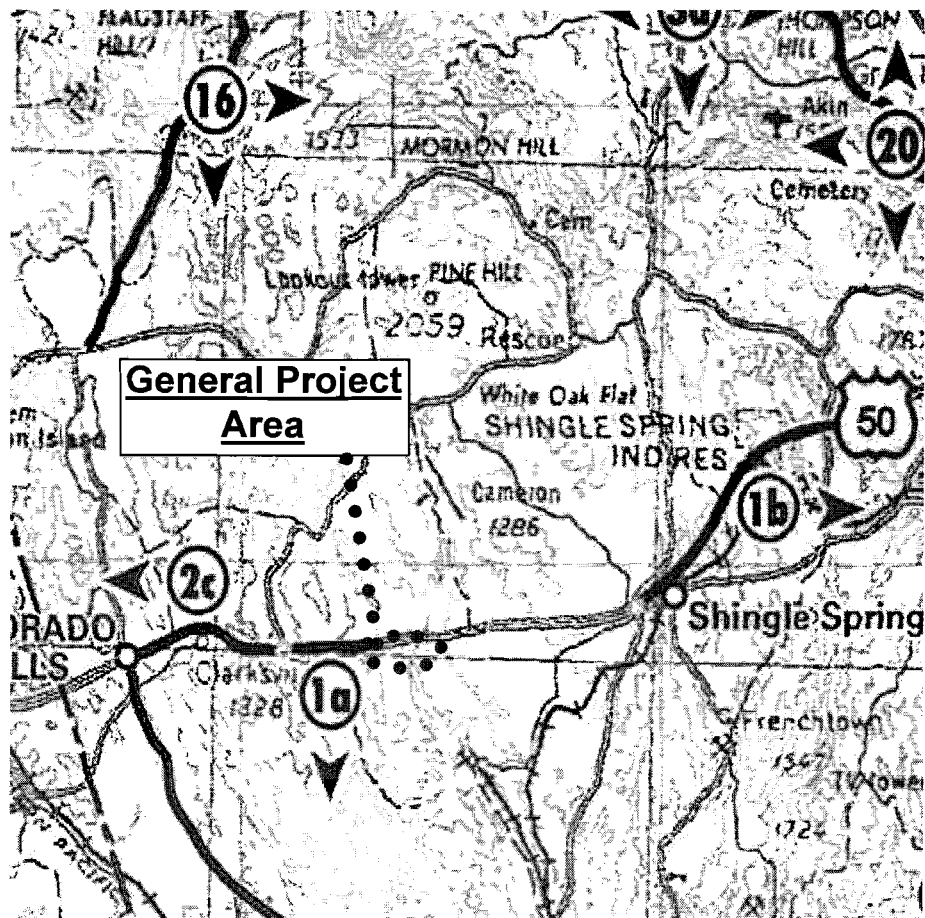
Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412

## El Dorado County General Plan EIR

Scenic Viewpoints and Highways  
within El Dorado County

### LEGEND

- Ⓝ Location Number\*
- Viewing Area
- ▲ Viewpoint Directional Indicator
-  Caltrans-designated and Caltrans-eligible Scenic Highways



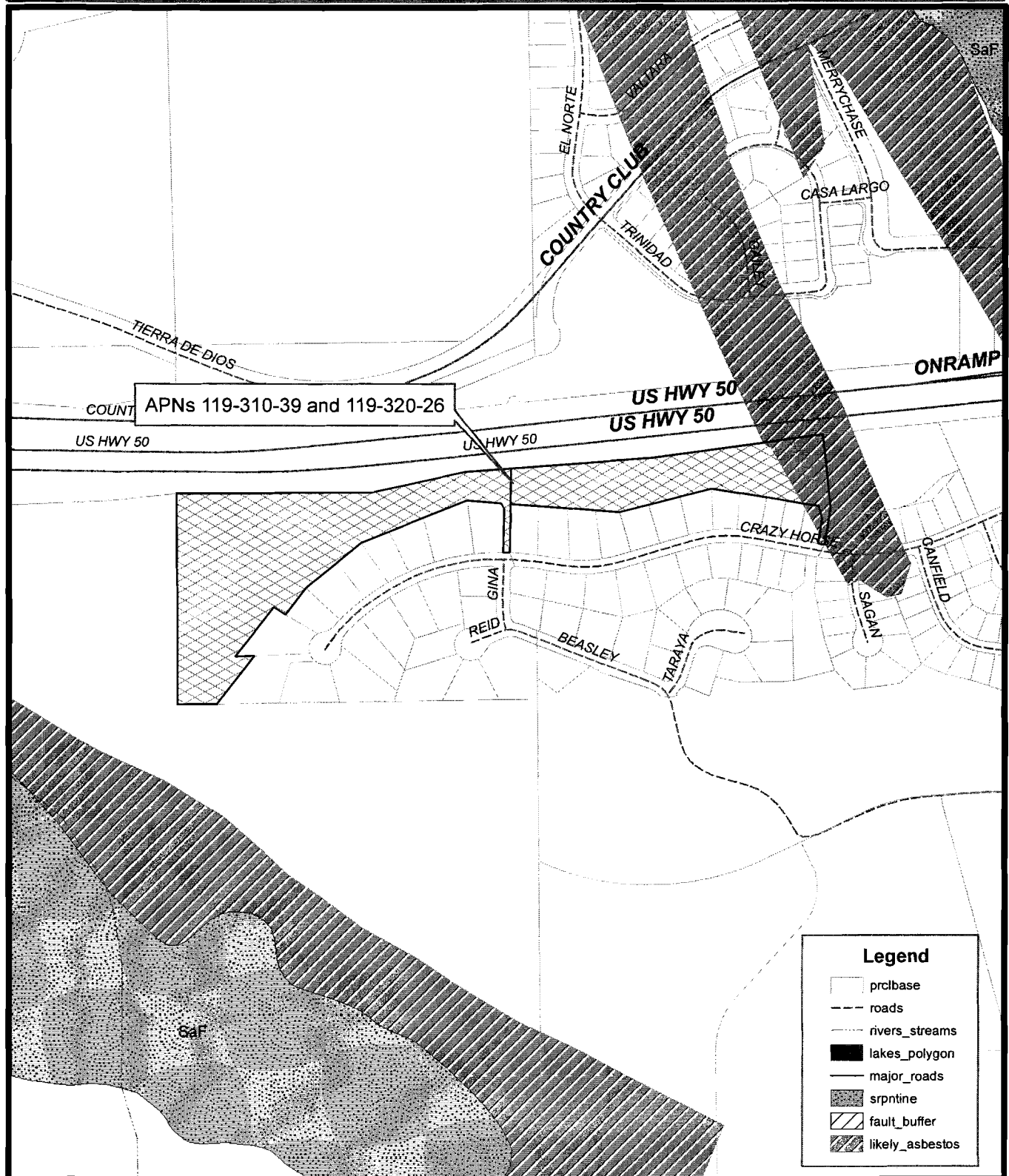
Marble Valley Ridge Estates  
Z06-0011/PD06-0011/TM06-1412



# Asbestos Review/Fault Buffer Map

## Marble Valley Ridge Estates

### Z06-0011/PD06-0011/TM06-1412



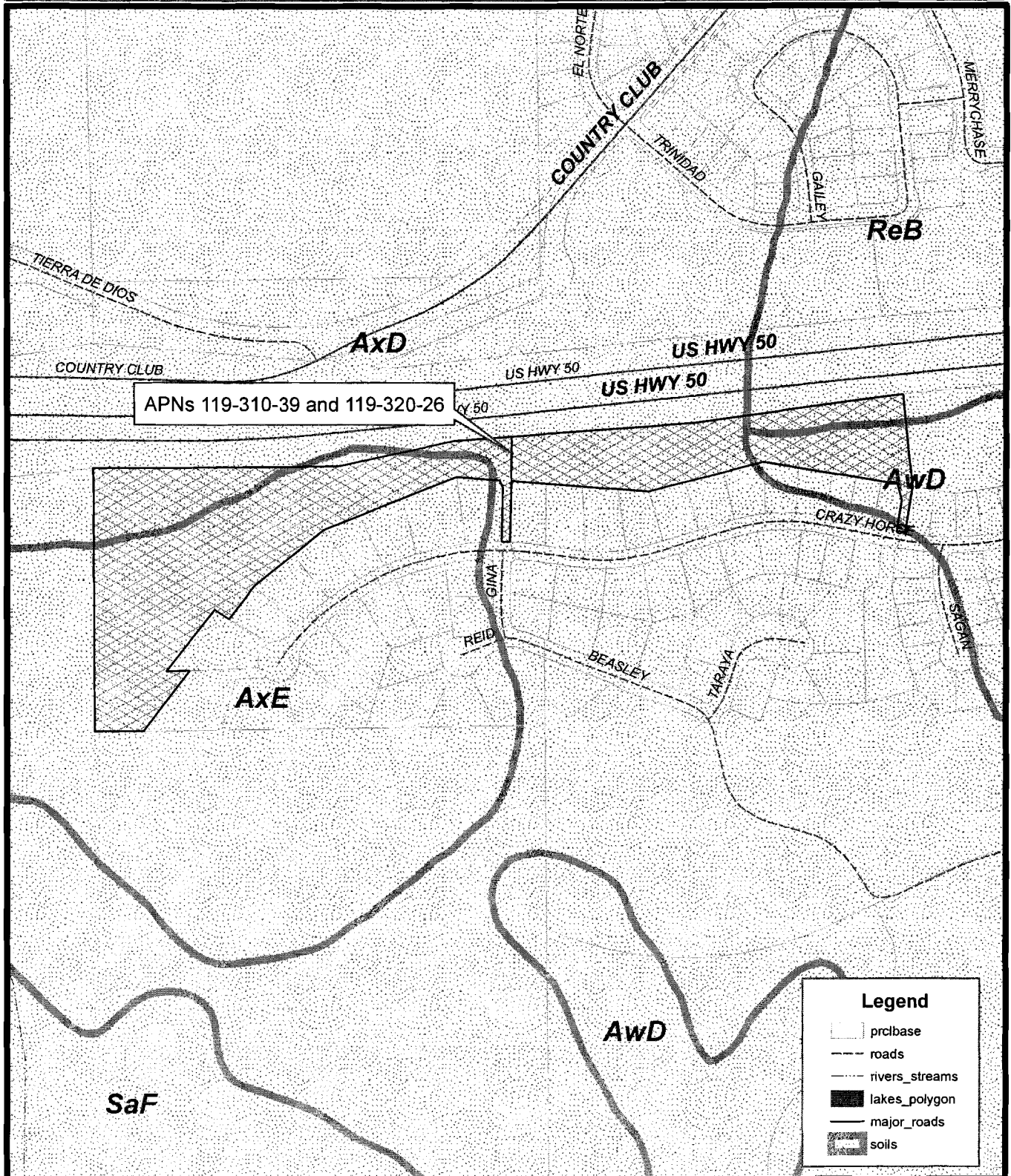
**EXHIBIT I**



# Soils Map

## Marble Valley Ridge Estates

### Z06-0011/PD06-0011/TM06-1412



0 187.5 375 750 Feet  
(scale/feet)



**EXHIBIT J**

# Final Map (I-107A)

## Marble Valley Ridge Estates

### Z06-0011/PD06-0011/TM06-1412

I-107A

## CAMBRIDGE OAKS UNIT NO. 3

BEING A PORTION OF THE N. 1/2 OF SECTION 8, T.9 N., R.9 E., M.D.M.

BEING A PORTION OF R.S. 23-21

County of El Dorado, State of California

July, 2001 Scale: 1"= 60'

COOPER, THORNE & ASSOCIATES, INC.

SHEET 4 OF 4

### LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- FOUND 3/4" C.I.P. STAMPED LS 3088
- FOUND 1 1/2" C.I.P. STAMPED LS 3088
- SET SURVEY SPIKE AND WAXSEAL STAMPED LS 3088
- SET 3/4" C.I.P. STAMPED LS 3088
- SET 1 1/2" C.I.P. STAMPED LS 3088
- STORM DRAIN EASEMENT
- SWIFTWAY EASEMENT
- WATERLINE EASEMENT
- NO IMPRESS/EGRESS RIGHTS LINE
- SETBACK LINE

| CURVE DATA TABLE |         |          |             |             |
|------------------|---------|----------|-------------|-------------|
| CURVE            | RADIUS  | DELTA    | CH. BEARING | CH.DISTANCE |
| C1               | 825.00' | 708.50"  | S43°17'47"W | 30.44'      |
| C2               | 60.00'  | 187°33'  | S73°08'16"W | 19.14'      |
| C3               | 60.00'  | 151°06'  | S38°34'21"E | 36.73'      |
| C4               | 70.00'  | 3°47'43" | S81°40'36"E | 4.53'       |

### NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
2. ALL ANGLE POINTS COMMON TO NEAR LOT CORNERS ARE MARKED BY A 3/4" C.I.P. STAMPED "LS 3088". ALL REMAINING NEAR LOT CORNERS ARE MARKED BY A 3/4" REBAR WITH CAP STAMPED "LS 3088".
3. ALL FRONT LOT CORNERS ARE MARKED BY A SLASH IN TOP BACK OF CURB AT THE PROPERTY LINE EXTENDED.
4. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 44.804 ACRES.

