

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION AND BOARD OF SUPERVISOR
STAFF REPORT**



Agenda of: May 8, 2008
Item No.: 7.b.
Staff: Tom Dougherty

GENERAL PLAN AMENDMENT/PARCEL MAP

FILE NUMBER: A08-0003/P07-0022

APPLICANT: Jeff and Judy Malm

AGENT: Nicole Young

REQUEST:

1. Amendment to the General Plan land use map changing the designation from Rural Residential (RR) to Low Density Residential (LDR); and
2. Tentative Parcel Map creating four parcels ranging in size from 5.0 to 5.5 acres on a 20.5-acre site.

LOCATION: On the east side of Mica Street, approximately 750 feet north of the intersection with Crystal Boulevard, in the El Dorado area, Supervisorial District II. (Exhibit A)

APN: 092-440-07 (Exhibit B1)

ACREAGE: 20.5 acres

GENERAL PLAN: Rural Residential (RR) (Exhibit D)

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

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Recommend approval

BACKGROUND: The earliest County records for the subject parcel show it in the current size in September of 1971. The subject parcel map application was submitted on April 6, 2007 and was deemed complete on January 10, 2008. The current zoning became effective following the adoption of the Latrobe Area Plan in April of 1981. The property was designated Rural Residential by the current General Plan adopted July 19, 2004 and on the previous General Plan adopted July 19, 1996. The application was deemed complete on January 10, 2008.

Permit History: Proposed Parcel 1 contains a 4,895 square-foot single-family residence with a 1,398 square-foot garage which was permitted under permit #178310 and finalized in June of 2007.

STAFF ANALYSIS

Project Description: The applicant is proposing amendment to the land use designation from Rural Residential (RR) to Low Density Residential (LDR) and a tentative parcel map creating four parcels ranging in size from 50 to 5.5 acres on a 20.5-acre site.

Site Description: The project site is accessed via Lollipop Lane off of Mica Street, both of which are paved with asphalt. The property slopes gently downward from south to north and east at 0 – 30 percent slopes. Proposed Lot 4 is developed with a single-family residential unit and associated landscaping, supporting utility and access infrastructure. The 20.5-acre site is located at the 1,640-foot elevation above sea level. There is a drainage swale just north of the northwest corner of proposed Lot 2 that drains northeast into an intermittent. The parcel is covered intermittently with mature El Dorado County native oak trees with a few native shrubs and exotic grasses.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	RR	Residential, primary single-family dwelling, (20.5 acres).
North	RA-20	RR	Residential agricultural, single-family dwellings, (one 10-acre parcel).
South	R2A/RA-20	MDR/RR	Residential agricultural land use but presently no agricultural practices in progress, single-family dwellings, (two parcels, 4.8 and 5.0 acres in size)
East	RE-10	NR	Residential, single-family dwellings, (two parcels, 14.24 and 13.6 acres in size).
West	R2A	MDR	Residential, single-family dwellings, (five parcels, 2.1 to 3.8 acres in size), Golden West Paradise Unit 5 subdivision.

Discussion: Exhibits A and B1 to B4 illustrate that the general neighborhood consists of 2.1 to 10-acre parcels in two to twenty-acre zones with all parcels adjoining the subject parcel in all directions except for east being less than the minimum required size and land use designations ranging from the more intense medium-density residential west of Mica Street to rural residential in all other directions. The proposed parcels can be found be consistent with the surrounding development as currently none of the surrounding parcels have active agricultural pursuits in progress.

Project Issues: Discussion items for this project include land use and zone compatibility, road improvements, water and sewer improvements, fire safety, existing site design for grading and improvements, and available public services.

Land Use and Zone Compatibility: This site’s land use designation is LDR and the property is located within the Rural Region General Plan planning concept area. The LDR allows a density of one dwelling unit per five acres on parcels ranging in size between 5.0 and 10.0 acres. As illustrated on the General Plan Consistency Matrix Table 2-4, which defines compatible zones with the respective land use designation, the RE-5 zone is consistent with LDR designation, given that the proper infrastructure and services are available to support an increase in density allowed by the zone. This project would provide the required infrastructure required for the request.

The existing pattern of development in this neighborhood is more representative of five-acre parcels rather than the larger ten-acre parcels required by the existing RE-10 zone. Of the 12 properties located within a 500-foot radius of this property, six are two to three acres in size, two are five acres or less, and two are larger than five acres.

Water System Improvements and Fire Safety: The four parcels would be located in the El Dorado Irrigation District (EID) service area. There is a fire hydrant currently located at the

subject parcel at Lollipop Lane located on an extension of the existing six-inch waterline at Mica Street. The parcels would be required to meet the required fire flow needed for fire protection as determined by the Diamond Springs - El Dorado Fire Protection District. Pursuant to the Fire District, these standards would include fire flow for a residential unit less than 3,600 square feet which would be 1,000 gallons per-minute for a duration of two hours at a minimum 20 p.s.i. Residential units that are greater than 3,600 square feet would be required to provide 1,500 gallons per-minute for a duration of two hours at a minimum 20 p.s.i. Fire flow could be met by assuring the existing hydrant meets the fire flow requirements or at a minimum 3,000 gallons of water storage for each parcel. The project has been conditioned to meet this requirement prior to filing the parcel map.

Parks and Recreation: There are a number of public amenities in the form of public parks and recreational opportunities within the County, and many are close to the area. This project would be required to pay a Park-in-Lieu fee for the acquisition of parklands which is calculated in accordance with Section 16.12.090 of the County Code. The fees would be paid at the time of filing the final map to the El Dorado County Department of General Services, Division of Airports, Parks and Grounds. There presently is no option to credit an existing dwelling for past paid fees when a parcel split occurs therefore, the fee would be based on the creation of four parcels.

School Facilities: The Mother Lode Union School District and El Dorado Union High School District provides schools for residents. School impact fees would be assessed during the review of building permits to address any school impacts that may be created with the approval of this project.

Water and Sewer: There is an approved water meter for the existing dwelling and a stub for the other proposed lots, as well as an existing fire hydrant on Lollipop Lane. The applicants submitted a *Sewage Disposal Test Trench and Percolation Test* dated October 20, 2006 for the subject parcel that has been reviewed by the Environmental Health Division who determined it proved the potential for adequate septic facilities for all proposed lots and proposed Lot 4 already has an approved septic system. The Environmental Health Division would review specific septic designs that accompany future development plans, including potential second-residential units on all parcels, to ensure that the final septic disposal design meets County standard.

Access: There would be six parcels that would utilize Lollipop Lane with the subject proposal, which is not County maintained, as the primary feeder road from Mica Street upon approval of the subject parcel map. Using the current land use designation of the surrounding parcels, and the new land use designation of the subject parcel of LDR, that would be the maximum number of parcels allowed without a General Plan Amendment. The El Dorado County Department of Transportation (DOT) has required width and surface improvements to the access road. The existing access road width on Lollipop Lane would be expanded and would lead to a cul-de-sac within the parcels that is proposed to serve all four new parcels. Mica Street would be widened and have surface improvements to Fire Safe standards from Crystal Boulevard to State Route 49 with the encroachment to state Route 49 to be developed to Caltrans standards. The encroachment from Lollipop Lane onto Mica Street would be improved to DOT standards. The

project has been conditioned to comply with El Dorado County Department of Transportation requirements. The Mica Street access road from Crystal Boulevard to State Route 49 would be for emergency ingress/egress only and a gate meeting the standards of the Diamond Springs – El Dorado Fire Protection District standards would be required at State Route 49 to prevent routine through traffic. There are two additional gates that cross Mica Street besides the one where Mica Street and State Route 49 meet that were put up by local residents without a Special Use Permit. Those two gates would need to be removed prior to filing the parcel map, leaving the security gate near the intersection of Mica Street and State Route 49 as the only gate to remain on Mica Street from where it begins at Crystal Boulevard and where it ends at State Route 49.

Mica Street directly crosses or adjoins 14 parcels that would appear to have access rights. There are also parcels without direct frontage on Mica Street that may or may not have legal access to use it. The responsibility of proving legal access and the rights of the applicant to make all the required road improvements through those parcels is the responsibility of the applicant, not the County, Caltrans or Diamond Springs – El Dorado Fire Protection District. Those rights must be proven by the applicant to the satisfaction of El Dorado County prior to initiation of any offsite road improvements.

The submitted map shows that the private driveway used by the parcel to the north enters the subject parcel for a short distance. The granting of legal access by the subject parcel owner to that property owner is a civil matter between them and not subject of this project proposal.

Project Relation to Surrounding Agriculturally Zoned Lands: The subject parcel has a 4.8 and a 5.3-acre parcel adjoining to the south, and a ten-acre parcel to the north that are all zoned Residential Agricultural 20-acre (RA-20). None of those parcels are currently involved in agricultural pursuits. All three have single family residences and are of substandard size for the zone district. There are no soils deemed Unique and Soils of Local Importance, choice soils, within the parcel or the project vicinity. The project was reviewed at the El Dorado Agricultural Commissioner's hearing on March 12, 2008. Because of the current General Plan policies that require buffers and setbacks from agriculturally zoned lands, the Commission had no other options available to them but to recommend denial of the project.

General Plan: The General Plan currently designates the subject site as Rural Residential (RR), which permits an allowable density of one dwelling unit per 10 to 160 acres, and establishes areas for residential and agricultural development where available infrastructure is limited. The proposed 5.0 and 5.5-acre parcels would not conform to the existing General Plan land use designation. The applicants are requesting to change that land use designation to match the current zoning of RE-5. Planning Services staff has determined that it can be found that the Low Density Residential land use designation would be appropriate considering the current zoning designation, surrounding uses and lack of agricultural pursuits, the existing parcel sizes and the availability of public services. As conditioned and mitigated, this project would 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:

Policy 2.1.1.7 directs that development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards are mitigated. As discussed above in the *Access* section, emergency road access would be conditioned to be improved to minimum DOT, Caltrans and Fire Safe standards prior to filing the map. The Diamond Springs – El Dorado Fire Protection District has conditioned the project to meet their fire safe requirements prior to filing the parcel map. Power, phone and a piped domestic water supply are onsite.

Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood. The four new parcels would be in keeping with the General Plan intended development pattern expected in lands designated as Low Density Residential and would be consistent with the dominant pattern of parcel development for the areas to the west and south.

Policy 5.7.1.1 directs that the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development. The project would be required to meet the required minimum fire flow requirements of the Diamond Springs - El Dorado County Fire Protection District which would be reviewed and approved by them prior to filing the parcel map.

