

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



Agenda of: September 11, 2008
Item No.: 9.a
Staff: Jonathan Fong

REZONE/TENTATIVE PARCEL MAP

FILE NUMBER: Z07-0056/ P07-0050

APPLICANT: Robert Harrer

REQUEST: Rezone and Parcel Map.

Rezone: The Rezone would amend the parcel zoning from Estate Residential Five-Acre/ Airport Safety (RE-5/ AA) to One-Acre Residential/ Airport Safety (R1A/ AA).

Parcel Map: The Parcel Map would create two parcels. Parcel 1 would be 1.00-acre and Parcel 2 would be 3.27-acres.

LOCATION: On the south side of Meder Road 300 feet west of the intersection with Chasen Drive in the Shingle Springs Area. Supervisorial District IV. (Exhibit A)

APN: 070-040-73

ACREAGE: 4.27- acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit B)

ZONING: Estate Residential Five-Acre/ Airport Safety (RE-5/AA) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The applicant submitted a request for a pre-application meeting on December 12, 2005. The pre-application submittal included two alternatives for subdivision of the parcel.

Option 1 included a request for a Rezone to One-Half Acre Residential (R20k) and a four lot Parcel Map to create parcels ranging in size from 0.75-acres to 1.77-acres. Option 2 would include the same Rezone request to R20k and a two lot Parcel Map to create a 1.00-acre parcel and a 3.27-acre parcel.

The pre-application meeting concluded that due to the Airport Safety (AA) zoning overlay, the project would require the inclusion of the Planned Development (PD) Zoning overlay and the provision of 30% open space due to the then applicable General Plan Policy 2.2.5.13.

The project was submitted on November 27, 2007 and included a Rezone request to One-Half Acre Residential (R20k) and included a request for a Phased Parcel Map to create three parcels ranging in size from 0.80-acres to 2.40-acres. Planning Services staff determined that a Parcel Map could not be phased and therefore the applicant was advised of the process. In addition, the proposed Rezone to R20k would create an inconsistency with the existing horse corrals on the project site. The R20k Zone District would not allow by right or by Special Use Permit the existing agriculture improvements on the site.

The project engineer provided a re-submittal dated April 15, 2008 with a revised Zone Change request to One-Acre Residential (R1A) and a two lot Parcel Map consistent with Option 2 of the earlier pre-application submittal.

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

Project Description: The project request includes a Rezone and Parcel Map. The Rezone would amend the parcel zoning from Estate Residential Five-Acre/ Airport Safety (RE-5/ AA) to One-Acre Residential/ Airport Safety (R1A/AA). The Parcel Map would create two parcels. Parcel 1 would be 1.00-acre and Parcel 2 would be 3.27-acres. The Parcel Map would subdivide the existing parcel to locate each of the two existing residences on separate parcels. All residential zone district permit one primary residence and a secondary residence which is not to exceed 1,200 square feet.

Both existing residences have driveways onto Meder Road. No additional road improvements would be required as part of the project. The project is currently served by individual wells and private septic systems. The Department of Environmental Management would require the existing residences to connect to EID public water and destroy the on-site wells as a condition of approval.

Site Description: The site is located at approximately 1,470 feet above sea level and is generally flat. The project site has been previously development with residential development. Two residences exist on site and accessory development including, horse corrals, paddocks, in-ground pools and a man-made pond. Vegetation on-site is comprised of mixed oak woodland and native grasslands.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	HDR	Single-Family Residential
North	RE-5	HDR	Undeveloped Residential
South	R1	HDR	Single Family Residential
East	RE-5	HDR	Single Family Residential
West	RE-5	MDR	Single Family Residential

The project parcel is bounded on all sides by residential development. The project would create two residential parcels in a residential setting, and the project would not create conflicts with the surrounding land uses.

General Plan: The project is located within the High Density Residential (HDR) land use designation which permits a parcel size range of one to five dwelling units per acre. The project would create two parcels, Parcel 1 would be 1.00-acre and Parcel 2 would be 3.27-acres. The proposed parcel sizes would be consistent within the HDR land use designation.

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

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

The project would create parcels less than five acres in size within the HDR land use designation. Pursuant to **General Plan Policy 5.2.1.3** the project would be required to connect to EID public water due to the project location within the HDR land use designation and location within the Cameron Park Community Region. The project would be conditioned to comply with this requirement.

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

The Facilities Improvement Letter (FIL) submitted for the project dated November 19, 2007 determined that the project would require two Equivalent Dwelling Units (EDU's) and that the existing 10-inch water line beneath Meder Road could provide adequate flow to serve the project.