### REFERENCES

- R.S. 17-45
- R.S. 23-21
- R.S. 13-88
- P.M. 48-148
- S.D. 4-144
- S.D. 1-8

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF "CAMBRIDGE OAKS UNIT NO. 2", S.D. 1-8, AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

STATE OF CALIFORNIA

U.S. HIGHWAY 50

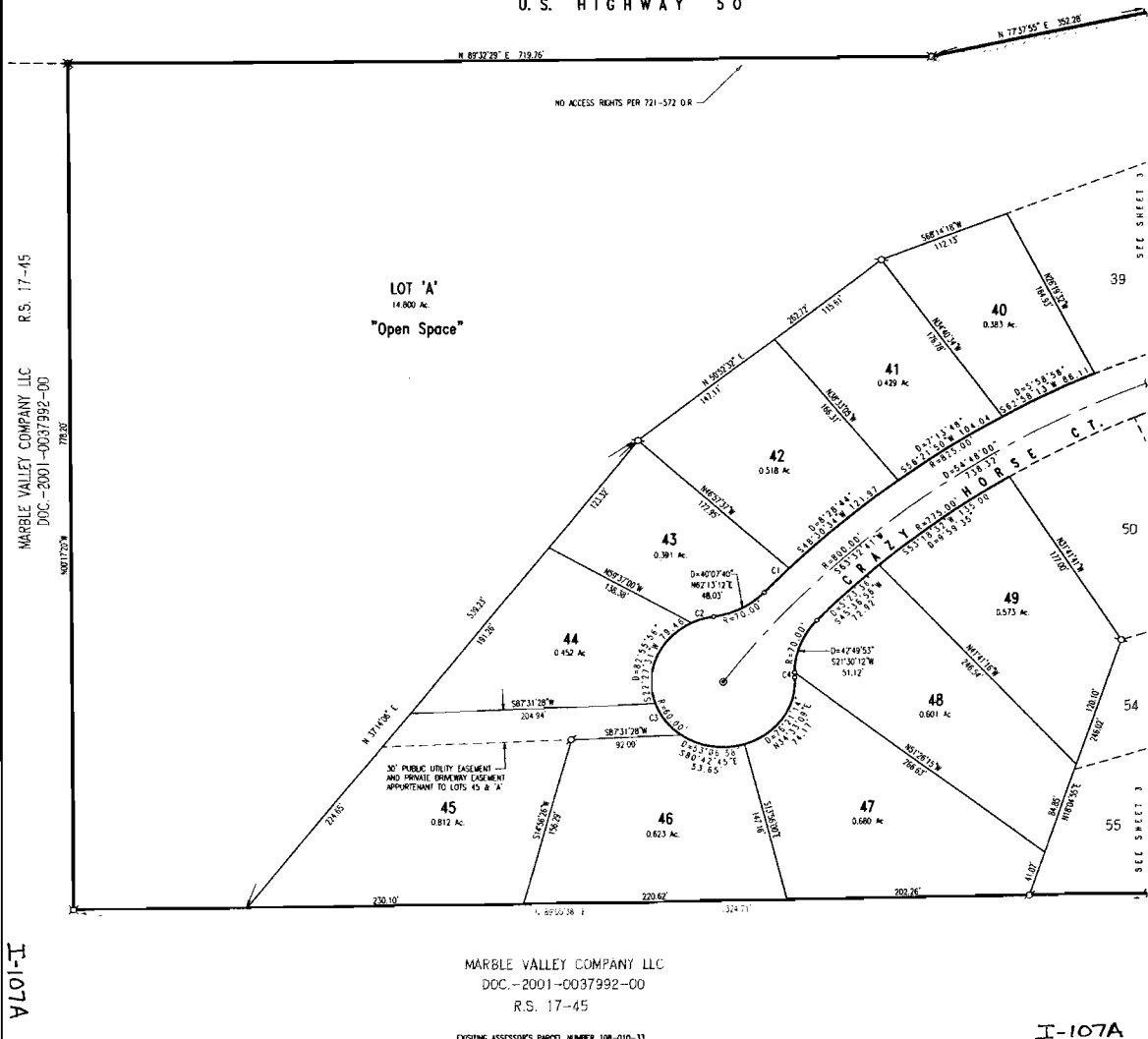


EXHIBIT K

# Final Map (I-107B)

## Marble Valley Ridge Estates Z06-0011/PD06-0011/TM06-1412

I-107B

### CAMBRIDGE OAKS UNIT NO. 3

BEING A PORTION OF THE N. 1/2 OF SECTION 8, T.9 N., R.9 E., M.D.M.

BEING A PORTION OF R.S. 23-21

County of El Dorado, State of California

July, 2001 Scale: 1" = 60'

COOPER, THORNE & ASSOCIATES, INC.

SHEET 3 OF 4



| CURVE DATA TABLE |         |           |             |              |
|------------------|---------|-----------|-------------|--------------|
| CURVE            | RADIUS  | DELTA     | CH. BEARING | CH. DISTANCE |
| C1               | 475.00' | 7°48'56"  | S87°50'10"W | 21.34'       |
| C2               | 525.00' | 7°44'11"  | S88°28'07"W | 25.00'       |
| C3               | 20.00'  | 88°25'01" | S85°45'50"W | 20.11'       |
| C4               | 20.00'  | 88°25'01" | S47°39'12"W | 20.11'       |
| C5               | 300.00' | 11°17'35" | S84°39'36"E | 58.60'       |
| C6               | 325.00' | 11°17'35" | S84°39'36"E | 63.48'       |
| C7               | 20.00'  | 77°04'45" | S28°39'36"E | 25.15'       |
| C8               | 20.00'  | 43°02'57" | N89°26'18"E | 51.37'       |
| C9               | 60.00'  | 42°28'44" | S89°12'24"W | 43.67'       |
| C10              | 60.00'  | 42°28'44" | S49°10'30"E | 29.68'       |
| C11              | 60.00'  | 38°16'52" | N43°11'02"E | 36.36'       |
| C12              | 70.00'  | 43°02'57" | S46°02'21"W | 51.37'       |
| C13              | 75.00'  | 43°45'44" | S89°27'41"W | 55.90'       |
| C14              | 125.00' | 13°31'39" | N75°42'16"W | 29.44'       |
| C15              | 20.00'  | 75°04'12" | S42°32'30"E | 22.99'       |
| C16              | 100.00' | 7°09'12"  | S72°39'28"W | 21.17'       |
| C17              | 100.00' | 31°36'27" | N84°27'40"W | 54.47'       |

#### NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
2. ALL ANGLE POINTS COMMON TO NEAR LOT CORNERS ARE MARKED BY A 3/4" C.I.P. STAMPED "L.S. 3088". ALL REMAINING NEAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH CAP STAMPED "L.S. 3088".
3. ALL FRONT LOT CORNERS ARE MARKED BY A SLASH IN TOP BACK OF CURB AT THE PROPERTY LINE EXTENDED.
4. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 44.804 ACRES.

#### REFERENCES

- R.S. 17-45  
R.S. 23-21  
R.S. 13-88  
P.M. 46-148  
S.D. H-144  
S.D. H-6

#### LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- FOUND 3/4" C.I.P. STAMPED LS 3088
- FOUND 1 1/2" C.I.P. STAMPED LS 3088
- SET SURVEY SPICE AND WASHER STAMPED LS 3088
- SET 3/4" C.I.P. STAMPED LS 3088
- SET 1 1/2" C.I.P. STAMPED LS 3088
- STOPPED DRAIN EASEMENT
- SANITARY SEWER EASEMENT
- WATERLINE EASEMENT
- NO IMPROVEMENT RIGHTS LINE
- SETBACK LINE

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF "CAMBRIDGE OAKS UNIT NO. 2", S.D. 1-4, AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

STATE OF CALIFORNIA  
U.S. HIGHWAY 50



MARBLE VALLEY COMPANY LLC  
DOC. -2001-0037992-00  
R.S. 17-45

PARCEL 1  
P.M. 46-148

EXISTING ASSessor's PARCEL NUMBER 108-010-31

I-107B

Z06-0011/PD06-0011/TM06-1412

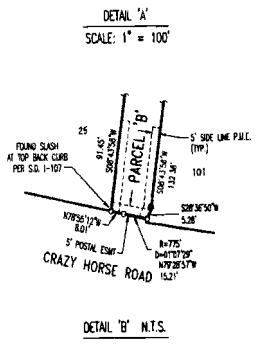
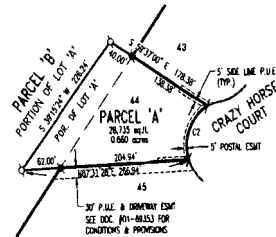
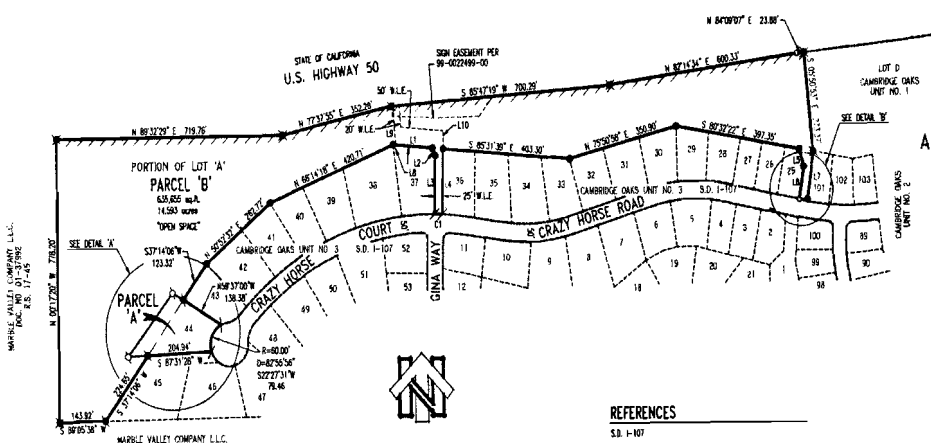
I-107C

SHEET 2 OF 4

I-107C

48/69

48/69



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 85°31'30" E | 118.24'  |
| L2   | S 84°41'30" E | 22.87'   |
| L3   | N 0°11'30" E  | 180.11'  |
| L4   | N 0°11'30" E  | 178.84'  |
| L5   | N 85°31'30" E | 48.77'   |
| L6   | S 84°41'30" E | 81.45'   |
| L7   | S 84°41'30" E | 132.28'  |
| L8   | N 85°31'30" E | 8.30'    |
| L9   | N 0°11'30" E  | 102.42'  |
| L10  | N 0°11'30" E  | 50.30'   |

| CURVE | RADIUS  | DELTA     | CH. BEARING   | CH. DISTANCE |
|-------|---------|-----------|---------------|--------------|
| C1    | 825.00' | 174°11'   | N 85°31'30" E | 25.00'       |
| C2    | 80.00'  | 86°53'36" | S 82°27'51" W | 79.45'       |

# OWNERSHIP NOTES

REFER TO DOCUMENT NO. 20030061167 FOR OFFICIAL RECORDS OF EL DORADO COUNTY FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.

# NOTES:

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
2. DETACH SLOPE, DRAINAGE & PUBLIC UTILITY EASEMENTS PER 1-107, TWENTY (20) FEET CONTIGUOUS TO ALL STREETS OR FIVE (5) FEET BEYOND THE TOP OF CUT OR TOP OF FILL, WHICHEVER IS LARGER, FOR ROAD SLOPE MAINTENANCE PURPOSES, AFFECTS THESE PARCELS.
3. B.L.A. 02-0070 APPROVED 01-01-03
4. PUBLIC UTILITY EASEMENTS, FIVE (5) FEET ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50').
5. POSTAL EASEMENTS, FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

# REFERENCES

S.D. 1-107

# BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT OF 'CAMBRIDGE OAKS UNIT NO. 3', RECORDED IN BOOK 1 OF MAPS, PAGE 107 AND WAS ESTABLISHED BASED UPON MONUMENTS SHOWN AS FOLLOWS HEREON.