Policy 6.2.3.2 directs that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area. The point where Mica Street begins at Crystal Boulevard is approximately 3.5 miles to State Route 49. The Diamond Springs - El Dorado County Fire Protection District has long had serious concerns about the current situation of having over 200 parcels on that dead-end road system with no emergency exit road that meets SRA and California Fire Code Fire safe standards. The project applicant proposes to attempt to rectify that situation by improving Mica Street to Fire Code standards for use by the Crystal Boulevard dead-end road system as an emergency exit road in the event of a natural disaster or medical emergency. As conditioned, and discussed under *Access* in the Project Issues section, the project would meet the intent of this policy.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. The parcel has oak tree canopy coverage of approximately 70 percent or 625,086 square feet of the 20.5 acres. The Interim Interpretive Guidelines for General Plan Policy 7.4.4.4 requires retention of 70 percent of that to be retained. During the process of developing these four parcels, approximately 6,509 square feet of oak tree canopy have been anticipated to be removed. With the adoption of the recommended Mitigation Measure No. 2, the project would be compliant with Policy 7.4.4.4. The full discussion of the impacts to 7.4.4.4 is contained in section IV Biological Resources in Initial Study/Environmental Checklist, Draft Negative Declaration as shown in Exhibit L.

Policies 8.1.3.1, 8.1.3.2, 8.1.4.1, and 8.2.2.5: The stated policies direct that agriculturally zoned lands be buffered by ten-acre sized parcels, 200-foot setbacks and will not create conflicts between residential and agricultural activities. The subject parcel is border on the south and north by substandard RA-20 zoned parcels and no agricultural activities are currently taking place on those three parcels. Neither the subject parcel nor the three parcels mentioned contain

choice soils. Planning Services staff has determined that it can be found that the public benefit of having an emergency access and evacuation road for the Crystal Boulevard and Mica Street residents, constructed to California Fire Code and SRA Fire Safe Standards, is more to the public benefit than the creation of buffers and parcel sizes to protect the three substandard sized and non choice soiled, residential-agricultural zoned parcels adjoining the subject parcel would be.

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

Zoning: The subject site is zoned Estate Residential Five-Acre (RE-5. RE-5 permits a minimum parcel size of five acres. The proposed 5.0 to 5.5-acre parcels conform to existing zoning and the development standards in Section 17.70.110 for minimum lot width of 150 feet, minimum parcel size of five acres, building setback requirements of 30 feet from parcel boundaries and road easements as well as the parking requirements of two spaces not in tandem per dwelling unit pursuant to Section 17.18.060.

Conclusion: As discussed above, staff finds that the project can be found to conform with the intent of the Zoning Code and that the necessary findings can be made to support the request for a General Plan land use designation change and tentative parcel map creating four parcels. The details of those findings are contained in Attachment 2.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project in the areas of impacts to air quality, biological resources and public safety. Staff has determined that significant effects of the project on the environment have been mitigated; therefore a Mitigated Negative Declaration has been prepared.

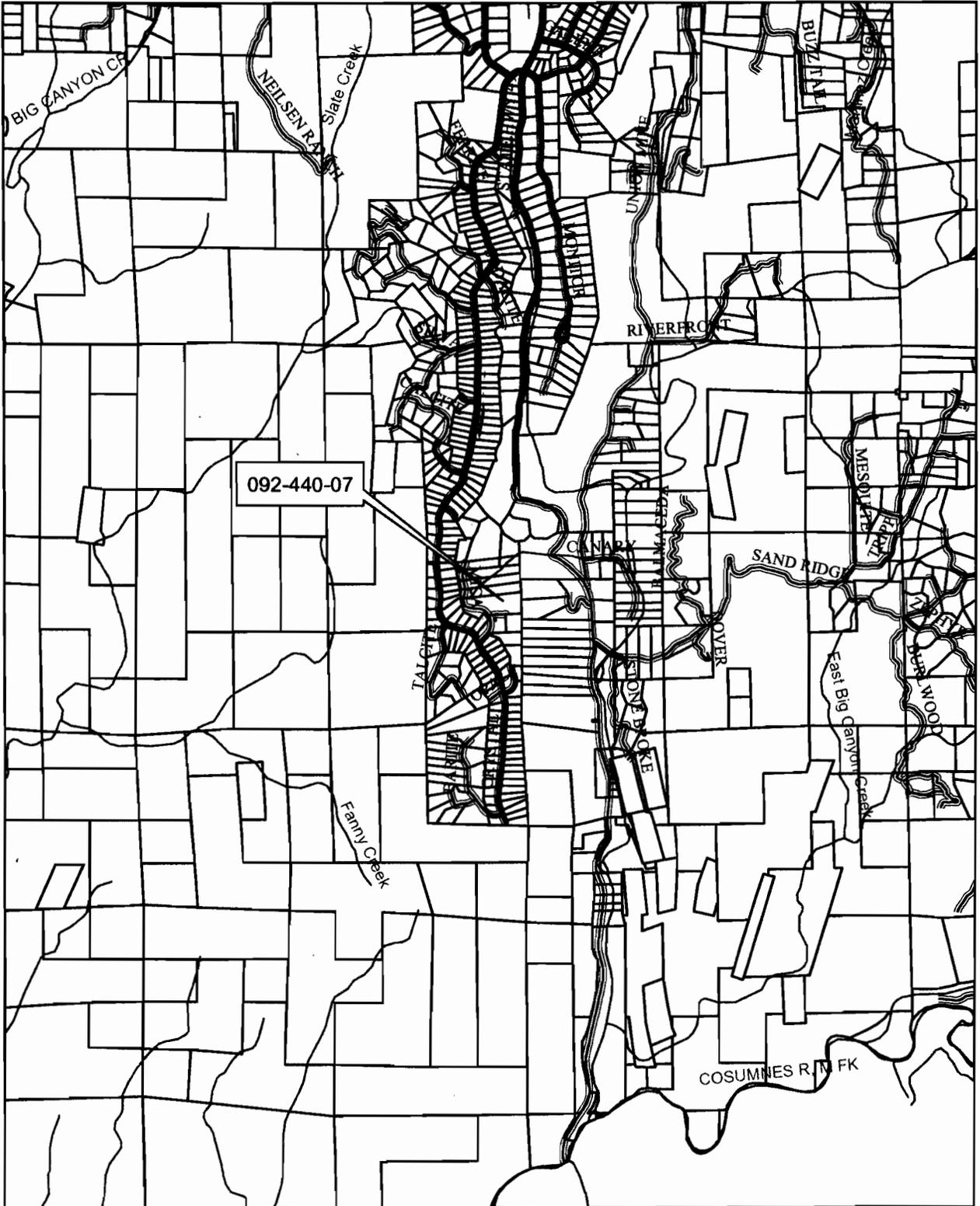
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, includes a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,876.75 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

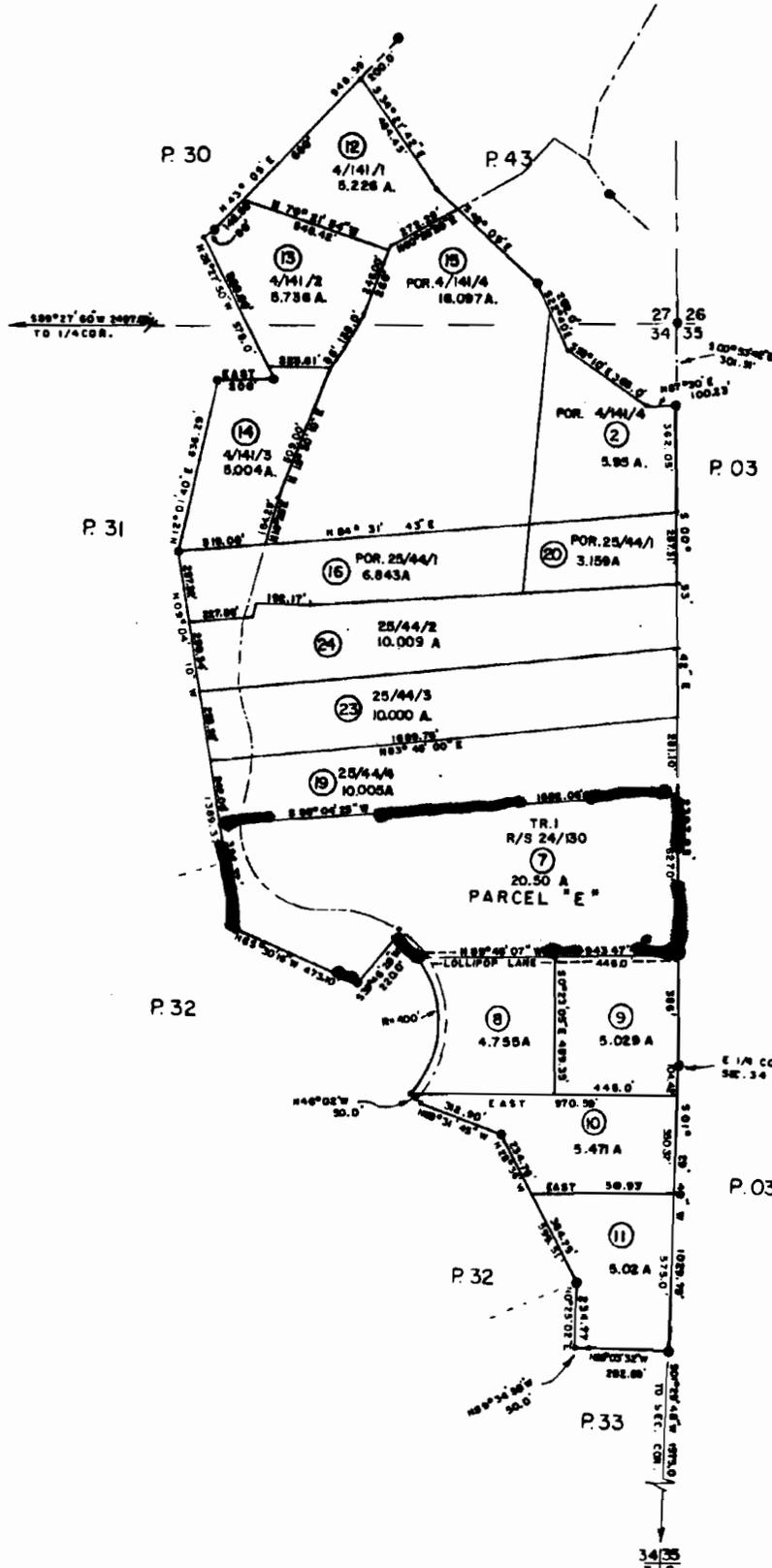
SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A	Vicinity Map
Exhibit B1, B2, B3, B4	Parcelization Maps, (Assessor's Maps)
Exhibit C	Record of Survey 24-130
Exhibit D	General Plan Land Use Map
Exhibit E	Zoning Map
Exhibit F.....	Tentative Parcel Map, dated January 2008
Exhibit G.....	Soils Map
Exhibit H.....	Fiddletown U.S.G.S. Quadrangle
Exhibits I1 to I7	Site Visit Photos from December 17, 2008
Exhibits J1 and J2	Aerial Photos
Exhibits K1, K2 and K3.....	Revegetation and Restoration Plan
Exhibit L	Draft Mitigated Negative Declaration

Vicinity





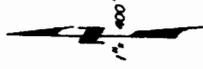
POR. SEC'S 27 & 34 T.9 N. R.10 E. M. D.M.