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

The project would be served by existing private septic systems.

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

The project site is located within the Buckeye School District. The District was distributed the project during the initial consultation and did not provide comments regarding the project.

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

The project is located within the El Dorado County Fire Protection District boundaries. The District has reviewed the project and has required the project to comply with the required fire flow of 1,000 gallons per minute for two hours.

6. Distance to nearest Community Region or Rural Center;

The project site is located within the Cameron Park Community Region.

7. Erosion hazard;

The project would not require road improvements or other grading activities that would likely create an erosion hazard.

8. Septic and leach field capability;

The project is currently served by existing septic systems.

9. Groundwater capability to support wells;

The project would be served by the EID public water system.

10. Critical flora and fauna habitat areas;

The project is located within Mitigation Area 1 which is defined as lands containing soil types capable of sustaining the Pine Hill Endemic Plant Species. A Biological Resources Evaluation was prepared for the site and did not identify any special status plant species on the project site.

The report did identify that the oak woodlands on-site would be suitable habitat for a number of protected animal species. The project would not involve any construction or impacts that would require the removal of any oak trees. Therefore, the project would not incorporate conditions or mitigation measures to protect this habitat.

11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;

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

14. Capacity of the transportation system serving the area;

The Department of Transportation has reviewed the project and has determined that the creation of two residential parcels would not require a traffic study and that the existing width of Meder Road would not require any road improvements.

15. Existing land use pattern;

The project parcel is surrounded by existing single-family development. The proposed project would not be inconsistent within the existing land use pattern.

16. Proximity to perennial water course;

The project site includes a man-made pond. The project would be required to comply with the required 100 foot setback as required by **General Plan Policy 7.3.3.4**.

17. Important historical/ archeological sites;

The project site has already been disturbed with residential development. The Cultural Resource Study prepared for the project did not identify any cultural resources on the site. The project would not require any grading or other construction activities which would result in ground disturbance.

18. Seismic hazards and present active faults;

The project site is located within the fault buffer zone of the West Bear Mountains Fault. However, the fault is not considered active. The project site would not be subject to significant seismic hazards or active faults.

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

The project parcel is not encumbered by existing CC&R's.

The project site is located within Safety Zone 3 of the Cameron Park Airport which is defined as a one-mile radius surrounding the airport. **General Plan Policy 6.8.1.1** requires projects within safety zones of the airports to comply with applicable provisions of the Comprehensive Land Use Plan

(CLUP). The project would comply with the density provisions and would be consistent with applicable policies of the Cameron Park CLUP.

The parcel map and rezone would create two residential parcels. The proposed parcel sizes would be consistent with the HDR land use designation. As discussed above, adequate public services, infrastructure, and fire protection services could support the additional residential density. Staff finds the project would be consistent with the General Plan.

Zoning: The project would rezone the current parcel from Estate Residential Five-Acre/ Airport Safety (RE-5/ AA) to One-Acre Residential/ Airport Safety (R1A/ AA) The project would create two parcels of 1-acre and 3.27-acres. The proposed parcel sizes would comply with the minimum parcel size allowed within the R1A zone. An analysis of the Development Standards of the R1A Zone District is included below:

A. Minimum parcel area, one acre;

The project would create two parcels. Parcel 1 would be 1-acre and Parcel 2 would be 3.27-acres. Both proposed parcels would be consistent with the standards of the R1A Zone District.

B. Minimum parcel area per dwelling unit, same as subsection A of this section;

C. Maximum building coverage, thirty-five percent;

Parcel 1 would include an existing second residence. Parcel 2 would include the primary residence, shed, paddock and horse corral. Neither the development on Parcel 1 or Parcel 2 would exceed the maximum building coverage requirements of the R1A Zone District.

D. Minimum parcel width, one hundred feet;

Parcel 1 would be a triangular lot and would have a minimum lot width of approximately 200 feet measured along Meder Road. Parcel 2 would have a lot width of over 400 feet measured along Meder Road. Both Parcel 1 and Parcel 2 would be consistent with the lot width requirements of the R1A Zone District.

E. Minimum yards: front, thirty feet; sides, fifteen feet, except the side yard shall be increased one foot (1') for each additional foot of building height in excess of twenty-five feet (25'); rear thirty feet (30'); stable (front), thirty feet (30'); sides, thirty feet (30'); rear, thirty feet (30'); (Ord. 4236, 1992)

Both existing residences on the project site would be consistent with the required 30 foot setbacks from the proposed parcel lines. The existing horse corral would comply with the required setbacks. The existing development would be consistent with the setback requirements of the R1A Zone District. Future development of the site would be reviewed to determine consistency with the setback requirements of the zone.