# LEGEND

- DRAINAGE POINT
- SET 3/4" RESUME WITH ALUMINUM CAP STAMPED, L.S. 3514
- FOUND 3/4" C.I.P. STAMPED L.S. 3086
- FOUND 5/8" RESUME WITH ALUMINUM CAP STAMPED L.S. 3086
- FOUND 1 1/2" C.I.P. STAMPED L.S. 3086
- FOUND SLUSH AT BACK OF CURB PER S.D. 1-107
- PILE, PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- NO INGRESS/EGRESS, PER 1-107 & 721-572 O.R.

# SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYOR MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DEED IN L.L.C., ON JULY 2002. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

*[Signature]*  
KEVIN A. HERNIMY  
L.S. 5014  
LICENSE EXPIRES 12-31-2004



EXISTING APP. 108-540-00 & 21 & 108-530-00

# PARCEL MAP

LOT 44 & LOT 'A' OF THE PLAT OF  
"CAMBRIDGE OAKS UNIT NO. 3, S.D. 1-107"

A PORTION OF THE N. 1/2 OF SECTION 8, T.9 N., R.9 E., M.D.M.

County of El Dorado, State of California  
JUNE, 2003 SCALE: 1"=200'

PAGE 1 OF 1

COOPER, THORNE & ASSOCIATES, INC.

# COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP. THE SURVEYOR AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND HAS APPROVED REPRODUCTIONS THEREOF. ALL PROVISIONS OF CHAPTER 3 OF THE SURVEYOR MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATE: 6-19-03

DANIEL S. RUSSELL  
DANIEL S. RUSSELL, L.S. 5017, LICENSE EXPIRES 12-31-05  
COUNTY SURVEYOR  
COUNTY OF EL DORADO



*[Signature]*  
RICHARD L. SPURR, L.S. 5034, LICENSE EXPIRES 8-30-03  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO

# PLANNING DIRECTOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF SECTIONS 66412(6) AND 66447 OF THE SURVEYOR MAP ACT.

DATE: 5 June 2003

*[Signature]*  
PETER H. HANRED  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO

# COUNTY RECORDER'S CERTIFICATE

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT PLACER TITLE COMPANY'S SHADOWED GUARANTEE NO. 56-4574-1025 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 19 DAY OF JUNE, 2003, AT 12:10:58 H. BOOK 98 OF PARCEL MAPS AT PAGE 69 AT THE REQUEST OF DEED IN L.L.C.  
DOCUMENT NO. 20030061166

William E. Schultz  
WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO

*[Signature]*  
DEPUTY

**Parcel Map (48-69)**  
 Marble Valley Ridge Estates  
 Z06-0011/PD06-0011/TM06-1412

EXHIBIT L

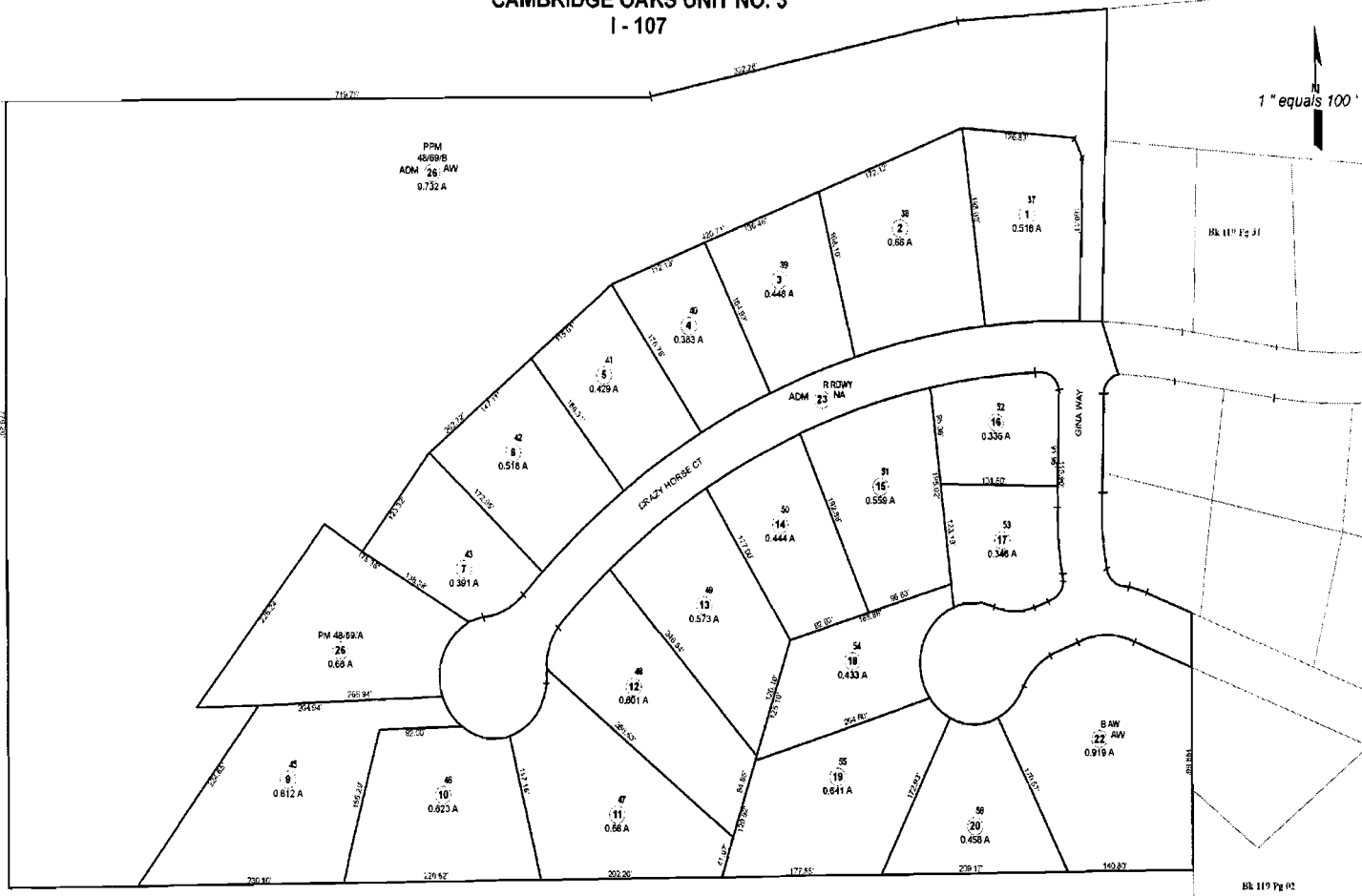
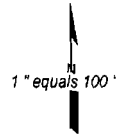
# Assessor's Map (1 of 2)

Marble Valley Ridge Estates

Z06-0011/PD06-0011/TM06-1412

POR. N 1/2 SEC 8, T.9N., R.9E., M.D.M.  
CAMBRIDGE OAKS UNIT NO. 3  
I - 107

119:32

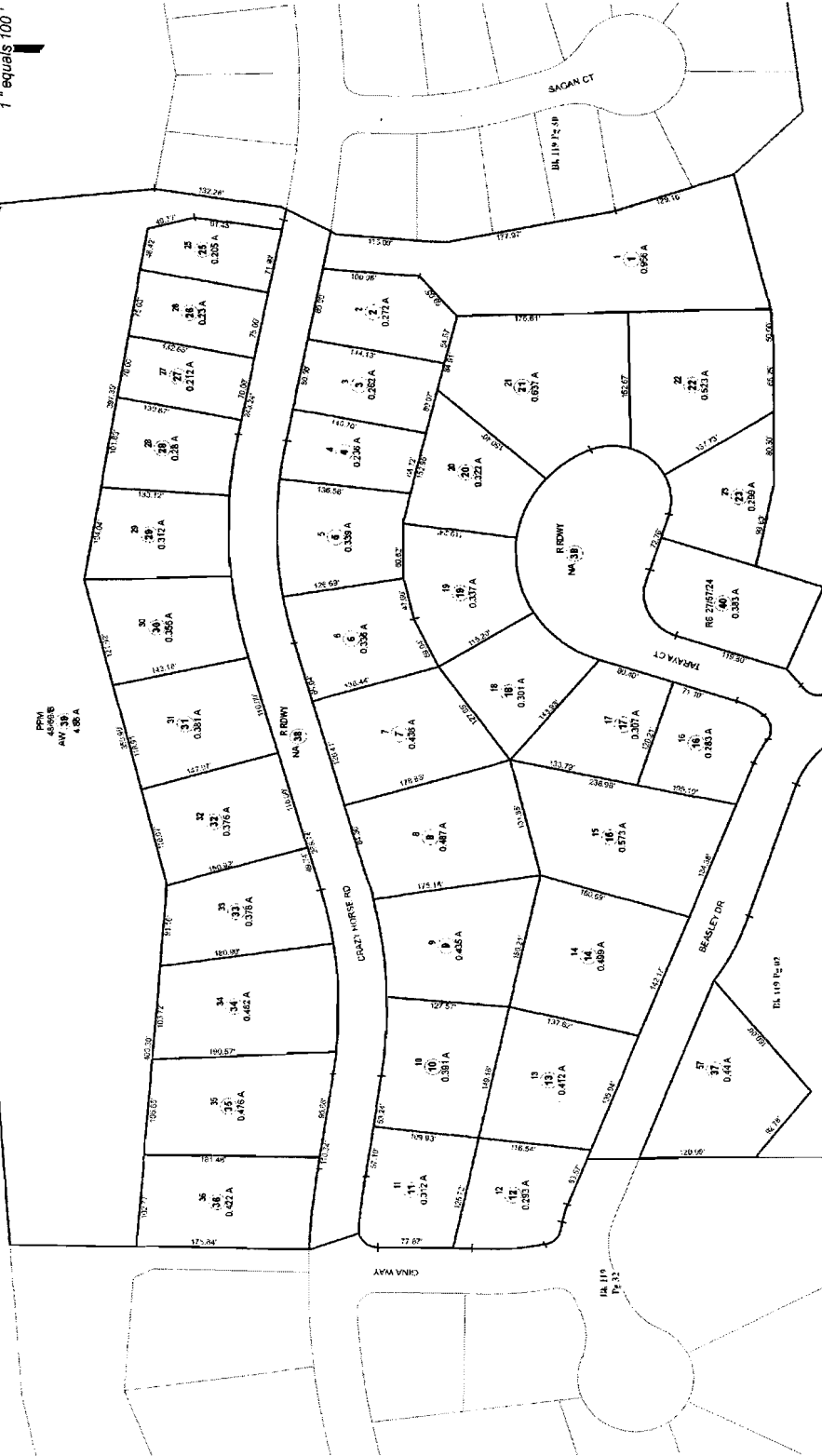
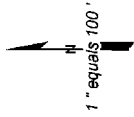


# Assessor's Map (2 of 2)

## Marble Valley Ridge Estates

### Z06-0011/PD06-0011/TM06-1412

119:31  
 POR. N 1/2 SEC 8, T.9N., R.9E., M.D.M.  
 CAMBRIDGE OAKS UNIT NO. 3  
 I - 107



Assessor's Map Bk. 119 - Pg. 31  
 County of El Dorado, CA

Rev. July 12, 2006

Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado County Assessor's Office. The boundaries shown on this map are not guaranteed. Users should verify boundaries with a professional surveyor.

## EXHIBIT N



### EL DORADO COUNTY PLANNING SERVICES 2850 FAIRLANE COURT PLACERVILLE, CA 95667 ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

**Project Title:** Z06-0011, PD06-0011, TM06-1412 – Marble Valley Ridge Estates

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

**Contact Person:** Pierre Rivas, Planning Services

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

**Project Owner/Applicant's Name and Address:** Marble Valley Ridge LLC, c/o Thomas Reid, PO Box 41, Rescue, CA 95672

**Project Engineer:** CTA Engineering, 3233 Monier Circle, Rancho Cordova, CA 95742

**Project Location:** The property is located on the south side of US Highway 50 approximately 1,500 feet west of the Cambridge Road in the Cameron Park interchange Community Region.