92.44

Exhibit B1

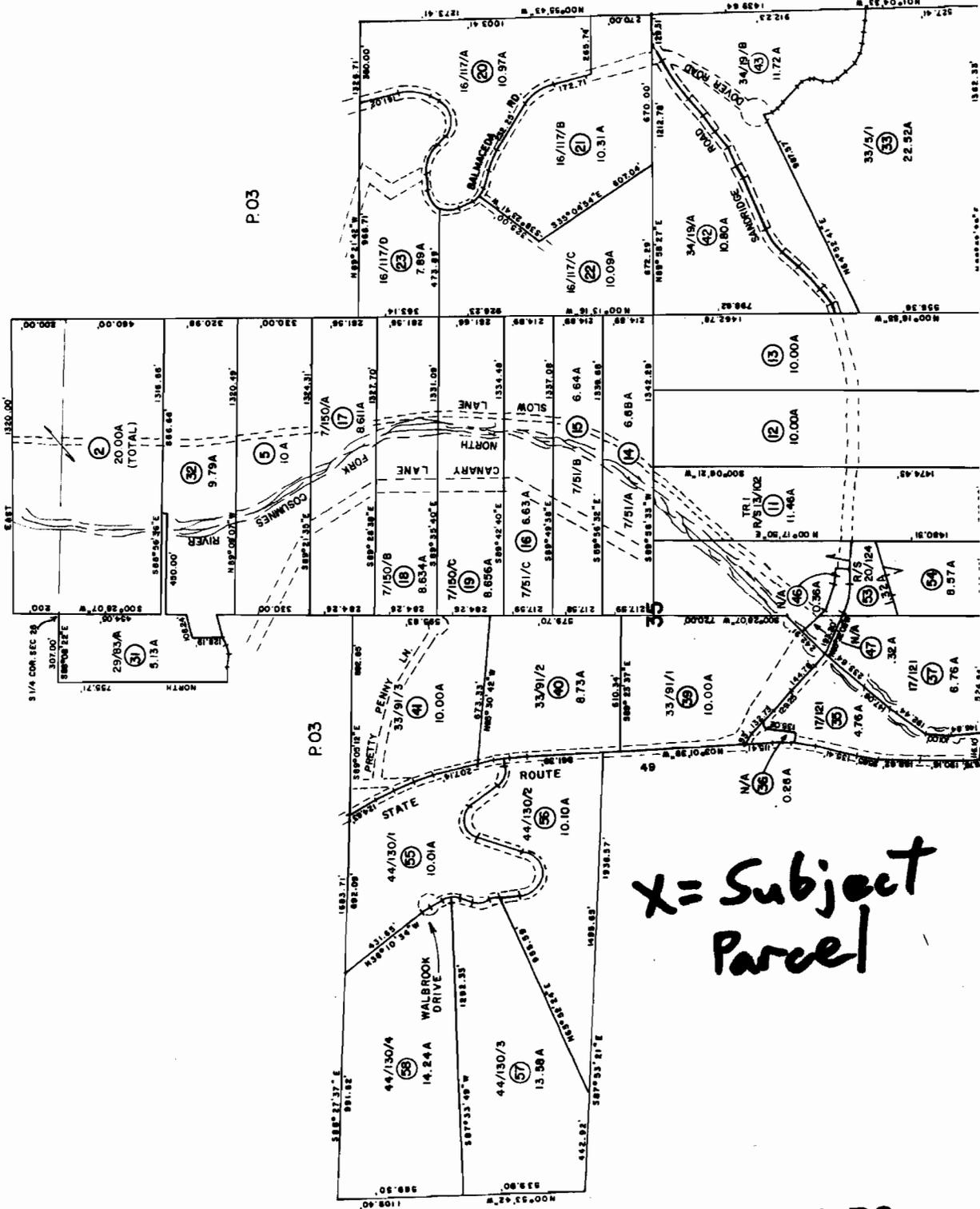
Assessor's Map
 County of El Dorado, Calif.

DEC 20 2005



POR. SECS. 26 & 35, T.9N., R.10E., M.D.M.

P.46



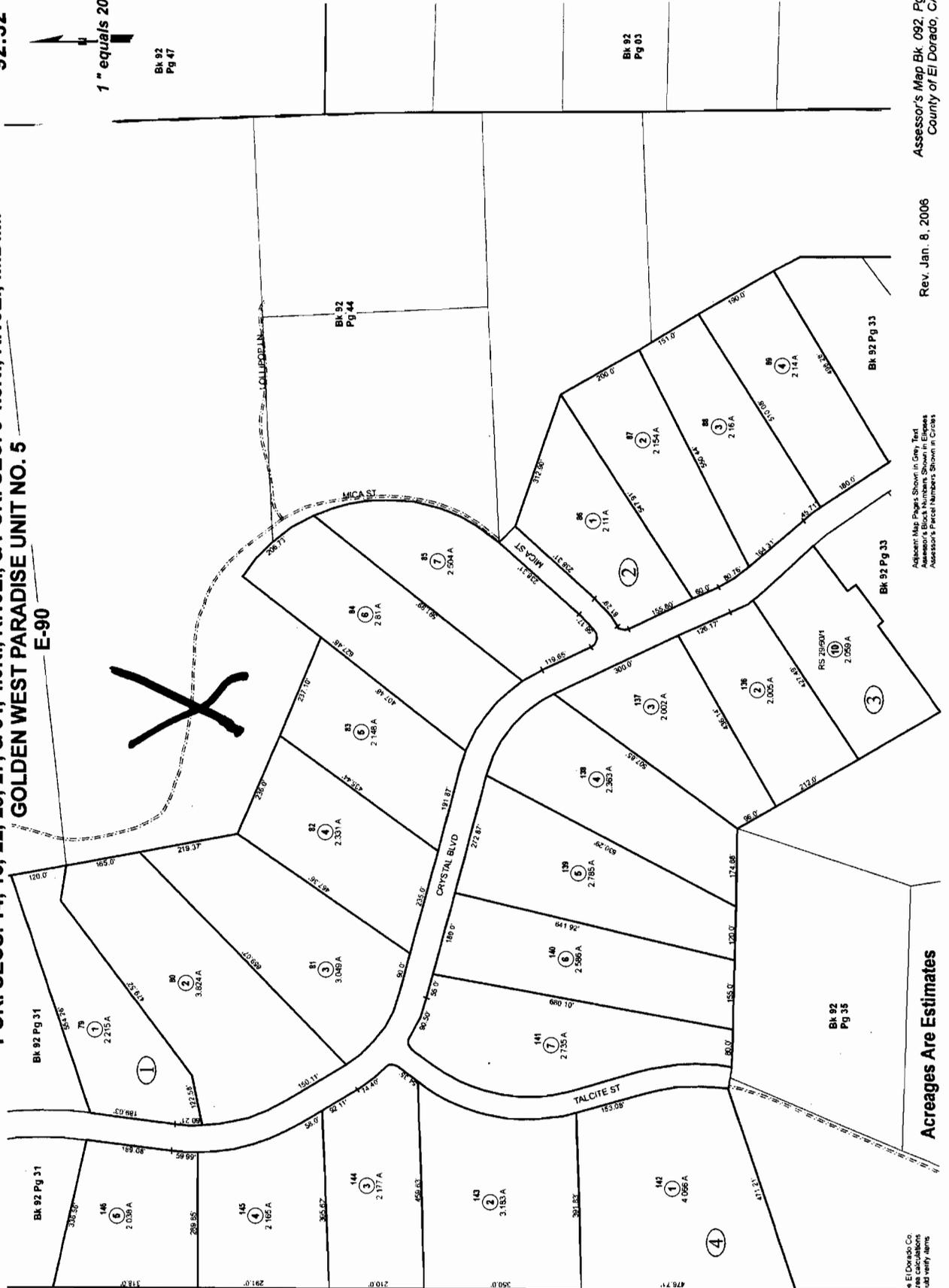
X = Subject Parcel

POR. SECS. 14, 15, 22, 23, 27, & 34, T.9N., R.10E., & POR. SEC. 3 T.8N., R.10E., M.D.M.
 GOLDEN WEST PARADISE UNIT NO. 5
 E-90

92:32



Bk 92
Pg 47



Bk 92
Pg 03

14

X = Subject Parcel

Exhibit B4

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

Adjacent Map Pages Shown in Grey. Text Assessor's Block Numbers Shown in Ellipse Assessor's Parcel Numbers Shown in Circles

Acreages Are Estimates

RECORD OF SURVEY

A PORTION OF THE NE 1/4 OF SECTION 34, T. 9 N., R. 10 E., M. 10 N., BEING A PORTION OF TRACT E. OF RS 3-7 COUNTY OF EL DORADO, CALIFORNIA
 DECEMBER 2000
 SCALE: 1" = 300'
 EL DORADO LAND SURVEY CO.

NOTE

THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND MONUMENT THE LEGAL DESCRIPTION SET FORTH IN DEED 4675-140 OF

PM 44-130-4

PM 44-130-3

PM 14-142-A

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTORIAL SUPERVISION AND WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF DONALD H. FRIED IN NOVEMBER 2000.

George C. Smart

WALTER C. SMART - LS 4100

MAP DATE: 6-30-04



COUNTY SURVEYORS STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8106 OF THE LAND SURVEYORS ACT THIS IS THE DAY OF MAY 2001.

DANIEL RUSSELL

DANIEL S. RUSSELL - LS 6017

COUNTY OF EL DORADO

MAP DATE: 12-31-01

BY: *[Signature]*

APPROVATE LAND SURVEYOR

WALTER C. SMART - LS 4100

MAP DATE: 6-30-04



RECORDER'S STATEMENT

FILED THIS MAP PART OF 10000 2001, AT 10:45 AM IN BOOK 30 OF RECORD OF SURVEYS AT PAGE 130 AT THE REQUEST OF DONALD H. FRIED.