F. Maximum building height, forty- five feet (45'). Prior code §9411.5(c); Ord. 4236, 1992)

The existing buildings would comply with the maximum height requirements. Any future development would be required to demonstrate consistency with the height requirements of the R1A Zone District.

Staff finds the project would be consistent with the Zoning Ordinance.

ENVIRONMENTAL REVIEW

NOTE: This project is not located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,876.⁷⁵ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

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

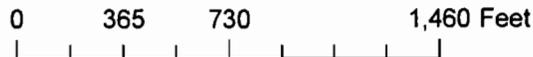
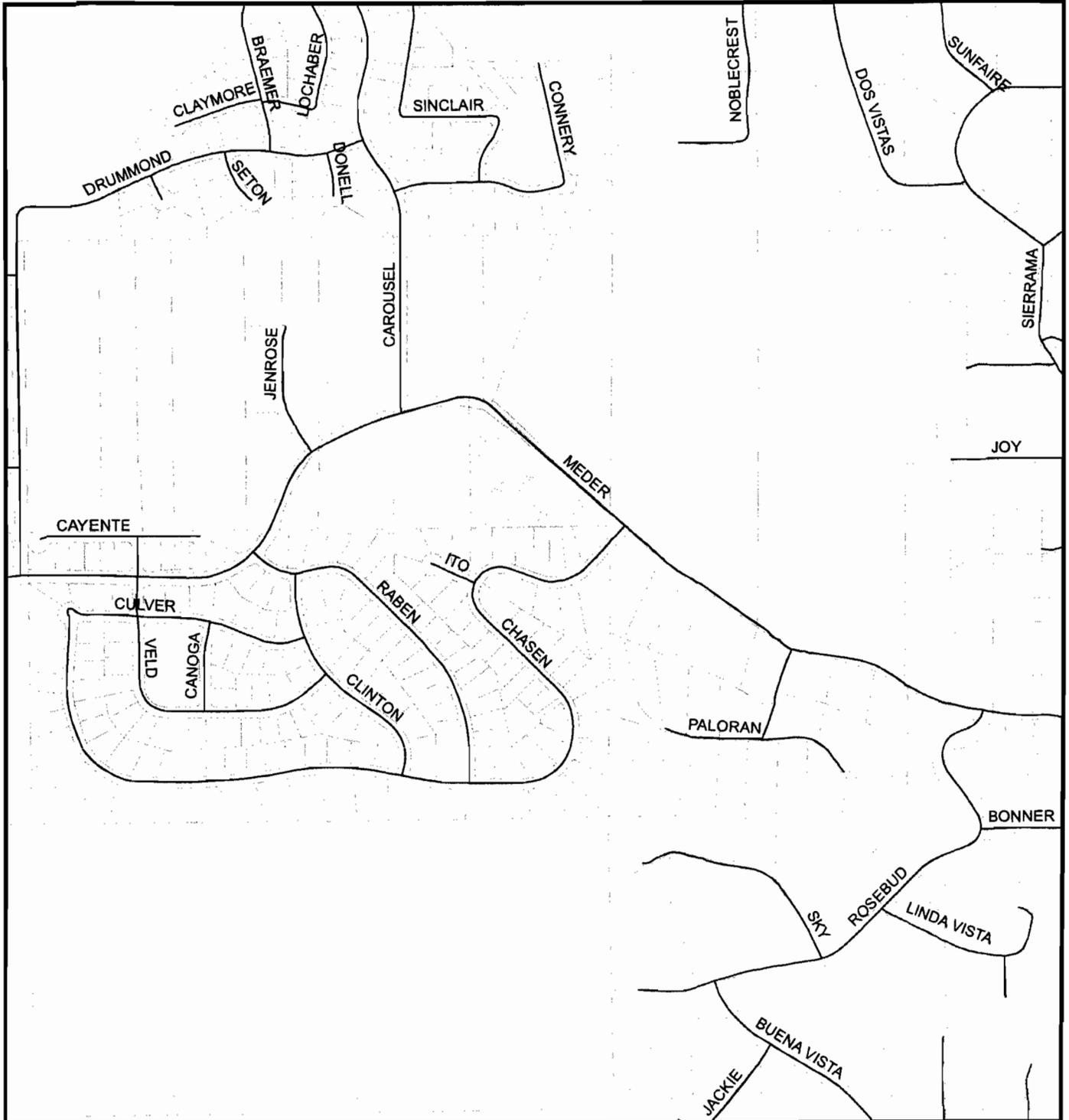
1. Adopt the Negative Declaration based on the Initial Study; and
2. Approve Z07-0056/ P07-0050 as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report and the conditions itemized in Attachment 1.