**Assessors Parcel No(s):** 119-310-39 and 119-320-26

**Parcel Size:** 14.59 acres

**Zoning:** Open Space (OS) and One-Family Residential (R1)

**Section:** Portion of 8 **T:** 9N **R:** 9E

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

**Description of Project:** : 1) Rezone a 14.59 acre parcel containing 4.39 acres of One-Family Residential (R1) and 10.2 acres of Open Space (OS) to 2.77 acres of One-Half Acre Residential-Planned Development (R20,000-PD) and 11.82 acres of Open Space-Planned Development (OS-PD); (2) A tentative map to subdivide the property into three single-family residential parcels ranging in size from 0.86 to 0.98 acres and one 11.82 acre open space lot to be reconfigured consistent with proposed rezone; (3) A Development Plan requesting a building envelope on each single-family parcel of: 10,960 square feet on Parcel 1; 10,388 square feet on Parcel 2; and 7,450 square feet on Parcel 3. Design waivers have been requested to eliminate a 100' road frontage requirement and provide public and private access to proposed Open Space Lot A via a 0.85 acre driveway easement; and allow Parcel 3 to exceed the maximum 3:1 width to depth ratio.

#### **Surrounding Land Uses and Setting:**

| <u>Zoning</u>            | <u>General Plan</u> | <u>Land Use (e.g., Single Family Residences, Grazing, Park, School)</u>                                      |
|--------------------------|---------------------|--|
| North: TC                | HDR                 | US Highway 50  |
| East: OS / R1            | HDR                 | 4.86 acre Open Space lot and single-family homes on 0.5 to 1.0 acre lots                                     |
| South: R1 / RE-5-PD / OS | LDR                 | Single family homes on 0.5 to 1.0 acre lots and the approved Marble Valley TM-PD pending final map recording |
| West: RE-5 / OS          | LDR                 | The approved Marble Valley TM-PD pending final map recording   |

**Briefly Describe the environmental setting:** The project site is bound by US Highway 50 on the north, residential development on the east and south, Open Space areas on the east, and a large Open Space area to the west. The elevation of the property varies from high points ranging between 1,180 and 1,250 feet along the southern property line shared with the abutting Cambridge Estates Unit 3 residences, levels out near the eastern internal sections at around 1,200 feet, and troughs along the western property line to a low point of 1,040 feet. There is a man-made berm that begins midway along the northern property lines parallel to the highway which screens the internal portions of the easternmost property. There are a series of ponds located along the eastern boundary of the project site. There is an intermittent stream flowing near the northwest corner and this stream flows from an off-site source across and off the property in a southwesterly direction. Both of these wetland features are classified as jurisdictional wetlands. An intermittent wetland also exists just off-site and about midway along the northern property lines with 45 percent of the site having protected slopes that are 30 percent and steeper. With exception to a limited number of dirt roads for fire access and the man made berm, most of the site remains in its natural state. The project site is comprised of 9.4 acres, or 64 percent, of oak woodland tree canopy with a high concentration of the canopy occurring along the westernmost portions of the site. Vegetation on the site include a variety of grass and forbs including miners lettuce, hedgehog dogtail, wild oat, ripgut grass, medusa-head, rose clover, common vetch, field hedge-parsley, and common chickweed.

**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** County Surveyor, Building Services, El Dorado County Fire Protection District, Environmental Management, Environmental Health, Air Quality Management District. Resource Conservation District, El Dorado Irrigation District, Central Valley Regional Water Quality Control Board, California Department of Fish and Game, Department of Transportation, Cameron Park Community Services District.

### **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. The environmental factors checked below contain mitigation measures, which reduce any potential impacts to a less than significant level.

|   |                               |   |                                    |   |                        |
|---|-------------------------------|---|------------------------------------|---|------------------------|
|   | 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: \_\_\_\_\_

Printed Name: \_\_\_\_\_ For: El Dorado County

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

### **EVALUATION OF ENVIRONMENTAL IMPACTS**

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

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

## **ENVIRONMENTAL IMPACTS**

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

### **Discussion:**

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

- Similarly developed lots currently exist in the area and the proposed project would blend with what exists in the subdivision adjacent and directly on the south because the property site is a remnant lot of that subdivision, the Cambridge Oaks Unit 3 (TM88-1111F/C, TM89-1188F). There are no designated scenic vistas associated to this property. Impacts in this category would remain below a level of significant.
- The project is not located along a state scenic highway, as defined by the adopted 2004 General Plan EIR Exhibit 5.3-1. There would be a less than significant impact in this category.
- The proposed project would not substantially degrade the visual character or quality of the site or the surroundings because existing, similar, and more intense development exists on adjacent properties and along both sides of the US Highway 50 frontage east of the project site. This site is located in between US Highway 50 and similar residential single-family development to the south. It is a remnant parcel of that subdivision and an existing berm, to a large degree, screens the interior portions of the project site from US Highway 50. The project would be designed to blend with the existing character of the area and within the existing natural features (berm, slopes, oak tree canopy, etc.) of the property. Impacts within this category would remain below significant.
- With exception to potential patio and garage entrance lighting, common area lighting is not proposed for this project. All lighting, including patio and garage entrance lighting must meet the County lighting ordinance and must be shielded to avoid potential glare affecting day or nighttime views for those that live or travel through the area. Impacts from outdoor lighting would be less than significant with this project.

**FINDING:** The project site is located adjacent US Highway 50 and the section of which is not included as a designated scenic highway or scenic vista by the General Plan EIR. In addition to the similarly developed single-family residential homes in this area and along the US Highway 50 frontage, there has been other more intense residential and commercial development constructed in close proximity to this property and the highway. This project would add density that was approved as part of the Cambridge Oaks Unit 3 project (TM88-1111F/C, TM89-1188F). The three additional units would blend with the area and have been considered based on proper and effective site design, to locate residential behind an

|                                |   |                              |           |
|--------------------------------|---|------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | No Impact |
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existing berm on parcels 2 and 3, and would largely screen the new residence on parcel 1 behind dense oak canopy. As a result, there would be a less than significant level of impact.

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

**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) There would be no conversion of choice agricultural to nonagricultural lands and there would be no impairment of agricultural productivity of agricultural lands.
- b) This project would not propose to reduce the availability of agricultural lands. There would be no conflict with existing zone designations protecting agricultural uses. This property and project is not under and would not conflict with a Williamson Act Contract.
- c) No existing agricultural lands would be affected by this project. There would be no conversion of Farmland to non-agricultural uses as a result of this project.

**FINDING:** This project would have no impacts on agricultural lands and would not impact properties subject to a Williamson Act Contract. The surrounding area is largely developed and the project is within an area that transitions from lower intensity single-family residential development on the south and US Highway 50 on the north. This project proposes no impacts within this category.

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

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

| III. AIR QUALITY. <i>Would the project:</i>  |  |   |   |
|--|--|---|---|
| projected air quality violation?   |  |   |   |
| 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)? |  | ✓ |   |
| d. Expose sensitive receptors to substantial pollutant concentrations?   |  | ✓ |   |
| e. Create objectionable odors affecting a substantial number of people?  |  |   | ✓ |

**Discussion:**

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No<sub>x</sub>, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
  - Emissions of PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
  - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO<sub>x</sub>, and O<sub>3</sub>). Because the project is located within the asbestos review area, the El Dorado County Air Quality Management District (AQMD) would require the project implement an Asbestos Dust Mitigation Plan (ADMP) during grading and construction activities. As part of the review to be incorporated into the grading plan, the ADMP would provide a comprehensive list of required and typical permit conditions to be implemented during construction of the project. The typical measures that are included in the permit would include, but are not limited to, sensitive grading standards, techniques, and minimization of heavy equipment operations that would reduce the level of defined particulate matter exposure and/or emissions below a level of significance. The ADMP would be reviewed and approved by the El Dorado County Air Quality Management District (AQMD) prior to the approval of grading or construction permits. As a result, there would be a less than significant impact within this category.
- b/c) The El Dorado County Air Quality Management District (AQMD) reviewed the Air Quality Assessment prepared by Rimpo and Associates on February 2, 2006 for this project and determined that by implementing typical conditions that are included in the project permit, that the project would have a less than significant level of impact in this category. The conditions are implemented as part of an Asbestos Dust Mitigation Plan (ADMP) to be reviewed and approved by the AQMD prior to and concurrently with the grading, improvement, and/or building permit approvals would manage heavy equipment and mobile source emissions, as well as site disturbance and construction measures and techniques. In addition, the General Plan EIR Section 5.11 addresses air quality from transportation sources, specifically those

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

generated by vehicles that travel on roadways in the County, partially from US Highway 50 as a generator. Such source emissions have already been considered with the adopted 2004 General Plan and EIR. There would be a less than significant level of impact within this category.

- d) The El Dorado County Air Quality Management District (AQMD) reviewed the project and identified this site as being within the asbestos review area. In their review, the district identified school facilities located north of the US Highway 50. However, by implementing an Asbestos Dust Mitigation Plan (ADMP), as well as implementing typical conditions for the development of the site as it relates to pollutant concentrations based on Environmental Management rules, regulations, and standards, the impacts associated with this category would be less than significant.
- e) Table 3.1 of the El Dorado County Air Quality Management District's (AQMD's) CEQA guide does not classify residential development as an odor generating use. The proposed addition of three single-family units to the area would not generate or be subject to impacts associated with odor.

**FINDING:** Standard conditions of approval, as required by the El Dorado County Air Quality Management District (AQMD), are included as part of the project permit. These conditions are typical for most projects throughout the County and for this project because it is located within the asbestos review area. Issues related to transportation source emissions associated with the project given its proximity to US Highway 50 have been considered previously by the EIR that was prepared for the adopted 2004 General Plan. As such, residential development of three units and the creation of a large Open Space lot would have a less than significant impact in this category.

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

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

### **Discussion:**

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
  - Cause a fish or wildlife population to drop below self-sustaining levels;
  - Threaten to eliminate a native plant or animal community;
  - Reduce the number or restrict the range of a rare or endangered plant or animal;
  - Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
  - Interfere substantially with the movement of any resident or migratory fish or wildlife species.
- a) The project has the potential to impact species identified as candidate, sensitive, or special status species by local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. A Biological Study and one letter addendum was prepared by North Fork Associates for this project. The study identified habitat that could support special-status plant and/or animal species on the property. For plants, potential species include big-scale balsamroot, Bisbee Peak rush-rose, Brandegee's clarkia, El Dorado bedstraw, El Dorado mule ears, Layne's ragwort, Pine Hill ceanothus, Pine Hill flannel bush, Red Hills soaproot, and Stebbins' false bindweed. For animals, potential species include foothill yellow-legged frog, northwestern pond turtle, Cooper's hawk, raptors, and White-tailed kite. With exception to Stebbins' false bindweed and the protected animal species listed above, the County has a mitigation impact fee for projects within Rare Plant Mitigation Areas (1 and 2 for this project) for all of the other species listed. However, because of the potential of the federal and state listed endangered Stebbins' false bindweed and protected animal species to occur, the applicant would be required to conduct a site survey for such species prior to issuance of grading permits and/or building permits, as well as consult with state and federal agencies should such species be discovered. Avoidance measures (and/or state/federal take requirements) are outlined in the mitigation. By implementing the mitigation at the end of this section, impacts within this category would be reduced below a level of significant.
- b) Riparian habitat is found on or adjacent to this property. The project is not located within a sensitive natural community of the County, state or federal agency, including but not limited to an Ecological Preserve or USFWS Recovery Plan boundaries. Because there is riparian habitat on and in near vicinity of this property, specific avoidance measures in the form of non-building buffers must be established around the 'intermittent' stream and partially on-site pond classified as jurisdictional wetland, and intermittent wetland that is located midway along the northern property lines for this project. Please refer to the mitigation at the end of this section. By implementing the mitigation, the project impacts in this category would be reduced below a level of significant.
- c) There are local, state or federally classified wetlands located on the property and there are wetlands or riparian areas that are adjacent the project site. As such, the project would need to establish 'non-building' buffers around the wetland features with the processing of the final map. Although some development activity would be required for an El Dorado Irrigation District (EID) water line extension Alternative 1 or 2 (see Utilities and Service Systems categories), such impacts have been identified and would be mitigated for in this section. In addition to the mitigation, the County requires that pre- and post construction Best Management Practices (BMPs) be implemented into the design of grading and improvement plans to reduce or eliminate run-off. Such BMPs would be required to meet the County's Storm Water Mitigation Plan (SWMP), the state's Storm Water Pollution and Prevention Program (SWPPP) criteria, and the National Pollutant Discharge Elimination Systems (NPDES) standards. As a result, impacts in this category would be reduced below a level of significant.