DOCUMENT NO. 2001-00-85859

WILLIAM E. SCHULTZ

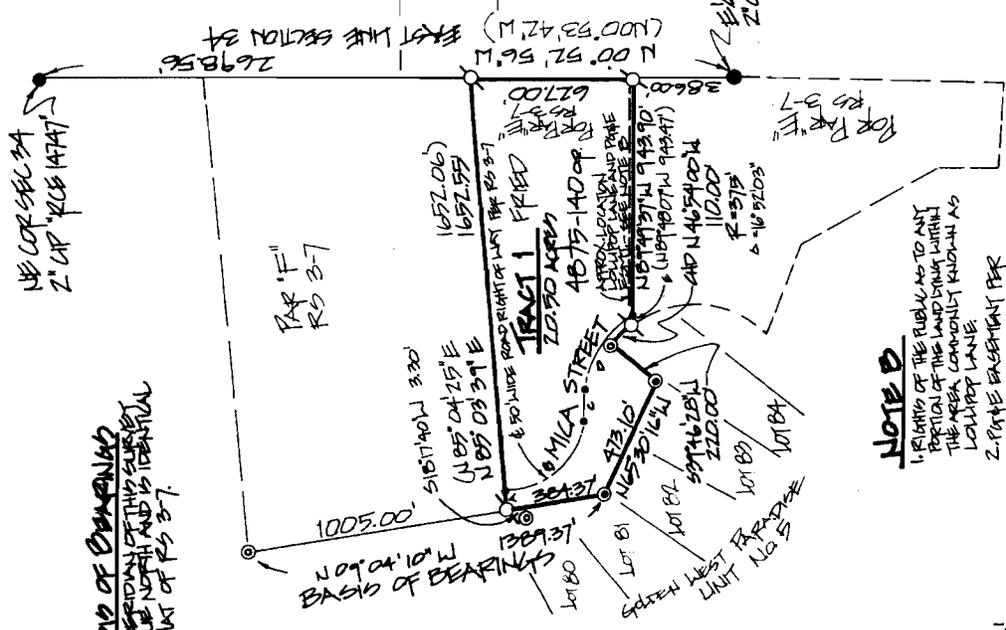
MULTIPLE SURVEY CLERK

COUNTY OF EL DORADO, CALIFORNIA

BY: *[Signature]*

DEPUTY

BOUND OF CORNER
 THE MERIDIAN OF THIS SURVEY IS TRUE NORTH AND IS IDENTICAL TO THAT OF RS 3-7.



NOTE D

1. PARTS OF THE PUBLIC AS TO ANY PORTION OF THE LAND BEING PART OF THE AREA COMMONLY KNOWN AS LOLLUP LANE. 2. RITE AGREEMENT PER 1525-819 OR

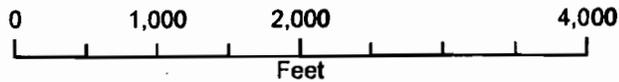
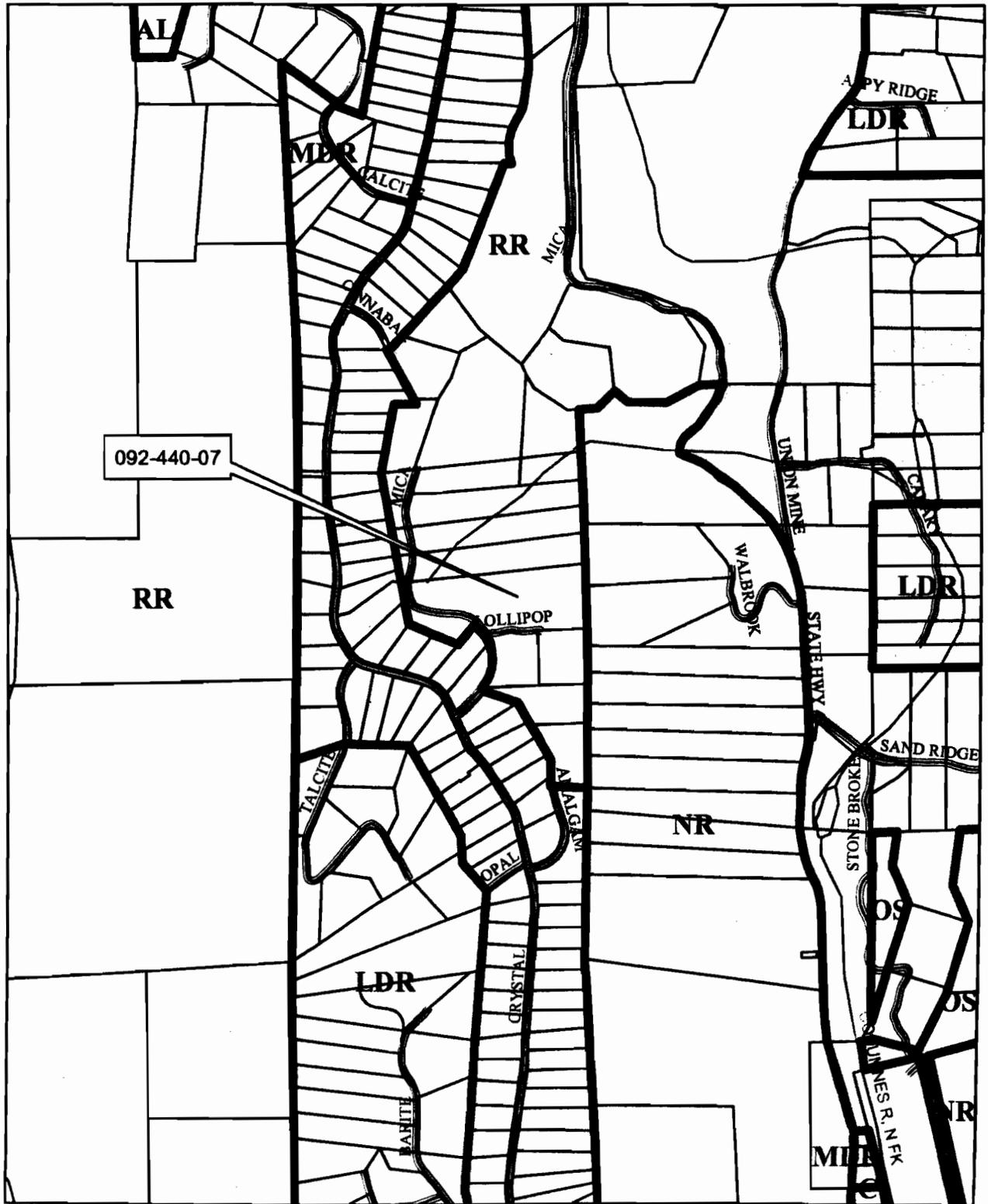
REFERENCES

- RS 3-7
- PM 44-130
- PM 14-142
- GRADEN VALLEY PARADISE UNIT No 5 (07E-90)

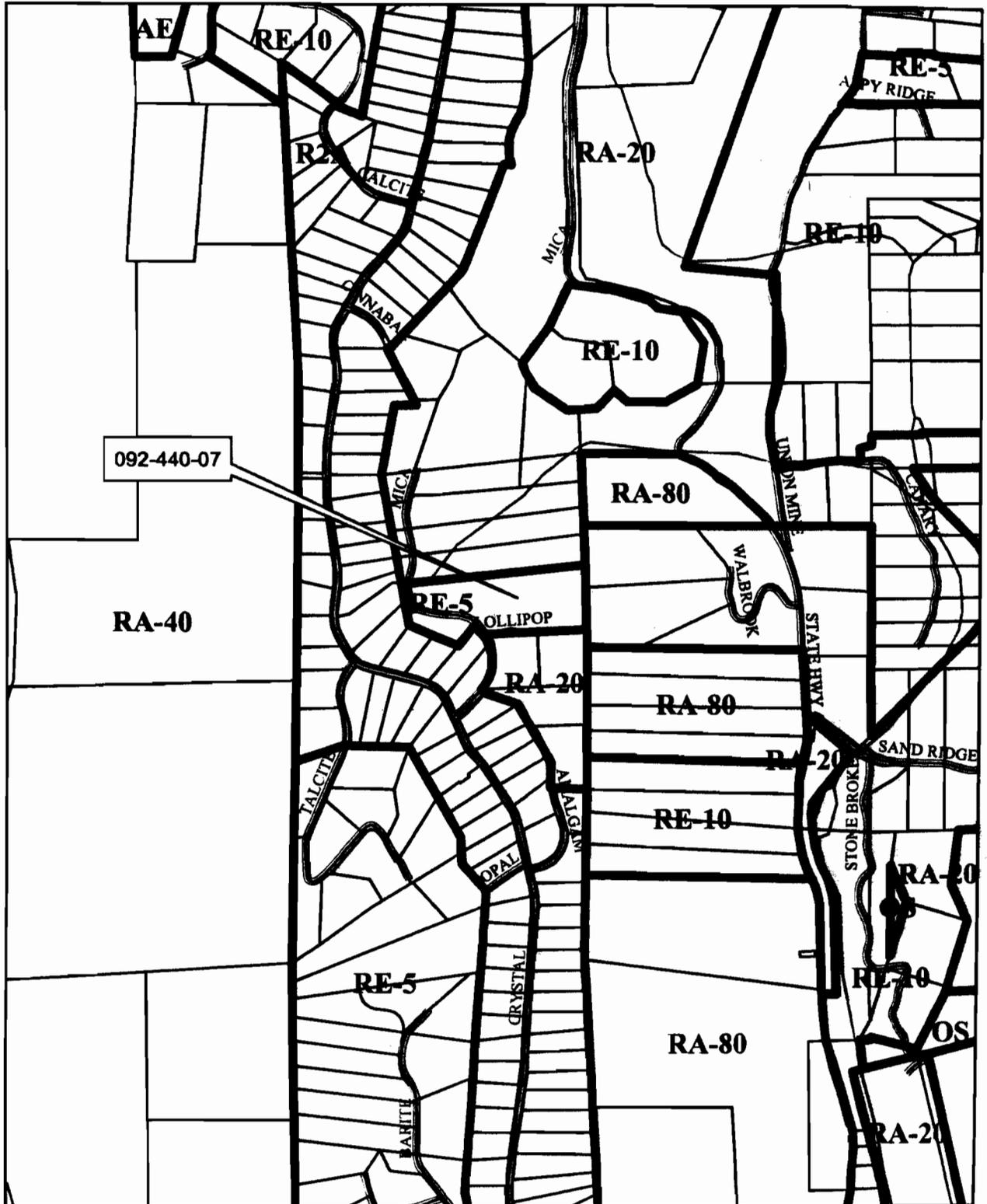
MICA STREET TABULATION

- (BROWNE ROAD RW PER RS 3-7)
- A - N 85° 03' 31" E 80.75'
- B - 40 N 40° 30' 27" W 409.40' R=300
- C - N 85° 52' 00" W 118.00'
- D - 40 N 87° 55' 43" W 324.60' R=400
- E - N 87° 49' 57" E 31.39'

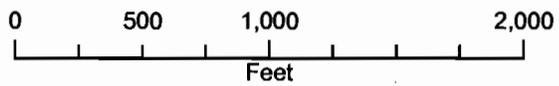
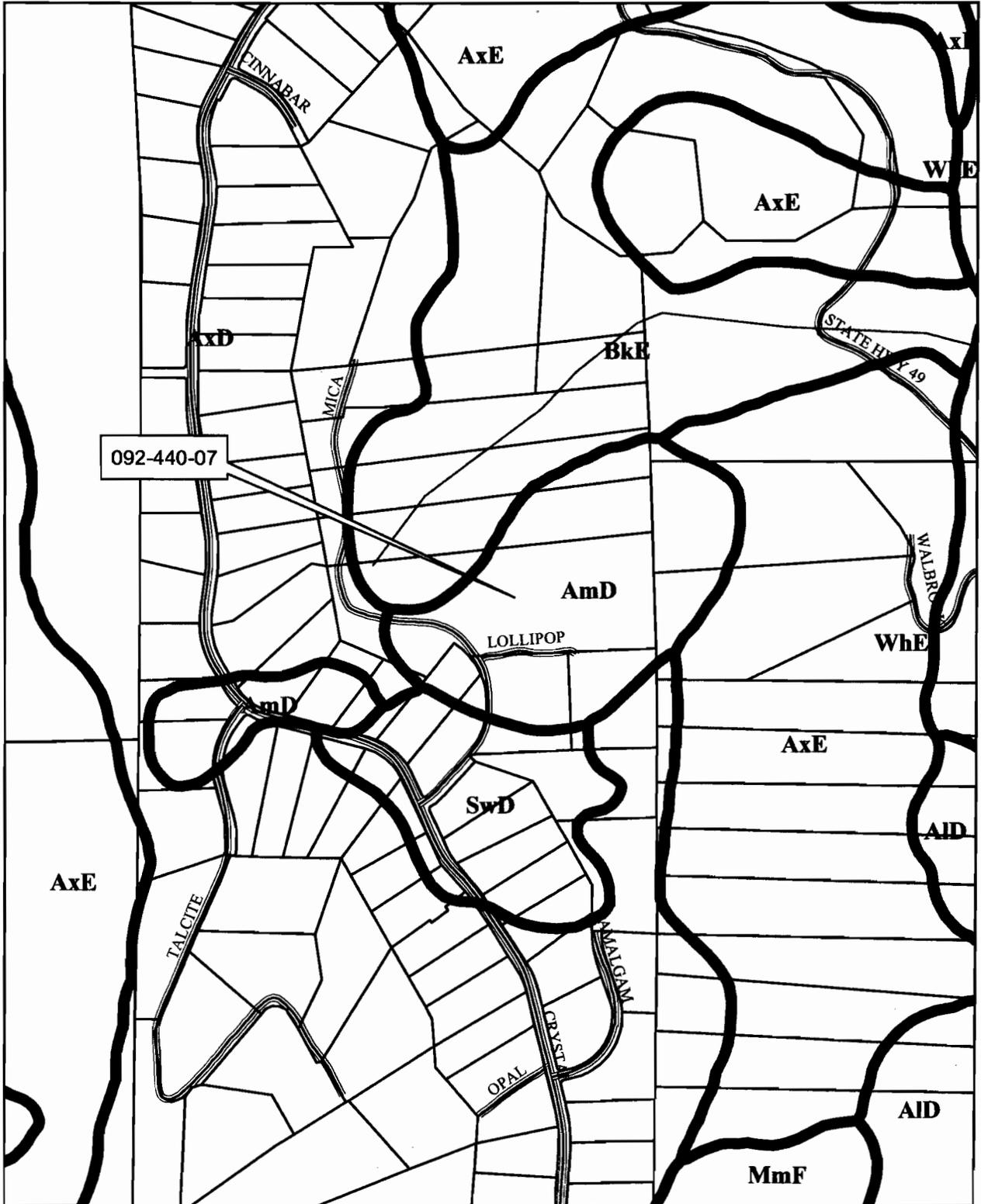
General Plan Land Use Designation

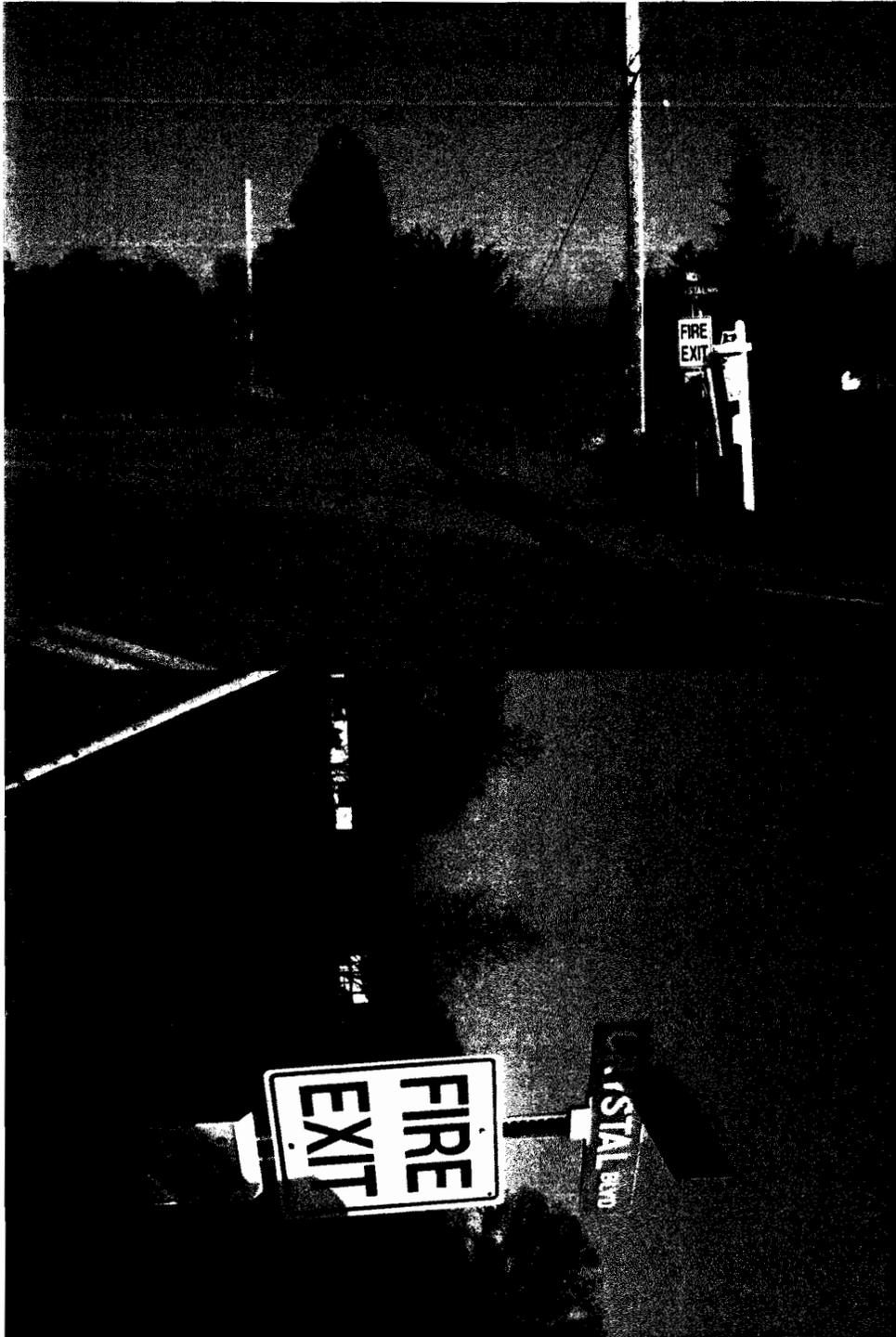


Zoning



Zoning





Comment: Mica Street entrance from Crystal Blvd.

Comment: Fire exit sign put up in cooperation with Golden West Community Service District and Diamond Springs – El Dorado Fire Protection District.



Comment: Lollipop Lane entrance onto Mica Street.



Comment: Mica Street looking from the Lollipop Lane entrance south towards Crystal Blvd.



Comment: Lollipop Lane as it enters the subject parcel, looking east from Mica Street.



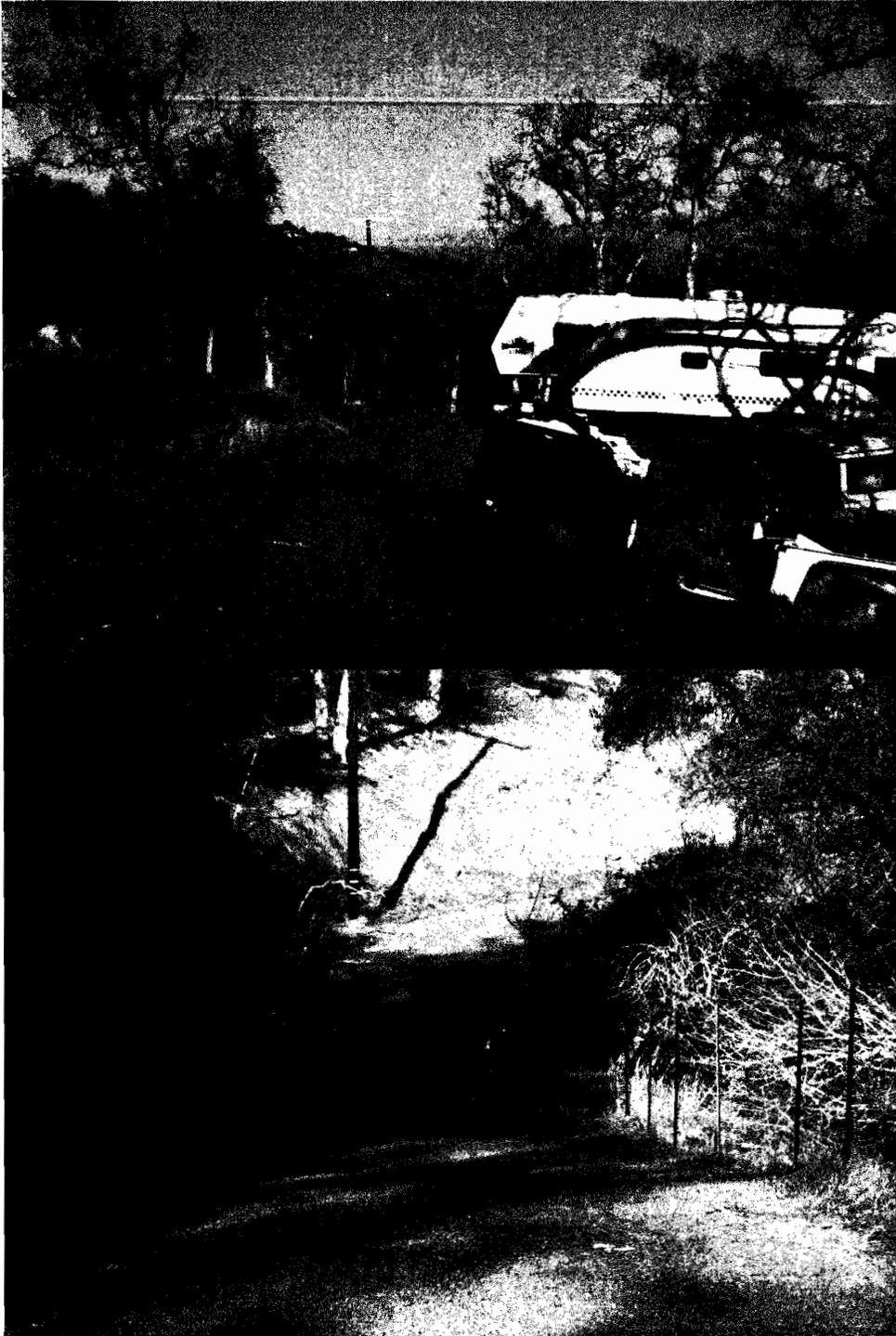
Comment: Lollipop Lane as it continues past the subject parcel. Parked vehicles are temporarily parked there and belong to the neighbor.