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

- d) The two properties associated to this project primarily have an Open Space designation currently and remain vacant adjacent US Highway 50. The property is surrounded by development and although there is chance for some species to use the site for native resident and/or migratory purposes (foothill yellow-legged frog, northwestern pond turtle, Cooper's hawk, raptors, and White-tailed kite), however, it is not a known or highly sensitive migration area. As such, there would be limited disturbance on the property to prepare the site for residential development and 10.97 acres would continue to remain as Open Space Lot A, not to be developed for residences or for driveway access. Mitigation has been prepared that would require a site survey prior to grading or associated activities to ensure such species would not be affected by this project. Impacts in this category would be reduced below a level of significant.
- e) The project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and does not conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. This site is not located in any of the higher sensitive biological resource (IBC or other) areas mapped by the County, state, and/or federal agencies. Because there is a likelihood of overlap between oak impacts and special-status plant and animal species, this section provides for an oak woodland mitigation plan to address the replacement of oak trees in order to meet County standards and to address such impacts. The mitigation established to offset oak woodland impacts associated to special-status bird species are found at the end of this section. As such, impacts would be reduced below a level of significant.
- f) This project, as designed, does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be a less than significant impact in this category.

Mitigation Measures for Biological Resources [1-9]

**MM Bio-1:** Prior to the issuance of building permits, the applicant shall pay the Rare Plant Mitigation Area 1 in-lieu fee for parcels 2 and 3 and Rare Plant Mitigation Area 2 in-lieu fee for parcel 1. The in-lieu fee shall be based on the fee that is in place at the time of building permit issuance and shall be made to offset impacts within these mitigation areas based on adopted County policies.

*Timing/Implementation:* Prior to issuance of building permits

*Enforcement/Monitoring:* El Dorado County Planning

**MM Bio-2:** All grading, improvement, and building plans shall state: "It is the applicant and contractor's responsibility to comply with all applicable state and federal laws and regulations including the Federal and State Endangered Species Acts and the Clean Water Act for all on and/or off-site impacts. The County Grading Permit does not authorize Contractor to conduct activities not permitted by applicable State and Federal agencies in areas subject to State and Federal jurisdiction."

*Timing/Implementation:* Prior to issuance of grading and building permits

*Enforcement/Monitoring:* El Dorado County Planning

**MM Bio-3:** Prior to initiation of the proposed construction activities, a qualified biologist must conduct a site survey during the blooming season (May thru June) and provide a report to Planning Services to determine the existence of Stebbins false bindweed. The survey shall be conducted for areas identified for development, which includes the area necessary for pad development and driveway improvements.

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

- a. If no such species is found, no further measures shall be necessary.
- b. If such species are found within identified development areas and not planned for removal, the applicant shall obtain a letter from a qualified biologist providing recommendations for protection of such species including, but not limited to, installation of habitat and/or biological protection fencing (or similar) to protect and buffer such species from impacts.
- c. If such species are found within identified development areas and require removal, consultations and approvals for such actions must be made with the California Department of Fish and Game and/or the US Fish and Wildlife Services. A copy of any incidental take permits for related impacts (or similar acknowledgement) must be provided to Planning Services to place in the project file.

*Timing/Implementation:* Prior to initiation of construction activities

*Enforcement/Monitoring:* El Dorado County Planning

**MM Bio-4:**

30 days prior to initiation of any proposed construction activities to occur within the nesting period of Cooper's Hawk and raptors (March through August) and White-tailed kite (February through October), a qualified biologist shall conduct a site survey and provide a report to Planning Services to determine the existence of such species.

- a. If no active nests are found, no further measures shall be necessary.
- b. If an active nest is found within 200' of an area identified for development, a qualified biologist shall record the location(s) on a site map.
- If the species is listed under the Federal or State Endangered Species Act, the appropriate federal or state agency shall be contacted for guidance.
- If the species is not federally or state listed but protected under the federal Migratory Bird Treaty Act of 1918, a qualified biologist shall establish a minimum 100' buffer (Environmentally Sensitive Area) around the nest tree. The biologist shall delimit the buffer zone with yellow caution tape, surveyor's flagging, pin flags, and/or stakes, etc. The buffer zone shall be maintained until the young have fledged. Construction activities shall not occur within 100' of a nest tree while young are in the nest. The biologist shall monitor the nest weekly during construction to evaluate potential disturbance caused by construction activities. The biological monitor shall have the authority to stop construction if the nesting birds appear to be adversely affected by construction activities.

*Timing/Implementation:* Prior to initiation of construction activities

*Enforcement/Monitoring:* El Dorado County Planning

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

**MM Bio-5:**

Prior to initiation of the proposed construction activities, a qualified biologist shall review the grading plans and submit a report to Planning Services identifying potential impacts to on-site aquatic habitat, if any to determine the existence of such species addressing the following:

- a. If no impacts are identified, no further measures shall be necessary.
- b. If impacts are identified, twenty-four hours prior to construction activities, a qualified biologist shall conduct a preconstruction survey of on-site aquatic habitat to be impacted for foothill yellow-legged frog and northwestern pond turtle. If no such species are found, no further measures shall be necessary.
- c. In the event foothill yellow-legged frog and/or northwestern pond turtle are found in areas of on-site aquatic habitat to be impacted, a qualified biologist shall provide a recommendation for relocation, shall relocate said species, and shall be present during all clearing and grubbing activities to occur within the impacted aquatic habitat. All foothill yellow-legged frog and northwestern pond turtle found during clearing and grubbing shall be relocated based upon the recommendations of the biologist.

*Timing/Implementation: Prior to initiation of construction activities*

*Enforcement/Monitoring: El Dorado County Planning*

**MM Bio-6:**

The applicant shall identify a 100 foot buffer from the edge of the pond located along the eastern property line and from the edge of the stream bank that flows in a southwesterly direction along the northwest corner of the project site, as well as a 50 foot buffer from the edge of the intermittent wetland located midway along the northern property line. The identification shall be made on the final map, Site Plan Review, grading and building plans where applicable.

- a. Construction activities shall not occur within the identified 100 foot buffers unless the applicant submits a letter prepared by a qualified biologist that states the specified encroachment would not result in any impacts to riparian habitat and/or wetlands.
- b. Should EID Alternative #1 improvements be required under US Highway 50 to connect to the EID water line located within Country Club Drive construction can only occur utilizing the jack and bore method previously approved and analyzed. Unless the applicant submits a letter prepared by a qualified biologist that states the specified encroachment would not result in any impacts to riparian habitat and/or wetlands, construction of improvements must begin and end outside of the identified 50 foot buffer and must remain 5 -10 feet below the existing surface grade.
- c. Driveway improvements within the identified 50 foot buffer shall not encroach north (but can encroach south) of the existing driveway footprint unless the applicant submits a letter prepared by a qualified biologist that states the specified encroachment would not result in any impacts to riparian habitat and/or wetlands.

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

*Timing/Implementation: Prior to filing of final map, Site Plan Review (SPR), grading and/or building plan approval*

*Enforcement/Monitoring: El Dorado County Planning*

**MM Bio-7:**

Any oak trees removed from the site shall be mitigated as specified in the Interim Interpretive Guidelines for El Dorado County as adopted by the County on November 9, 2006. Mitigation for loss of tree canopy shall be implemented to reduce impacts from oak tree loss. Fulfillment of anyone of the following options will reduce impacts to a less than significant level:

- a. For tree replacement under Policy 7.4.4.4 of the General Plan, oak trees shall be replanted at a rate of 200 tree saplings per acre, or 600 acorns per acre, whether on-site or off-site. A tree planting and preservation plan is required prior to issuance of a grading permit. If the applicant chooses to replace removed trees off-site, an easement for off-site replacement must be obtained prior to the recordation of the tentative map. A letter from the certified project arborist or qualified biologist verifying the replacement of trees and a contract for intensive to moderate maintenance and monitoring shall be required for a minimum of 15 years after planting. The survival rate shall be 90 percent. Any trees that do not survive during this period of time shall be replaced by the property owner. The arborist or biologist contract, planting and maintenance plan, and all compliance documents necessary to meet the Oak Woodlands Interim Interpretive Guidelines shall be provided to Planning Services prior to issuance of a grading permit.
- b. Payment of all fees required under Option B of General Plan Policy 7.4.4.4 to the county's Integrated Natural Resources Management Plan (INRMP). Payment of fees shall be at a migration ratio of 2: 1 and based on all impacted oak woodland acreage. Payment of fees and successful completion of this alternative is dependent upon county adoption and implementation of the INRMP by the County and approval of Planning Services.
- c. Acquisition of an off-site conservation easement covering property with healthy oak woodland canopy area of 0.36 acres, equivalent to 100 percent of the oak canopy area proposed to be removed by the project. The conservation easement shall be in close proximity to the project site or within or adjacent to an Important Biological Corridor or Ecological Preserve, as designated in the General Plan. The conservation easement shall provide for the preservation of the area in perpetuity and shall include such terms, conditions, and financial endowments for monitoring and management deemed necessary by the County to ensure the long term preservation of the oak woodland area. The easement shall be in favor of the County or a County-approved conservation organization.

*Timing/Implementation: Prior to grading permit approval*

*Enforcement/Monitoring: El Dorado County Planning*

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**MM Bio-8:** If option a. above is utilized, the applicant shall provide an update letter to be prepared by a qualified professional about the health and progress of the re-planted oak saplings and/or oak acorns for this project.

*Timing/Implementation:* Prior to issuance of occupancy permits

*Monitoring/Enforcement:* El Dorado County Planning

**MM Bio-9:** If option a. above is utilized, Covenants, Conditions, and Restrictions (CCRs) shall be established and recorded for this project that would, in part, ensure the survival of replanted oaks by requiring that each property owner share equally in the responsibility in the long term monitoring and maintenance of replanted oaks. The CCRs shall require that the property owners coordinate a one year, three years, five years, and ten year monitoring survey to be prepared by a qualified professional for both oak and saplings that would be replaced, as well as a similar fifteen year survey update for acorns. In the event that the replanted saplings or acorns not survive, they shall be replaced (at the sole and equally shared cost of each property owner) based on County adopted policies and standards, and based on the input of a qualified professional.

*Timing/Implementation:* Prior to issuance of building permits, occupancy permits, and on-going

*Monitoring/Enforcement:* El Dorado County Planning

**FINDING:** This site is not located within the County's adopted Ecological Preserve or within the USFWS Recovery Plan boundaries. Mitigation in the form of an in-lieu fee payment for impacts within Rare Plant Mitigation Area 1 and 2, as well as specific mitigation identifying the protocol for site surveys, avoidance and/or impact procedures necessary for discovered state and federally protected plant and/or animal species not covered by the Mitigation Areas listed, are included for this project. Such procedures must be adhered to and prior to the County issuing grading permits for the project and during project build-out, with a monitoring plan for oak replacements to be incorporated into CCRs. All wetlands and buffers must be protected and shall be shown on grading and improvement plans, and no impacts to such wetlands or their buffers could occur, or unless a qualified biologist provides a letter stating that specific encroachments within established buffers would have no impacts to riparian habitat or wetlands. With the implementation of mitigation measures, impacts within this category would be reduced below a level of significant.

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

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### **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) A Cultural Resources Study was prepared for the project to identify the historic conditions of the property. A mitigation measure has been included at the end of this section to address the issue. As a result, the project impacts in this category would be reduced below a level of significant.
  - b) A Cultural Resources Study was prepared for the project to identify archaeological conditions of the site. A mitigation measure has been included at the end of this section to address the issue. As a result, the project impacts in this category would be reduced below a level of significant.
  - c) The project site does not contain any known paleontological sites or known fossil strata or locales. A unique paleontological site would include a known area of fossil bearing rock strata and this project does not consist of these types of strata. There would be no impacts within this category.
  - d) As with many project, there is a small likelihood that accidental discoveries of human remains for projects located outside of a dedicated cemetery could occur where development would occur. During grading and improvement activities, typical procedures that address accidental subsurface discovery, including those for human remains occur outside of a dedicated cemetery, would be implemented. Combined with the mitigation outlined below, the impacts within this category would remain below a level of significant.

### **Mitigation Measures for Cultural Resources [1]**

**MM Cultural-1:** The applicant shall consult with Planning Services to coordinate the placement of a non-building buffer on the final map, Site Plan Review (SPR), grading, improvement, and/or building plans, based on the recommendations of the Cultural Resources Study. Planning Services staff shall review such plans and coordinate with the study to ensure the proper placement of the non-building buffer is made, to be labeled 'non-building buffer.'

*Timing/Implementation:* Prior to final map, Site Plan Review (SPR), grading, improvement, and/or building plans approvals

*Monitoring/Enforcement:* El Dorado County Planning

**FINDING:** As with many projects throughout the County, the potential to find historic, archaeological, or human remains outside of a designated cemetery could occur with this project. Combined with the typical project conditions outlined in the project permit and one added mitigation listed above, impacts would be reduced below a level of significance with this project.