Comment: Existing dwelling on proposed Lot 1.



Comment: Mica Street looking north as it crosses through proposed Lot 2.



Comment: Going north from the subject parcel you pass this before the next photo's gate on Mica Street.

Comment: This is the first gate on Mica Street going north and then northeast from the subject parcel.



Comment: Where Mica Street comes out onto the last parcel before State Route 49.



Comment: This is where the previous gate encroaches out onto State Route 49.



Comment: One of the Mica Street encroachments onto State Route 49 to the north of the previous photo.



Comment: This is where Mica Street exits onto the last parcel before it enters onto State Route 49. The actual Mica Street easement is the dirt road to the left. The gate shown in front of the car is the actual exit used.

0 500 1,000 2,000 Feet



Exhibit J1

0 1,000 2,000 4,000 Feet



Revegetation and Restoration Plan for Assessor's Parcel Number 092-440-07, and as required by the Conditions of Approval for P07-0022.

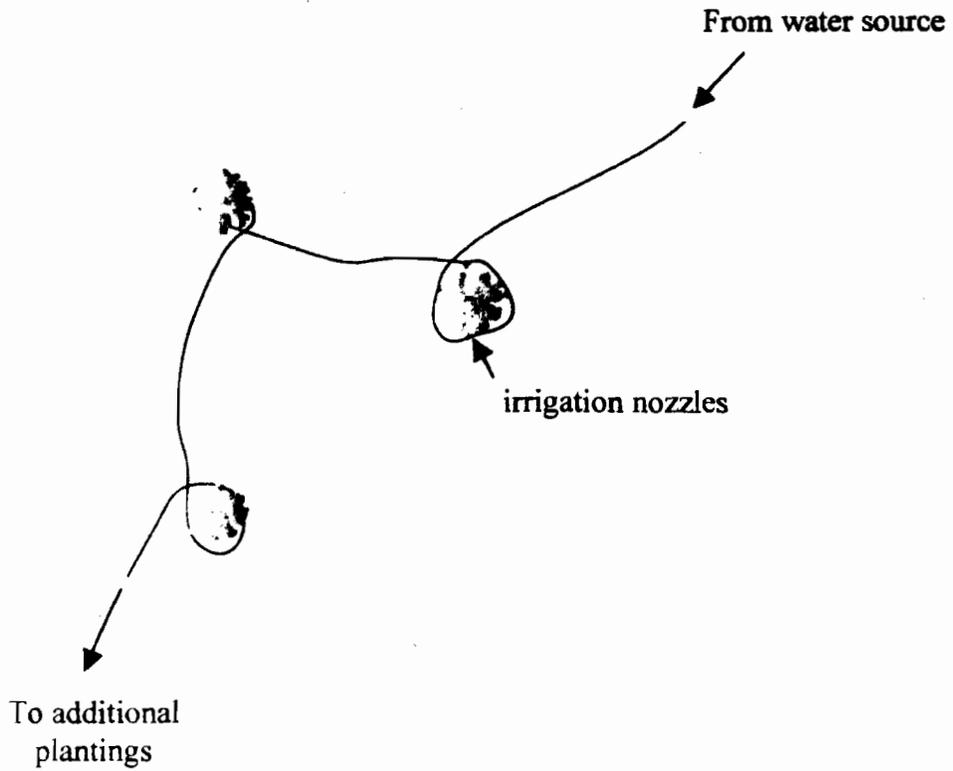
Within areas designated as revegetation sites on Exhibit K1, replant 30, one-gallon sized blue oak (*Quercus douglasii*) trees in the following manner:

- 1) The site of each oak tree will be prepared by scraping and removal of non-native grasses and other herbaceous vegetation in such a manner as to leave the top soil but to remove potential shade creating vegetation. The area to be scraped will be approximately 1 square meter for each planting. Pick the soil to break up the compacted soil within four to six feet around each tree and mulch it with bark. Each tree should be watered manually with one gallon of water immediately after planting and mulched with bark in a minimum four-foot diameter circle leaving the area directly touching the trunk free from bark a few inches back.
- 2) Each tree will be supplied with a drip irrigation line connected to the EID supplied water system. Drip irrigation lines should be 0.5 inches, completely encircle each tree, and include four drip nozzles (0.5 gallons per hour) per tree (Figure 4). The irrigation watering system should be connected to an automatic control box, which will deliver water at regular intervals between April 1 and November 1 for a period of five years. The oaks should be watered one time every 14 to 15 days for a period of thirty minutes (i.e. 2 gallons per tree twice per month).
- 3) Blue oak saplings should be purchased from a plant nursery specializing in native plant material. Container sizes will be dependant upon availability. Plantings should be placed in the ground after the Fall following the first Fall rains (i.e. trees should be planted between December 1 and February 28). Each planting should include a supportive stake and a tree shelter. Tree shelters will protect seedlings from desiccation and herbivoury.
- 4) Monitoring trees should be conducted twice per month for the first 6 months to determine if tree are becoming established. When it is determined that an individual blue oak tree has died, a blue oak acorn should be placed within the tree shelter and allowed to germinate. If a group of adjacent trees dies within a short-period a professional with experience in El Dorado County native oak planting and restoration should be consulted to determine if significant changes should be made to placement, irrigation, pest control, etc.
- 5) The property owners will monitor the oak plantings for a period of 10 years and annually report planting success to El Dorado County. If 90 percent or more of the valley or blue oak plantings survive for a ten-year period following planting, no further monitoring shall be required and mitigation will be considered successful. If greater than 10% mortality is reported after the 10-year monitoring period, additional plantings will be required, but no further monitoring will be necessary.

Figure 4. Example layout of replacement oak trees, and irrigation design.



example of an oak tree growing from a tree shelter





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

Project Title: A08-0003/P07-0022/Malm General Plan Amendment and Parcel Map

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

Contact Person: Tom Dougherty, Associate Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Jeff and Judy Malm, 6321 Lollipop Lane, El Dorado, CA 95623

Project Location: On the east side of Mica Street approximately 750 feet north of the intersection with Crystal Boulevard in the El Dorado area, Supervisorial District II.

Assessors Parcel No.: 092-440-07

Parcel Size: 20.5 acres

Zoning: Estate Residential Five Acre (RE-5) **Section:** 27 **T:** 9N **R:** 10E

General Plan Designation: Rural Residential (RR)

Description of Project: Amendment to the General Plan land use map changing the designation from Rural Residential (RR) to Low Density Residential (LDR); and a tentative parcel map creating four parcels ranging in size from 5.0 to 5.5 acres on a 20.50-acre site. The 5.5-acre Lot 4 would include the existing 4,895 square-foot single-family residence with a 1,398 square-foot garage.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	RA-20	RR	Residential agricultural, single-family dwellings, (one 10-acre parcel).
East:	RE-10	NR	Residential, single-family dwellings, (two parcels, 14.24 and 13.6 acres in size).
South:	R2A/RA-20	MDR/RR	Residential agricultural land use but presently no agricultural practices in progress, single-family dwellings, (two parcels, 4.8 and 5.0 acres in size).
West:	R2A	MDR	Residential, single-family dwellings, (five parcels, 2.1 to 3.8 acres in size), Golden West Paradise Unit 5 subdivision.

Briefly Describe the environmental setting: The project site is served by Lollipop Lane off of Mica Street, both of which are paved with asphalt. The property slopes gently downward from south to north and east at 0 – 30 percent slopes. Proposed Lot 4 is developed with a single-family residential unit and associated landscaping, supporting utility and access infrastructure. The 20.5-acre site is located at the 1,640-foot elevation above sea level. There is a drainage swale just to the north of proposed Lot 2 that drains northeast into an intermittent stream that begins on the parcel to the north. The parcel is covered intermittently with mature El Dorado County native oak trees mixed with native shrubs around the edges with exotic grasses dominating the under story.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): El Dorado County: Department of Transportation, Diamond Springs - El Dorado Fire Protection District, County Surveyor, Caltrans.

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
X	Biological Resources		Cultural Resources		Geology/Soils
	Hazards & Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources		Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems		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: Tom Dougherty, Associate Planner 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

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

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

- a) No identified public scenic vistas or designated scenic highway would be affected by this project. There would be no impact.
- b) The project is not located along a defined State Scenic Highway corridor and would not impact scenic resources in such corridors including, but not limited to, trees, rock outcroppings, and historic resources based on the location of the project. There would be no impact.
- c) The proposed project would not substantially degrade the visual character or quality of the site and its surroundings. The property would continue to provide the natural visual character and quality that currently exists by directing development to the least sensitive parts of the property and would keep the scenic areas of the property intact. There would be no impact.
- d) This four-parcel division of land splits a parcel with an existing residence and would not create substantial light or glare affecting day or nighttime views in the area not anticipated to be any greater than those typical of residential uses. Impacts would be less than significant.

Finding: No impacts are proposed to aesthetic or visual resources as part of this project. Impacts would be less than significant.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?		X	

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

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) The soils on the site include Argonaut very rocky loam with 3 to 30 percent slopes (AmD), Auburn very rocky silt loam with 30 to 50 percent slopes (AxD), and Boomer very rocky loam with 30 to 50 percent slopes (BkE), none of which are considered soils of agricultural importance. There would be no conversion of choice agricultural lands to nonagricultural lands and there is no impairment of agricultural productivity of agricultural lands with this project. The project is located within an established single-family rural residential area and although the parcels on two sides are zoned for agricultural use, there are no choice soils in the vicinity, nor any active agricultural operations. There would be no impact.
- b) This project would not reduce available agricultural lands as the parcel is zoned for residential uses, the land use is Rural Residential, there are no choice soils, and no existing agricultural activities in the project vicinity. There would no conflict with Williamson Act Contracted lands. Impacts would be less than significant.
- c) There would be no conversion of existing agricultural farmlands to non-agricultural uses. The parcel is developed with an existing single-family dwelling and is zoned for residential uses. The General Plan currently requires that the parcels to the north and south be buffered with a ten-acre parcel size as well as a 200-foot setback because they are zoned Residential Agricultural 20-acre. None of these parcels have choice soils or active agricultural operations. All three parcels are substandard in size for the RA-20 zone district. Impacts would be less than significant.

Finding: This project would have less than significant impacts on agricultural lands and would not impact properties subject to a Williamson Act Contract. For the 'Agriculture' category, impacts would be less than significant.

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

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

III. AIR QUALITY. <i>Would the project:</i>			
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) The El Dorado County California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.
- b, c) Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:
- Short-term impacts related to construction activities; and
Long-term impacts related to the project operation.
- Short-term, superficial, minor grading and excavation activities that could be associated with the finish grading to the existing roadway, but that type of construction typically would only last a few days and intermittently at that.
- Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Pollution Control District standards at that time. The proposed parcels are located in an asbestos review area and District Rule 223.2 Fugitive Dust-Asbestos Hazard Mitigation would be required to be adhered to during any future development permit. With adherence to the El Dorado County Air Quality Management District's standards, impacts would be less than significant
- d) The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and found that no such receptors would be affected by this project. Impacts would be less than significant.

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

e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The parcel map would create a less than significant impact on the environment from odors.

Finding: Standard County conditions of approval have been included as part of the project permit that would maintain a less than significant level of impact in the 'Air Quality' category. Impacts would be less than significant.

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

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

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

a) The project proposes no impacts to 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. The project is located within Rare Plant Mitigation Area 2 and in-lieu fees for single-family residential development were previously assessed for the existing residential development and would also be assessed for the proposed new parcel developments at the building permit stage. Impacts would be less than significant.

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

- b) The site contains a portion of the drainage basin for the beginning of an intermittent stream in the northwest corner of proposed Lot 2 and the potential building envelope area shown on the tentative parcel map has been designed to observe the 50-foot required setback from the stream. Best Management Practices (BMPs) would be designed during the grading and improvement phase to limit the potential of surface run-off pre- and post-construction to meet County and Regional Water Quality Control Board (RWQCB) standards. All grading, drainage and construction activities associated with this project, including those necessary for road frontage improvements and those necessary to prepare and develop the site road access and turnaround, would be required to implement proper BMPs. As a result, impacts would be less than significant.
- c) The project would not impact 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. The project site contains a drainage basin swale at the headwaters area of an intermittent stream which does not qualify as jurisdictional waters of the US. The drainage channel would be further protected by requiring proper grading and drainage design to include pre- and post-construction BMPs to reduce the level of run-off that may result from the project. There would be a less than significant impact from the project within this category.
- d) The project site contains non-native grasslands with the majority of the tree canopy located in the northeast corner of Lot 2 and the east side of Mica Street. The proposal would not create excessive uses that would significantly interfere 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 as typical residential uses can be anticipated which would not normally include massive changes to the existing vegetative features. The projected suitable development areas are centered around the proposed cul-de-sac in the center of the four lots. Impacts would be less than significant.
- e) The subject parcel is within the blue oak – foothill pine habitat types. (El Dorado County General Plan EIR, 5.12-7, May 2003). The Interim Interpretive Guidelines for Policy 7.4.4.4 states that, *all oak trees, of all sizes, are included in the measurement of oak canopy*. Additionally, the Guidelines require the project applicant to replace woodland habitat removed at a 1:1 ratio. The 1:1 ratio for woodland replacement is based on a formula, developed by the County, which accounts for the number of trees and the acreage affected. The parcel has oak tree canopy coverage of approximately 70 percent or 625,086 square feet of the 20.5 acres. The Interim Interpretive Guidelines for General Plan Policy 7.4.4.4 requires retention of 70 percent of that to be retained. During the process of developing these four parcels, approximately 6,509 square feet of oak tree canopy have been anticipated to be removed. The square footage of 6,509 square feet of canopy (6,509/43,560) to be removed equates to 0.15 acre. Using this formula, the applicant would be required to replant 30 one-gallon sized blue oak (*Quercus douglasii*) trees (200 trees x 0.15 acre = 30). Alternatively, the applicant may plant 600 acorns [(200 trees x 0.15 acre) x 3 acorns = 90 acorns]. The areas identified as suitable for replanting, as well as the recommended planting techniques are identified in Exhibits K1, K2 and K3. Prior to final occupancy, the applicant will be required to enter into an oak tree replacement and mitigation monitoring agreement with the County. With the adoption of the recommended Mitigation Measure No. 2, the project would be compliant with Policy 7.4.4.4.
- [MM Biological Resources-1]:** The applicant shall be required to replant 30 one-gallon sized blue oak (*Quercus douglasii*) trees (200 trees x 0.15 acre = 30). Alternatively, the applicant may plant 600 acorns [(200 trees x 0.15 acre) x 3 acorns = 90 acorns]. The areas identified as suitable for replanting, as well as the recommended planting techniques are identified in Exhibits K1, K2 and K3. Prior to filing the map, the applicant is required to enter into an oak tree replacement and mitigation monitoring agreement with the County.
- f) The project 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. Impacts would be less than significant.

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

Finding: There would be a less than significant impact to listed local, state, or federal biological resources with this project. There would be no impact to recognized or defined jurisdictional waters of the US, wetlands, or watercourses. Appropriate buffers and project conditions to address surface run-off by incorporating proper BMPs will ensure the drainage channel would not significantly be affected by this project. As mitigated, there would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy. In-lieu fees were assessed for the existing dwelling and would be for any future dwelling on Lot 2 which would address project impacts within Rare Plant Mitigation Area 2. As such, the impacts in the 'Biological Resources' category would be less than significant.

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

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

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

a - d) The applicant submitted a "Cultural Resource Assessment" prepared by Peak and Associates, dated October 2007 that reported there were no significant prehistoric and historic-period cultural resources sites, artifacts, historic buildings, structures or objects found on the subject parcel. Because of the possibility in the future that ground disturbances could discover significant cultural resources, the following standard condition is required:

In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The Planning Services shall review the grading plans prior to the issuance of a grading permit, to ensure that this notation has been placed on the grading plans.

Finding: This site is located outside of a designated cemetery and the potential to find historic, archaeological, prehistoric, and/or human remains is not likely. By implementing typical discovery procedures as conditions in the project permit, any

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

chance of an accidental discovery would be accounted for during grading and/or improvement activities and impacts to the 'Cultural Resources' category would be less than significant.

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

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

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

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

- a) There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur. There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. All other faults in the County, including those closest to the project site are considered inactive. (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001). Impacts would be less than significant.
- b, c) All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During future site grading and construction of foundations and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions. The issuance of a grading permit would address potential impacts. Impacts would be less than significant.
- d) Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site is located on Argonaut very rocky loam (AmD), Auburn very rocky silt loam (AxD), and Boomer very rocky loam (BkE), which all have a low to moderate shrink swell capacity. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Impacts would be less than significant.
- e) The applicants submitted a *Sewage Disposal Test Trench* and *Percolation Test* dated October 20, 2006 for the subject parcel that has been reviewed by the Environmental Health Division who determined it proved the potential for adequate septic facilities. Proposed Lot 1 already has an approved septic system. The Environmental Health Division would review specific septic designs that accompany future development plans, including potential second-residential units on both parcels, to ensure that the final septic disposal design meets County standards. Impacts would be less than significant.

Finding: Based on the review of information about the on-site soil conditions, a less than significant level of impact would result from any geological or seismic conditions that could have the potential to affect this property. Review of grading, building, and/or construction plans would include grading design and shall address BMPs and UBC Seismic IV construction standards in order to address any potential impacts in the 'Geology and Soils' category. As such, impacts within this category would be less than significant.

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

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
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?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) Any hazardous materials used at the project site would need to comply with the *El Dorado County Hazardous Waste Management Plan*. This site and related future residential project would not be expected to include hazardous materials in the future construction or development of the new parcels. There would be no impacts.
- b) No significant amount of hazardous materials would be used for the project. The project would not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. There would be no impacts.

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

- 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. There are no schools located within the quarter mile radius. There would be no impacts.
- d) The project site has not been identified on any list that has been compiled pursuant to California Government Code 65962.5 which identifies hazardous material sites near this project site. There would be no impact from hazardous material at this location. There would be no impacts.
- d) *The San Francisco Sectional Aeronautical Chart*, updated March 22, 2001, was reviewed and the property is not located within two miles of a public airport. The project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and would be no impacts to the project site resulting from public airport operations that includes continued over-flight of aircraft near the site. There would be no impacts.
- e) *The San Francisco Sectional Aeronautical Chart*, updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there would be no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site. There would be no impacts.
- f) As conditioned, and upon fulfillment of those conditions, the proposed project would not physically interfere, but would improve the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based on the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is overseen by the County Sheriff's Department. There would be no impacts.
- g) The Diamond Springs - El Dorado Fire Protection District reviewed the project and found that the project, with the recommended conditions implemented, would not 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. Impacts would be less than significant.

Finding: The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and/or would not expose people and property to risks associated with wildland fires. For the 'Hazards and Hazardous Materials' category, as conditioned, any potential impacts experienced by this project would be less than significant.

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

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

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

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) Any grading or improvement plans for this project would be reviewed by the El Dorado County Department of Transportation engineering staff, as well as Development Services staff to ensure that such plans are prepared to conform to County of El Dorado *Design and Improvement Standards Manual*, the *Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, and the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods must meet the *Grading, Erosion and Sediment Control Ordinance*. The project would be required to provide pre- and post- construction BMPs for run-off prior to the approval of grading, improvement and/or building activities. Staff would require that any such BMPs meet County standards which include RWQCB standards for run-off. Impacts would be less than significant.
- b) The site currently has metered El Dorado Irrigation District water and a fire hydrant onsite and the submitted Facility Improvement letter, FIL0706-075 dated July 10, 2006, states there are sufficient equivalent dwelling units (EDUs) to serve the proposed four lot split. As such, there is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts would be less than significant.

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

- c) The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. A grading permit through either Development Services or El Dorado County Department of Transportation would be required for any future development to address grading, erosion and sediment control. The site improvement permit required for the road improvements will be reviewed for compliance. Impacts would be less than significant.
- d) The proposed project encompasses 20.5 acres. The rate of surface runoff from development would be minimized through the application review process; there would be a less than significant impact from the current proposal's road improvements and future impervious surfaces created with development on the new parcels. Impacts would be less than significant.
- e) There would insignificant impacts from stormwater runoff directly caused by the approval of this application request and minor road improvements with strict adherence to County requirements and Best Management Practices enforced during the grading permit process. Impacts would be less than significant.
- f) Impacts from wastewater and stormwater runoff from any future potential development would be minimized by adherence to County regulations to assure water quality protection standards have been established. The parcel map request would not involve major physical changes to the environment. Impacts will be less than significant impact.
- g, h and i) No portion of the project would be within the limits of the floodplain, as identified on the Flood Insurance Rate map. Therefore, no flooding impacts are expected. There would be no impact.
- j) A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami would be considered less than significant because the project site is not located within the vicinity of a water body. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. There would be no potential impact from mudflow because the project site is not located within the vicinity of a dam or other water body. There would be no impact.