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

**Discussion:**

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

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

a) According to the *Fault Activity Map of California and Adjacent Areas* (Jennings, 1994) and the *Peak Acceleration from*



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*Maximum Credible Earthquakes in California* (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Study Zones) are located on the property. The applicant also provided a Geotechnical Engineering Study for this project to provide added clarification about issues related to geology. The results of both of these resources identified that the potential of fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant for this project and in this area. In addition, future development would be designed to comply with the *Uniform Building Code (UBC)* to meet earthquake construction standards for the appropriate Seismic Safety Zone 3. The project is not located in an area with sever or significant topographic variations in slope and would not be subject to liquefaction and/or mudslides. All of the factors have been considered for this category and impacts would be less than significant.

- b) Most project grading and improvements would occur on-site, with only a small percentage of off-site improvements that would be required for the project for driveway connections, water and sewer line connections. On-site grading would be required to prepare the project for residential development to include pad grading, driveway improvements, water/sewer connections, and drainages. All grading plans and activities shall be designed to comply with the *El Dorado County Grading and Drainage* standards, which would address pre-and post construction Best Management Practices (BMPs) for erosion and sediment controls. As a result, impacts within this category will be less than significant.
- c) There are four soil classifications found on the two properties that comprise the project area (*Soil Survey of El Dorado Area, California, 1974*). On the westernmost parcel, the two soil types include the Auburn very rocky silt loam 2 to 30 percent slopes (AxD) along the northwestern corner of the property, with the larger portion of the property comprised of Auburn very rocky silt loam 30 to 50 percent slopes (AxE). On this property, one new home with driveways would be improved and most of the improvements would occur on the AxE soil type. AxD soils are gently sloping to moderately steep with bedrock outcrops covering 5 to 25 percent of the surface with moderate permeability, slow to medium surface run-off, and a slight to moderate erosion hazard. AxE soils are gently steeper with medium to rapid surface run-off with a moderate to high erosion hazard. The eastern parcel would have two homes and driveways improved on it. There are three soil types on this property, the AxD, as well as the Auburn silt loam 2 to 30 percent slopes (AwD) and the Rescue sandy loam 2 to 9 percent slopes (ReB). AwD typically has slopes 5 to 15 percent in steepness and is similar to AxD soils, except that it has less than 5 percent of the surface as exposed rock. ReB is moderately sloping, with a moderately slow permeability, slow to medium surface run-off and slight to moderate erosion hazard. The two homes and driveways would mostly be developed on the AxD and AwD soils on this property. Regardless, any future grading or improvement activities must be designed to comply with the *El Dorado County Grading, Erosion, and Sediment Control Ordinance*. As a result, impacts within this category will be less than significant.
- d) According to the *Soil Survey of El Dorado Area, California, 1974* and the Geotechnical Engineering Study prepared for the project, the area where development would occur has stable soil types that are suitable for residential development. There are no fault lines on the property and the project is not located within a seismic fault buffer. Any future development of the property must be designed to conform to the *County of El Dorado Grading, Erosion, and Sediment Control Ordinance* and the *Uniform Building Code (UBC)*. As a result, impacts within this category will be less than significant.
- e) This project would connect to the El Dorado Irrigation District (EID) water and sewer lines, with two alternatives available for water line connection (see Utilities and Service Systems category). There are no septic disposal areas proposed or allowed for this project. There would be no impacts to this category because of the availability of EID services for this project once the required EID extensions, improvements, and connections are made.

**FINDING:** A review of the soils and geologic conditions of the property finds that the site comprises of stable soils that are suitable for the type of development that is proposed. The site has areas of variable slopes with different degrees of steepness, including some of which that are 30 percent and steeper. All grading would be designed to meeting *County of El*

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*Dorado Grading and Drainage* standards. Any future construction of residential development would be designed to meet the *Uniform Building Code (UBC)* Seismic Safety Zone 3 construction standards that would apply to residential development. In this category, impacts would be less than significant.

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

#### **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.

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- a) No significant amount of hazardous materials would be used for the project, including those that may be required during construction activities to prepare the site to construct single-family residential homes. Hazardous materials are not expected, and any such material that would need to be used at the project site must comply with the *El Dorado County Hazardous Waste Management Plan*. In addition, all materials that are to be used, including, but not limited to diesel powered construction equipment and other material typical of a construction project must be used under the County's Air Quality Management District (AQMD) and Environmental Management guidelines. As such, impacts within this category would remain below a level of significant.
- b) No significant amount of hazardous materials, including those related to construction materials, would be used for the project. The project does not expect to experience any reasonably foreseeable upset and accident conditions that involve the release of hazardous materials into the environment. There would be a less than significant impact within this category.
- c) As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, even though school facilities exist within one-quarter mile, just across and north of US Highway 50. There would be operation of construction equipment and the use of construction materials, none of which are classified as acutely hazardous materials and/or all materials would be regulated based on Environmental Management standards. Impacts within this category remain below significant.
- d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying hazardous material sites in the project vicinity. There would be no impact within this category.
- e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and this project is not located within not located within two miles of a public airport. There would be no impacts within this category.
- f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. There would be no impacts within this category.
- g) This project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan. The County's Emergency Response Plan incorporates elements of the emergency response and evacuation procedures and includes reference to fire safety and circulation, as well as applicable contact and safety procedures linked to state and federal agencies responsible for emergency preparedness and response. The Chief Administrative Officer (CAO) is responsible for maintaining the El Dorado County Emergency Management Policy and the County Sheriff's Office is responsible for operating the County's Office of Emergency Service (OES) for the entire County. The main El Dorado County Sheriff's Office is located in the El Dorado County Government Center complex in Placerville. There would be a less than significant impact in this category.
- h) The site is located in a largely developed neighborhood with US Highway 50 on the north with similar and existing single-family residential development on the south. As with most areas of the County, there is vegetation such as trees and foliage that exist on and adjacent to this property. The El Dorado Fire Protection District reviewed the project and would require that, at a minimum, two fire hydrants be installed and that a Fire Safe Plan be developed for this project during the grading and/or building permit review phase. There would be adequate driveway and emergency access to accommodate fire apparatus, emergency vehicle and automobile circulation on and around the site in case of an emergency. Project conditions have also been included by the Fire District and in cooperation with the El Dorado Irrigation District (EID) improvements (Alternative 1 or 2) to ensure that adequate fire flow and water pressure is available for this project. As a result, this project poses a less than significant level chance to expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. The impacts within this category would remain below significant.

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**FINDING:** The site is not located within two miles of a public or private airport. The site is within one-quarter mile of school facilities. However, no hazardous materials exist and/or no excessive exposures from diesel fuel, emissions, and/or construction materials would result from the project because the project would need to observe the Air Quality Management District (AQMD) and Environmental Management rules and regulations. Such rules are included in the project conditions and are typical. Fire hydrants, water line infrastructure, and the implementation of a Fire Safe Plan would address overall fire safety and reduces impacts associated to wildland fires for this project. Impacts within this category would remain below significant.

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

**Discussion:**

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
  - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
  - Substantially interfere with groundwater recharge;
  - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
  - Cause degradation of groundwater quality in the vicinity of the project site.
- a) Any grading and improvement plans required by the El Dorado County Department of Transportation (DOT) and/or Buildings Services shall be prepared and designed to meet the *County of El Dorado Grading, Erosion and Sediment Control Ordinance*. These standards require that erosion and sediment control be implemented into the design of the project. Combined with the design standards outlined by the *El Dorado Design and Improvement Standards Manual (DISM)*, as well as the *Off-Street Parking and Loading Ordinance*, all stormwater and sediment control methods required by the ordinance would be implemented and engineered correctly for the final design, including those necessary for site grading and drainage facilities. Grading and drainage designs shall consider and would be designed pursuant to a project specific Storm Water Mitigation Plan (SWMP). This would address Storm Water Prevention and Pollution Program (SWPPP) standards in order to adhere to the state requirements, as well as the federal, National Pollution Discharge Elimination System (NPDES) requirements for water quality and water discharge. As a result, impacts would be less than significant.
- b) There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The project is required to connect to the El Dorado Irrigation District (EID) water line (see Utility and Services Systems category) under Alternative 1 or 2 scenarios. There would be no draw from groundwater sources in the area with the approval of this project and impacts in this category would be less than significant.
- c) A Preliminary Drainage Study was provided for review and identified the effects of the project to be negligible and/or have existing and adequate infrastructure to handle the run-off without the need to make improvements to such facilities either on or off-the project site. Parcel 1, which is located at the southwest corner of the property, drains into the Marble Creek channel across a flow distance of 850 feet. The report identifies this flow to be negligible based on a single-family residence to be developed on this parcel. For parcels 2 and 3, there are four sheds that the report identifies and references the previous Preliminary Engineering Report for Cambridge Oaks Unit 1 – Phase 3 and Cambridge Oaks Unit 2 Development Master Drainage Study prepared January 28, 2001. The current preliminary study identifies that there are adequate facilities (pond, storm drains) to handle the additional flow that would be generated with this project or that there would be a negligible impact because there is adequate vegetative areas where such flow would be negligible. There would be installation of one 18 inch culvert beneath the driveway that would connect parcels 1 and 2. This would assist with the flow of run-off for drainage purposes. All grading and drainage activities shall be required to implement *El Dorado County Grading, Erosion and Sediment Control Ordinance* standards to ensure that grading and/or ground disturbance include proper designs that would reduce and/or eliminate run-off pre-and post construction. The standards would apply to this project and impacts would be less than significant.
- d/e) The Preliminary Drainage Study prepared for this project identified that there would be additional peak run-off as a result of this project. However, that report also identifies that the development of this project, proposing three new single-family homes, would have no negative impacts on the storm drains either on or off the property. The existing sheds and pond can handle any additional flow and run-off from the project. The final drainage plan would be designed

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to meet the *El Dorado County Grading Erosion and Sediment Control Ordinance*. There would be a less than significant impact in these categories.

- f) The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. Stormwater and sediment control measures outlined by the *Grading, Erosion and Sediment Control Ordinance* that implement a project specific Storm Water Mitigation Plan (SWMP), the state's Storm Water Pollution and Prevention Program (SWPPP) and National Pollutant Discharge Elimination Systems (NPDES) would be required to be designed with grading and drainage plans. The designs would also include and implement pre- and post- construction Best Management Practices (BMPs), as well as permanent drainage facilities, in order to address the issue of water quality. As a result, there would be a less than significant impact.
- g/h) The Flood Insurance Rate Map (Panel 060040 0725C, December 4, 1986) for the project area establishes that the project site is not located within a mapped 100-year floodplain. There would be a less than significant impact.
- i) The site is not located downstream from any dam and is not located in any area protected by levees. The Federal Emergency Management Administration (FEMA) maps designate this site as Flood Zone Category C, which allows development of residential uses at this location and within the Category C designation. There would be a less than significant impact.
- j) There is no potential for impacts from seiche or tsunami, or from mudflow at this site.

**FINDING:** There would be no substantial alteration of drainages on or off the property with the approval of this project. The drainage facilities on and off-site could handle the run-off that would be associated to the project. Water would be provided for this project by connections to the EID system, as well as adequate capacity to connect to the existing EID wastewater system. All grading, drainage, to include BMPs for pre-and-post-construction for erosion and sediment controls would be incorporated into the final grading and drainage design for the project. Impacts within this category would remain below significant.

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

**Discussion:**

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;

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- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
  - Result in conversion of undeveloped Open Space to more intensive land uses;
  - Result in a use substantially incompatible with the existing surrounding land uses; or
  - Conflict with adopted environmental plans, policies, and goals of the community.
- a) The project would not create any physical divisions of an established community. The project area is part of the Cambridge Oaks Unit 3 (TM88-1111F/C, TM89-1188F) subdivision, which was approved for 61 units, but because of final site layout, only 57 units were built. This project proposes to add three of the four units that were not built, by reallocating existing residential zoning and reconfiguring the zone for Open Space areas in order to achieve this goal. By rezoning to a more appropriate residential zone designation and by reconfiguring the zones, the project would provide appropriate single-family residential development in an area where similar development exists. The location of the new homes considers the sensitive environmental resources that exist on the property, including the (certain) special-status species, wetland features, oak woodland tree canopy, and protected slopes 30 percent or steeper. As a result, impacts would remain below significant.
- b) As proposed, the project is consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the adopted 2004 El Dorado County General Plan. The project proposes a Planned Development (PD) in order to minimize impacts to the natural resources that exist on and near the property by locating the new residences in the least sensitive portions of the property. In addition to and in combination with the PD, a design waiver has been requested to waive the requirement of road frontage for each of the three new parcels. Instead of road frontage, the project would provide driveway access via a driveway easement to connect each parcel to the public road easement and for emergency access purposes. No other deviations are being requested with the submittal. Because this property is designated High Density Residential (HDR) by the General Plan and there is over 4 acres on site that is comprised of the residential zone, the reallocation of residential zone (and reduction of the zone) to accommodate a three unit residential development would make the property (and this project) more consistent with the land use designation of the General Plan. It would also provide three of the four units that were approved by the Cambridge Oaks Unit 3 (TM88-1111F/C, TM89-1188F) subdivision map, but never built. The proposed lot sizes are consistency with the standards established for the R20,000 zone including minimum lot size of 20,000 square feet and lot width of 100 feet.