Finding: Any future development plans submitted for a building and/or grading permit would be analyzed to address erosion and sediment control. No significant hydrological impacts would occur with the project. For this "Hydrology" category, impacts would be less than significant.

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

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

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a) The project would not result in the physical division of an established community. The request for an amendment to the land use and a tentative parcel map would be consistent with the policies established by the General Plan and would be consistent with the established land use pattern of the neighboring area. Impacts would be less than significant.
- b) As proposed, the project would be consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the adopted 2004 General Plan. The creation of the two new parcels takes into consideration the required development standards of the RE-5 zone. Any future residential development on either of the four new parcels would be required to be designed to meet the requirements of the El Dorado County Zoning Ordinance and local subdivision policies. All related setback areas for buildings and septic disposal areas to the man-made drainage channel and/or pond would need to be maintained at all times with the approval of this project. The project would meet the land use objectives that have been established by the County. Impacts would be less than significant.
- c) As discussed in Section IV 'Biological Resources', as mitigated and conditioned, this project would have a less than significant impact on biological resources, and the proposal would not conflict with any applicable habitat conservation plan or natural community conservation plan. Impacts would be less than significant.

Finding: For the 'Land Use Planning' category, project related impacts associated to the land use amendment and tentative parcel map application would be less than significant.

X. MINERAL RESOURCES. <i>Would the project:</i>				
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. There would be no impact.
- 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-2a contain discovered mineral deposits that have been

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

measured or indicate reserves calculated. Land in this category has been 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 the subject property does not contain any mineral resources of known local or statewide economic value. There would be no impact.

Finding: No impacts to any known mineral resources would occur as a result of the project and the 'Mineral Resources' category would not be affected. There would be no impacts.

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

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

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

a) The project is not listed under Table 6-1 of the General Plan as being a use subject to maximum allowable noise exposures from transportation source. As such, an acoustical analysis was not provided as part of the project application submittal. The creation of the four parcels for this single-family use would not generate noise levels exceeding the performance standards contained in Tables 6-1 and 6-2 of the General Plan. Impacts would be less than significant.

b, c, d) Short-term noise impacts may be associated with excavation, grading, and construction activities in the parcel vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations are required to comply with the noise performance standards contained in the General Plan. Noises associated with residential uses are not anticipated to

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

increase ambient noise levels. The creation of the four parcels would require road improvements which would have a less than significant impact.

- e) General Plan Policy 6.5.2.1 requires that all projects, including single-family residential development, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within the defined 55dB/CNEL noise contour of a County owned/operated airport facility. There would be no impact.
- f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected to excessive noise from a private airport. There would be no impact.

Finding: For the 'Noise' category impacts would be less than significant.

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

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

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County's current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) The proposed project would have a minimal growth-inducing impact. All future residential development such as second-residential units would be required to comply with County development standards and would pay project related impact fees. These include traffic related impacts fees, park and public facilities impacts fees, school impact fees, and other fees, as required by the County's Building Services and affected County agencies. Any future development must meet comprehensive County policies and regulations before grading and/or building permits could be issued. The project does not include school or large scale employment centers. Impacts would be less than significant.
 - b) No existing housing stock would be displaced by this project and no replacement housing would be necessary with the approval of the tentative parcel map and land use amendment. There would be no impact.
 - c) No persons would be displaced by approving the tentative parcel map and construction of replacement housing would not be required for this project. There would be no impact.

Finding: The project would not displace any individuals and would not remove existing housing. The project would not directly or indirectly induce a substantial growth in population by process of a two-parcel subdivision of land. For this 'Population and Housing' category, impacts would be less than significant.

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

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

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

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

- a) Fire Protection: The Diamond Springs - El Dorado Fire Protection District currently provides fire protection services to the project area. The District was solicited for comments to determine compliance with fire standards, El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the 2007 California Uniform Fire Code. The District did not respond with any concerns, as conditioned, that the level of service would fall below the minimum requirements as a result of the proposed parcel map. The impacts would be less than significant.
- b) Police Protection: The project site will be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80 percent of the population within Community Regions. 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. The creation of four parcels where one currently exists would not significantly impact current Sheriff's response times to the project area. The impacts would be less than significant.
- c) Schools: The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project proposal would not directly generate the need for additional school facilities and will not impact school enrollment, as the project would not result in a dominant residential component. The impacts would be less than significant.

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

- d) Parks: Section 16.12.090 of the County Code establishes the method to calculate the required amount of land for parkland dedication, and the in-lieu fee. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code. The project proposal would not increase the demand for parkland. Section 16.12.090 of the County Code establishes the method to calculate the required amount of land for parkland dedication, and the in-lieu fee. The applicants would be required to pay the park fee to the El Dorado County Recreation District prior to filing the parcel map. The impacts would be less than significant.
- e) Other Facilities: No other public facilities or services would be directly impacted by the project. The impacts would be less than significant.

Finding: As discussed above, no significant impacts would occur with the project either directly or indirectly. For this "Public Services" category, impacts would be less than significant.

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

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) By creating four parcels where one currently exists, no significant increase or effects in the use of area wide neighborhood or regional parks would be experienced by approving this project. There is no potential for a substantial physical deterioration of neighboring or regional recreational facilities. Impacts would be less than significant.
- b) The project does not propose any on-site recreation facilities and is not required to construct any new facilities or expand any existing recreation facilities with the scope of this project. There are a number of public amenities in the form of public parks and recreational opportunities within the County, and many are close to the area. This project would be required to pay a Park-in-Lieu fee for the acquisition of parklands based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees would be paid at the time of filing the final map to the El Dorado County Recreation District. The formula for the acres or "A" from Section 16.12.090 B3 would be (4 dwelling units) (2.8 persons/dwelling units) (3 acres/1,000 persons = A. In this case "A" of acres of parkland would be 0.0336. That number is then used in the formula from Section C2 when the assessed value is received from the Assessor's Office. There presently is no option to credit an existing dwelling for past paid fees when a parcel split occurs. Impacts would be less than significant.

Finding: No impacts to recreation or open space would result from the project. For the 'Recreation' category, impacts would be less than significant.

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

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

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

- 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 Department of Transportation has determined that the project would not generate a significant level of trips to require a traffic study or mitigation. Approval of the project would result in the creation of four parcels allowing for density of a primary and secondary residential unit and supporting accessory structures on each newly created parcel. Each parcel would provide for fire safe access and would be accessible from Mica Street. Road improvements and dedications are included and have been considered with this Initial Study. Full road improvements for the access road and encroachments are required. Impacts would be less than significant.
 - b) Approval of the tentative parcel map would accommodate the allowed density of the Low Density Residential land use designation and then would match the existing zoning designation of RE-5. The proposed density would not have a significant traffic and/or circulation impact to Mica Street, or the surrounding road circulation system. 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 impact.

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

- d) Based on what is required for the project, there would be no design features, such as sharp curves or dangerous intersections added or changed on Mica Street or Lollipop Lane. There would be improvements to Fire Safe and County design standards required to improve the emergency access capabilities of Mica Street from Crystal Boulevard to State Route 49 as well as into the subject parcel. Impacts would be less than significant.
- e) The project would not result in inadequate emergency access to any potential residential structure. Any future residential project would be reviewed by El Dorado County Department of Transportation and Fire District staff to ensure that adequate driveway access from the roads required of this conditioned tentative parcel map onto all four parcels to meet County Fire Safe and/or Department of Transportation standards. Impacts would be less than significant.
- f) Future development would be required to meet on-site parking identified by use and the Zoning Ordinance. Section 17.18.060 regulates the parking provisions and all on-site uses would include, and identify required parking. Future requests for building permits would be reviewed for conformance with parking during the review process. The current dwelling on proposed Lot 4 currently has adequate parking area. There would be no impact.
- g) The proposed project would not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. There would be no impact.

Finding: For the 'Transportation/Traffic' category, processing the land use amendment and tentative parcel map would have a less than significant impact within this category. Impacts would be less than significant.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

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

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) No significant wastewater discharge or surface run off would result from this project. Any future residential development on the parcels would be designed to meet the County standards to include BMPs for pre- and post construction development for wastewater discharge and surface run-off. Impacts would be less than significant.
 - b) No new water or wastewater treatment plants are proposed and none are required as a result of this project. There would be no impact.
 - c) On-site stormwater drainage facilities may be required on the property in order to reduce run off to appropriate discharge levels. Any future request for a residential single-family unit, grading, or improvement plans would be required to show site discharge and/or run off at pre and post levels. All required drainage facilities would be built in conformance with the standards contained in the *County of El Dorado Grading and Drainage Manual*. Impacts would be less than significant.
 - d) An El Dorado Irrigation District water meter for potable water exists at the site as well as a fire hydrant. The project would be conditioned to ensure adequate water pressure for fire control with the final review and approval by the Diamond Springs – El Dorado Fire Protection District required prior to filing the parcel map. Impacts would be less than significant.
 - e) The County’s Environmental Management Department previously reviewed and approved the existing septic system on proposed Lot 4. Future residential development on the proposed parcels, including the addition of second residential units, would be reviewed by Building Services and Environmental Management during the building permit review phase to ensure that septic areas are established to County design standards. Impacts would be less than significant.
 - 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.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

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

- 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 would be available at the site for solid waste collection. There would be no impact.

Finding: Impacts within the 'Utilities and Service Systems' category would remain at a less than significant level based on this land use amendment and tentative parcel map. Impacts would be less than significant.

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

Discussion:

- a) With the recommended mitigation measure implemented pursuant to the requirements of General Plan Policy 7.4.4.4, and as conditioned, there would be no substantial evidence contained in the project record that would indicate that this project has the potential to degrade the quality of the environment. This amendment to the land use designation and tentative parcel map would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented with the process of the final parcel map and/or any required project specific improvements on or off the property. Impacts would be less than significant as conditioned and with the incorporation of the mitigation measure.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts." Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.
- c) As outlined and discussed in this document, this project proposes a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

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

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.)

US Department of the Interior, Fish and Wildlife Services 1995 National Wetland Inventory for the Placerville, California Quad.

Cultural Resource Assessment” prepared by Peak and Associates, dated October 2007.

El Dorado Irrigation District Facility Improvement letter, FIL0706-075 dated July 10, 2006.