A Site Plan Review (SPR) would be required based on the mitigation developed for this section. This would ensure that the project is built to the standards established by this application, including the Planned Development (PD) standards, the mitigation, and conditions of project approval. Additional review based on consistency with the project and appropriate zoning standards (building setbacks, height, other) would occur during the SPR process. The SPR shall be reviewed for conformity as either a parcel-by-parcel submittal, or one SPR application for multiple parcels. SPRs must be approved prior to the County issuing building permit approvals. With the implementation of the mitigation, impacts in this category would be reduced below a level of significant.

- c) The project would not conflict with any applicable habitat conservation plan or natural community conservation plans that exist and/or apply to this project. There would be no impacts within this category.

*Mitigation Measures for Land Use Planning [1]*

**MM Land Use-1:** The applicant shall submit a Site Plan Review (SPR) application for each of the newly created residential parcels (or combinations thereof) to determine consistency with the approved rezone, tentative parcel map, and Planned Development (PD) application. The consistency determination



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shall be made based on reviews of project exhibits, conditions, mitigation, ordinances, and policies that are applicable during subsequent SPR review.

*Timing/Implementation:* Prior to issuance of building permits

*Monitoring/Enforcement:* El Dorado County Planning

**FINDING:** A portion of this project proposes a rezone to redistribute (and reduce) existing residential zoning of the property to allow for single-family development of three units, while maintaining 11.82 acres as an Open Space Lot A. This would create consistency with the land use objective of the General Plan by providing the units based on the High Density Residential (HDR) designation, as well as consistency with the Cambridge Oak Unit 3 (TM88-111F/C and TM89-1188F) subdivision map because of the units approved, but never built by that project. The final design of that subdivision map created the minor zoning and land use inconsistency that would be corrected with the process of this project. The lot sizes and dimensions meet the standards required by the R20,000 zone with this project and the tentative parcel map. A Site Plan Review (SPR) would be required prior to issuance of subsequent building permits and only following the recording of the final map. The SPR would be reviewed for consistency with the project approvals to include review for applicable zoning ordinance standards. As a result, impacts in this category would be reduced below a level of significant with this project.

| <b>X. MINERAL RESOURCES. Would the project:</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.  | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? |  | ✓ |   |

**Discussion:**

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not located within a Mineral Resource Zone (MRZ) as mapped by the State of California Division of Mines and Geology and is not classified or affected by any Mineral Resource overlays of the El Dorado County General Plan. There would be no impacts within this category.
- b) The western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2 contain discovered mineral deposits that have been measured or indicate reserves that have been identified and calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. There would be a less than significant impact in this category.

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**FINDING:** There are no mapped mineral resources or deposits on this property; however, there is a mapped area north of US highway 50 and north of this site that has the potential for mineral resources. Impacts would be less than significant.

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

**Discussion:**

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
  - Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
  - Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- a) The project would be affected by excessive noise levels because the project site is located adjacent US Highway 50. The location of the project is in an area that transitions from US Highway 50 on the north to residential development on the south. US Highway 50 is a highly traveled road corridor that generates traffic noise from vehicles 24 hours per day 7 days per week. A Noise Study was prepared for this project that identifies the noise impacts associated to the project based on the pad locations for future homes. The study identified traffic noise standards based on Federal Highway Administration standards, and adjusted based on certain prediction methods, and based on an average vehicle speed of 65 miles per hour. Results identified that although parcel 1 is affected by 66 decibels (dB) which is higher than the General Plan allowed 60 dB allowed for residential development at the property line added mitigation would assist lowering the noise attenuation levels on certain parts of the property based on site design and placement of homes between the freeway and the backyard areas. For parcels 2 and 3, there is an existing berm that parallels US Highway 50 and separates these parcels from the adjacent freeway. On all three parcels, balconies, patios or decks would be located

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below the on-site berm (parcels 2 and 3) or not be constructed along building areas (for parcels 1, 2, 3) having noise exposure to US Highway 50 above the berm. The berm is large enough to screen much of the outdoor areas for parcels 2 and 3 in order to maintain the noise level to 60 dB or below, which is the maximum noise allowed by the General Plan at the property line of residential development. By requiring mitigation that is included at the end of this section to be implemented in the site design and for noise exposure, impacts in this category would be reduced below significant.

- b) This project has the potential to expose people to excessive ground borne vibrations or noise. The location of the project is such that there would be a likelihood that such vibrations would result. However, the project would be required to use construction standards established by the *Uniform Building Code (UBC)* as well as the mitigation measure outlined below for window treatments and installation of central air and heating units for each new home, based on the recommendations of the noise assessment prepared for this project. As such, impacts would be reduced below a level of significant in this category.
- c) The project is adjacent to a major US Highway. This is an existing noise generator. However, the addition of the three units would not add to that noise generator. There would be no impacts within this category because no additional or significant amount of noise would be generated as a result of this project.
- d) This project would not add to the existing ambient noise levels of the surrounding area. Temporary construction noise would result and project conditions would regulate the time of day and days per week such activity could occur. With the development of three homes, the noise levels experienced by the residences that exist south of the project site may be further buffered and/or attenuated by this project. The three new homes would further buffer back yard areas of select Cambridge oaks Unit 3 homes from freeway noise. There would be a less than significant impact.
- e) This project is not located adjacent to or in the vicinity of a public airport. Residential development on this property would not be subject to excessive noise from any such facility. There would be no impacts within this category.
- f) The project is not located adjacent to or in the vicinity of a private airstrip and would not experience noise from a private airport. There would be no impacts within this category.

Mitigation Measures for Noise [1-3]

**MM Noise-1:** The backyard area for Parcel 1 should be located at the furthest distance possible away from US Highway 50 and the proposed residence shall be sited between US Highway 50 and the backyard areas. At no time, shall backyard areas including, but not limited to, grassy or play areas, balconies, patios, and/or decks be located between US Highway 50 and the residential structure.

*Timing/Implementation:* Prior to SPR approval

*Monitoring/Enforcement:* El Dorado County Planning

**MM Noise-2:** Prior to the issuance of building permits on Parcels 2 and 3, the applicant shall illustrate the use of a minimum Sound Transmission Class rating 32 for all second story bedroom windows. Balconies, patios, and decks on Parcels 2 and 3 shall only be allowed behind and below the berm.

*Timing/Implementation:* Prior to issuance of building permits

*Monitoring/Enforcement:* El Dorado County Planning

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**MM Noise-3:** Prior to the issuance of building permits on Parcels 1, 2, and 3, the applicant shall illustrate central air and heating units will be installed to allow occupants to close doors and windows as desired to achieve compliance with applicable interior noise level criteria.

*Timing/Implementation:* Prior to issuance of building permits

*Monitoring/Enforcement:* El Dorado County Planning

**FINDING:** The project is not located within 2 miles of a public or private airport and would not be exposed to such noise sources. Noise from construction activities would be limited to certain hours and days of the week, referenced by typical project permit conditions. Residential development must be designed and construction standards shall be implemented during the building permit review phase in order to attenuate exterior and interior noise levels to meet County standards identified by the General Plan, as well as those required by the *Uniform Building Code (UBC)*. By implementing the mitigation for all three parcels, exposure to noise would be reduced within the categories affected and noted in this section. As a result, impacts would be reduced below a level of significant.

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

**Discussion:**

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

- Create substantial growth or concentration in population;
  - Create a more substantial imbalance in the County's current jobs to housing ratio; or
  - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) This project is typical of a semi-rural infill project because all of the surrounding properties have already been developed. Public facilities and infrastructure such as a freeway, developed roads surround this Open Space area and the area in general. With exception to driveway encroachments, there would be no specific Department of Transportation (DOT) road improvements necessary because all of the access paths are all private driveways. There are also existing public water and sewer lines in the near proximity. Two alternatives for water line improvements area discussed in the 'Utility and Service Systems' section, one requiring a Country Club Drive connection, the other through Beasley Drive connecting to a future line that would be constructed within Flying C. The first connection is an option that has been fully assessed with this project. The second is based on the anticipated project approvals for (Protzel) TM05-1403 and (Porter) TM07-1438. The addition of three units would have a minor growth inducing impact overall and such impacts were already considered as part of the Cambridge Oaks Unit 3 (TM88-1111F/C and TM89-1188F) project because that project included this area, but did not build-out the 61 units approved and built 57 with a modified final map. The three

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units proposed with this project add three of the four units that were already contemplated by that project. With the required improvements and the fees that would be assessed for traffic, park, schools, and related public facilities during the grading and/or building permit review phase, impacts would remain below significant.

- b) There would be no displacement of housing stock with this project. In general, this project proposes to add housing opportunities within the County and in an area that has already been developed with single-family homes. There are no impacts.
- c) The site is a vacant semi-rural Open Space area parcel with the least sensitive areas to be developed with single-family residences on three separate lots. There would be no displacement of people with the approval of this project. By approving this project, there is no need to create replacement housing elsewhere. There are no impacts.

**FINDING:** The project would not displace any individuals and would not remove existing housing. The project proposes to add a housing development that was previously considered by the Cambridge Oak Unit 3 (TM88-1111F/C and TM89-1188F) project, while providing housing opportunities within an existing single-family residential development. The project would provide the necessary improvements to develop each home with driveways, and would connect to existing water and wastewater facilities. The project would have a less than significant increase in population by either directly or indirectly inducing a growth in population because the site is a semi-rural infill site that is largely surrounded by similar development. With the required improvements and the payment of project related impact fees to offset the burden that would be placed on public facilities and services, there would be a less than significant impact.

|   |  |  |   |  |
|---|--|--|---|--|
| <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?   |  |  | ✓ |  |
| b. Police protection?   |  |  | ✓ |  |
| c. Schools?   |  |  | ✓ |  |
| d. Parks?   |  |  | ✓ |  |
| e. Other government services?   |  |  | ✓ |  |

**Discussion:**

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

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

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- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Be inconsistent with County adopted goals, objectives or policies.
- a) **Fire Protection:** The El Dorado County Fire Protection District operates thirteen fire stations and covers 281 square miles protecting a population of about 46,100 nighttime residents. The district provides full-time and volunteer firefighter services for a variety of rural and higher density housing, public/private schools, businesses, senior housing, mobile home parks, and convalescent hospitals. The district provides fire protection and suppression, as well as emergency medical services. The district has agreements with some of the regional fire districts, as well as the California Department of Forestry and the US Forest Service to provide additional fire protection service when necessary. Development of the project would result in a minor increase in the demand for fire protection services. The project would add two fire hydrants in the area and would connect to one of two water delivery options that are available for this project to assure available water and water pressure for fire suppression apparatus. In addition, the implementation of a Fire Safe Plan to address vegetation and abatement adjacent single-family structures to be reviewed and implemented during the building permit review phase. By making the improvements necessary for this project, the impacts within this category would remain below significant.
- b) **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. Providing three single-family lots to be developed with single-family detached structures would not significantly impact current police response times that are available for the service area.
- c) **Schools:** The El Dorado Union High School District provides public high school services and the Buckeye Union School District provides five elementary and two middle schools for residents. This project was sent to the affected school district for review and comment. In order to offset the impacts associated to expected increase in school enrollment as a result of this project, school impact fees would be assessed and collected during the building permit review phase for any future single-family residential units developed on this property. There would be a less than significant.
- d) **Parks:** The project would add an incremental number of housing units and may create a slight increase in the population in the County, as a result. The additional units, however, would not trigger a significant impact that would require the project to develop new park facilities. Section 16.12.090 of County Code establishes the method and procedures to account the acquisition and development of parklands with discretionary subdivisions of land. This section outlines the in-lieu fee options available for residential projects of this size. For this project, a condition of approval is added to the project permit that would require the payment of park acquisition fees prior to final map recording. Park impact fees would also be assessed during the building permit review phase to offset general park facility impacts. Impacts would be less than significant.
- e) Other local services such as libraries would experience minor impacts. The impacts are expected to be incremental and would be less than significant.

**FINDING:** Adequate public services are available to serve the project and payment of impact fees, to include park acquisition fees, would help offset any impacts either direct or indirect that would result with the approval of this project. Impacts would be less than significant.

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

**Discussion:**

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a) The project is being developed as a planned development because of the site resources and the design of the tentative parcel map that would allow the project flexibilities in overall project design. Driveway easements are being requested instead of private panhandle shaped driveways. These easements would allow for both public and private access. Private access to the private properties being created and public access to the Open Space Lot A. The driveways shall be maintained with CCRs/HOA. The County also has a number of neighborhood and/or regional parks that are easily accessible and available to the residents of this project. For this project, park acquisition and park impact fees would be assessed that would provide a fair share contribution towards developing additional public parks throughout the County. Impacts would remain below significant.
- b) The project proposes to provide in excess of 30 percent common area Open Space that would be retained in a passive Open Space setting. There would be no other construction or expansion of recreational facilities proposed for this project. There would be a less than significant impact.

**FINDING:** A less than significant impact to recreation facilities and/or Open Space would result with the approval of this project because the project provides more than 30 percent as common area Open Space Lot A to be preserved in a passive park-like setting that would be accessible by public, as well as the private lot owners. Park acquisition and impacts fees would be assessed with the processing of this project. Impacts would be less than significant.



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

**Discussion:**

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
  - Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
  - Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.
- a) The County's Department of Transportation (DOT) reviewed and commented on the project. A traffic study was not required because three additional single-family residential units did not trigger the need for a traffic study based on DOT standards. Because each of the three units provide for independent access via a driveway, no public road easements or public road improvements are necessary for this project. There would be a less than significant impact.
- b) The County's Department of Transportation (DOT) reviewed the project and did not require a traffic study. There are no comments or conditions for public road improvements or dedications because all private driveways would connect to existing easements with certain improvements, including encroachments that would be designed to DOT standards. Impacts would be less than significant.
- c) The project would not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. There would be no impacts.

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- d) There would be driveway encroachments and improvements necessary to connect each of the three new parcels to Crazy Horse Court via driveway easements. The driveways shall be designed to meet Fire Safe Standards and the encroachments shall be designed to meet the Department of Transportation (DOT) standards for driveway aprons connecting to a public road easement. Parcel 1 would have a primary driveway access at the western terminus of Crazy Horse Court with emergency driveway access extending east behind the single-family lots and sharing the primary driveway easement of parcel 2. Both parcels 2 and 3 provide for private primary driveways that connect to Crazy Horse Road and share emergency driveway easements. All driveways would be in the form of dedicated access easements over and across the Open Space lot. The driveway connections would occur on a road easement that currently has similar driveway connections because of the single-family residential development that exists in the area. There would be a less than significant impact in this category.
- e) The project would not result in an inadequate level of emergency access and the access driveways would be designed to meet County design and Fire Safe Standards. Please refer to d above. The connectivity and access created by the driveways would provide enhanced fire service in the area for residential, as well as for the Open Space Lot A. These driveways would also be improved with an all weather access surface, as illustrated on the tentative parcel map. Impacts would be less than significant.
- f) The project would be required to provide the necessary parking for single-family residential development, which is two spaces, not in tandem. This would be verified during the Site Plan Review (SPR) and prior to building permit approvals (See Land Use section). There would be no impacts.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. There would be no impacts.

**FINDING:** The Department of Transportation (DOT) reviewed the project and did not require a traffic study based on DOT protocols. There would be no DOT required road improvements or dedications for this project because all of the points of access would be private driveways leading to each of the new parcels and home sites. Only DOT design encroachments would be required to connect the driveways to the road. The design of the driveways would need to meet the County's Fire Safe Standards. There is an added level of fire circulation because of the interconnection of the driveways between each of the new parcels. This would provide emergency access for these properties, as well as for the open space areas. The driveways shall be designed with an all weather access surface, as illustrated on the tentative parcel map. Because of the minor nature of transportation and traffic related issue, impacts would be less than significant.

| <b>XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>   |  |  |   |  |
|--|--|--|---|--|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  |  |  | ✓ |  |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? |  |  | ✓ |  |
| c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?           |  |  | ✓ |  |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   |  |  | ✓ |  |

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| <b>XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>  |  |  |   |  |
|---|--|--|---|--|
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? |  |  | ✓ |  |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  |  |  | ✓ |  |
| g. Comply with federal, state, and local statutes and regulations related to solid waste?   |  |  | ✓ |  |

**Discussion:**

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

- Breach published national, state, or local standards relating to solid waste or litter control;
  - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
  - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
  - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a) The preliminary drainage study prepared for this project identified that this project would have a minor discharge of water runoff in the various watersheds that were included within the study. The study also identified that there is adequate land area within each shed and/or parcel to adequately address site drainage and flow of additional water. Existing facilities located downstream of the project have adequate capacity to handle the additional flow and discharge. The Zone of Benefit section of the County Department of Transportation (DOT) would require the project to address the costs and responsibility of costs associated to the added drainage related to this project. Project specific conditions have been added to the Department of Transportation section of the project permit that would require the project to obtain an Engineer's Report addressing the issue of drainage and maintenance. The conditions also require the Zone of Benefit, and not an HOA, to gain responsibility for such drainages and maintenance, depending on the results of the Engineer's Report. In addition, the project would be reviewed during grading permit application to ensure that the project is designed to meet the *County of El Dorado Grading, Erosion, and Sediment Control Ordinance*. By implementing the requirements of the ordinance in the final grading and drainage design, including the implementation of pre- and post-construction Best Management Practices (BMPs), this project would have a less than significant level of impact in this category because such procedures are designed based on the Regional Water Quality Control Board (RWQCB) standards. Impacts would be less than significant.
- b) No new water or wastewater treatment plants are proposed or are required because of the project. The project does have one of two alternatives noted as El Dorado Irrigation District Alternative #1 and the preferred Alternative #2 for water line extensions to deliver water to the project. Both alternatives would provide adequate potable as well as fire delivery water pressure for the three units.

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| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | No Impact |
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EID Alternative #1: This first alternative would require that a water line extension be made to connect the 8-inch water line in Country Club Drive to the existing 12-inch water line located in Beasley Drive for potable and fire suppression purposes. This would require improvements and boring under US Highway 50. This connection would provide the project with the 1,000 gallons per minute (gpm) for a period of 2 hours with 20 pounds per square inch (psi) to satisfy the requirements of the water pressure for fire suppression. In order to avoid impacts to wetlands, a jack and bore method for this alternative would need to be designed to begin boring outside of the 50 foot wetland buffer. Boring would only occur at a depth of 5 to 10 feet below grade in order to maintain the value of this wetland.

For Alternative #1, a qualified biologist could provide a letter that identifies no impacts for specific encroachment into the wetland buffer and should they differ from the above. Should no impacts to riparian habitat or value of wetlands occur, then the Deputy Director of Planning Services could approve the request. Impacts to wetland would require additional environmental assessment, potentially as part of the grading or Site Plan Review (SPR). A no impacts Alternative #1 has been fully assessed for this project.

EID Alternative #2: The preferred alternative would most likely be the alternative chosen for water connections. This second alternative would require that a water line extension be made to connect the existing 12-inch water line located in Beasley Drive to the 8-inch line that is located within Flying C Road. Once completed, this would also provide the project with 1,000 gallons per minute (gpm) for a period of 2 hours with 20 pounds per square inch (psi) to satisfy the requirements of the Fire District. This is the preferred alternative because it would be less costly method and most improvements would occur within existing road easements. Minor improvements on the project site would be necessary to make the connections for each parcel to the water meters that would be installed adjacent Crazy Horse Court and Road.

Should installation of the preferred Alternative #2 not commence prior to the filing of the final map associated to this project, then the applicant shall pay \$26,940 to EID and the Facilities Capacity Charges for the water meter award letter in lieu of the improvements. The in-lieu payment is based on a 10 percent estimated cost to install preferred Alternative #2 that would contribute to the required improvement for the ultimate connection responsibility of this connection based on the Protzel (TM05-1403) and Porter (TM07-1438) projects processed by the County.

The El Dorado Irrigation District (EID) provided a Facilities Improvement Letter (FIL) and a follow-up acknowledgement that these options are available. As such, there would be an adequate, safe, and reliable water supply available for this project and such effects have been assessed by this document, including related impacts for sensitive site resources (biology, wetlands, and oak canopy). Impacts would remain below significant.

- c) On-site storm water drainage facilities would be installed and maintained on and adjacent this property in order to control, reduce, and/or eliminate run-off from this development. All storm water drainage facilities shall be designed to meet the *El Dorado County Grading, Erosion, and Sediment Control Ordinance*, as well as the *Drainage Manual* standards in order to reduce discharge levels to County, state, and federal standards, and to maintain such flow based on the outcome identified by the preliminary drainage study prepared for this project. That study identified that the current facilities and drainages could handle the additional flow that would be generated with this project. No added improvements would be required as a result of three new parcels, homes, or driveway improvements. The Zone of Benefit section of the Department of Transportation would review a future Engineer's Report to identify maintenance and fee responsibilities associated to project drainage facilities, as a condition of the permit. Impacts would be less than significant.
- d) El Dorado Irrigation District (EID) identified that there are 2434 equivalent dwelling units (EDUs) of water available in the Western/Eastern Water Supply Region as of January 1, 2005. This project proposes to draw 3 equivalent dwelling units (EDUs) from what is available. With the options that are available for connections to the EID water lines for this

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project, the EID identified that there is an adequate, safe and reliable water source available for this project. All related improvements, impacts, and mitigation have been considered within the Biological Resources category. Impacts would be less than significant.

- e) The El Dorado Irrigation District has identified available capacity for wastewater disposal and treatment. The applicant would be required to connect to the existing 6-inch sewer line located in Crazy Horse Road for each new residence.
- f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.
- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection and storage of trash, recycling and related refuse containers.

**FINDING:** Adequate water and wastewater connections to the public system are available and related environmental impacts necessary for the improvements would be assessed with the mitigation measures that have been developed within Biological Resource category addressing impacts, including those necessary for EID water connections Alternative 1 or 2. There is a safe and reliable water source available for each unit (based on Alternative 1 and pending approvals for Alternative 2), available capacity in the County refuse and recycling system, and associate collection areas that are available for this project. Impacts would remain below significant.

| <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? |  |   | ✓ |  |
| b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?  |  | ✓ |   |  |
| c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   |  |   | ✓ |  |

**Discussion:**

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- a) There is no substantial evidence contained in this document that the project would have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any potentially significant impacts could be mitigated through the incorporation of the proposed mitigation measures and based on County standards and requirements.
- b) The project has impacts that could be considered cumulatively significant based on- as well as off-site improvements necessary to develop the project. By implementing the mitigation outlined by this document in the various sections and categories listed, impacts within this category would also be reduced below a level of significant.
- c) The project does not have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly. The project includes mitigation, which have been incorporated into the project.

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### **SUPPORTING INFORMATION SOURCE LIST**

The following documents are available at El Dorado County Development Services Department, Planning Services in Placerville:

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

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.)

Biological Resources Assessment for the Marble Valley Ridge Estates Project prepared by North Fork Associates, February 23, 2006 revised October 9, 2006.

Drainage Study for A Re-Subdivision of PM48-69B, Proposed Marble Valley Ridge Estates (APN 108-530-39 and 108-540-26) prepared by CTA. April 2006.

Air Quality Analysis for the Protzel Property and Marble Valley Ridge Estates Property prepared by Rimpo and Associates. February 2, 2006.

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Environmental Noise Assessment for Marble Valley Ridge Estates prepared by Bollard Acoustical Consultants. March 24, 2006.

Cultural Resources Study of Proposed Marble Valley Ridge Estates APN 108-540-26 and 108-530-39 Near Marble Valley, El Dorado County, California prepared by Human Resources Associates. January 2006.

Cambridge Oaks Unit 3 Lot A (Revised) El Dorado Irrigation District (EID) Facilities Improvement Letter (FIL) dated January 18, 2006.

Preliminary Grading, Drainage, and Tree Plan for the Marble Valley Ridge Estates prepared by CTA. July 2007.

Geotechnical Engineering Study Updated for Marble Valley Ridge Estates prepared by Youngdahl Consulting Group, Inc. March 2006.