SUPPORT INFORMATION

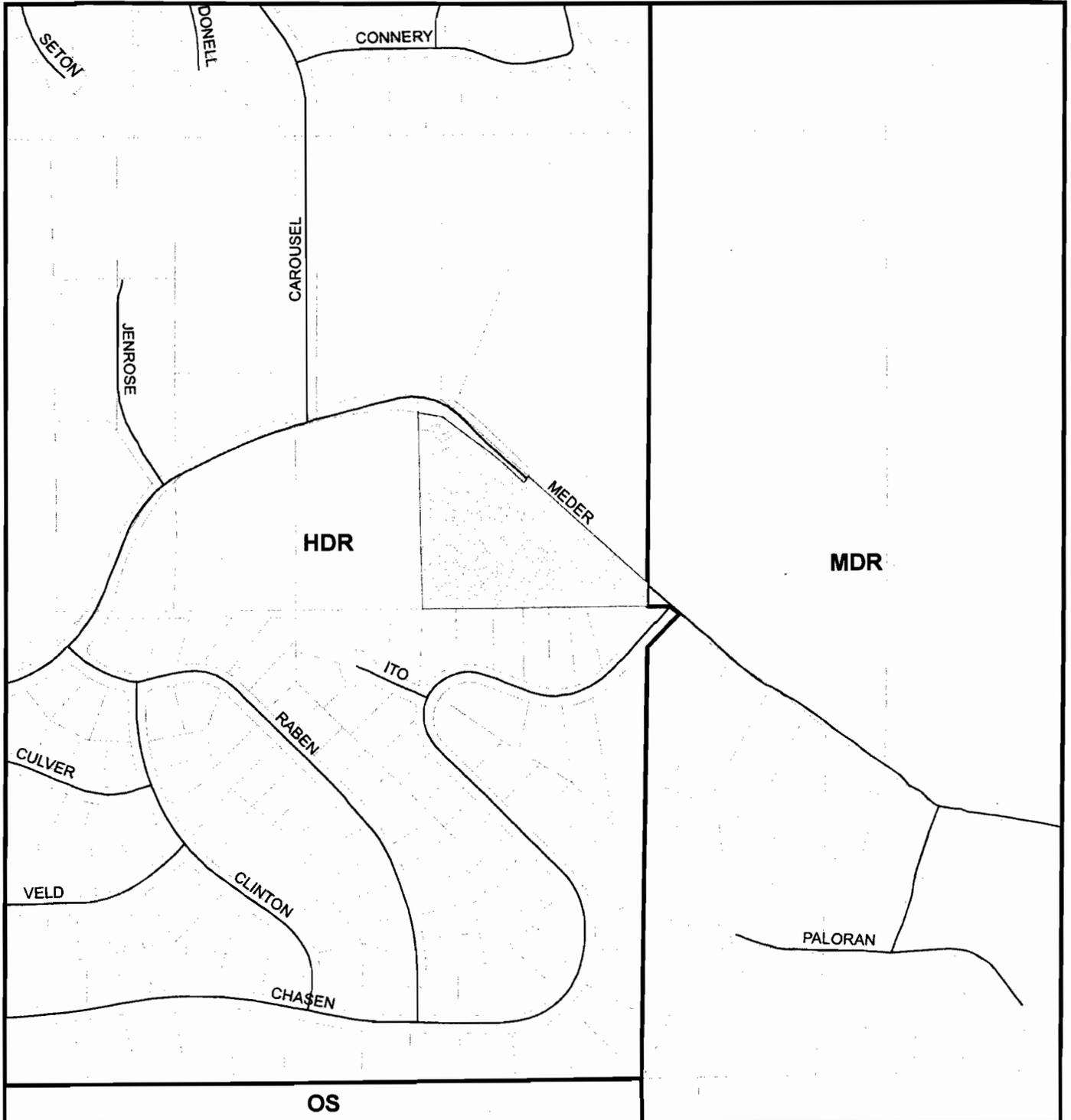
Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Parcelization Map
Exhibit E	Tentative Parcel Map
Exhibit F	Environmental Checklist and Discussion of Impacts

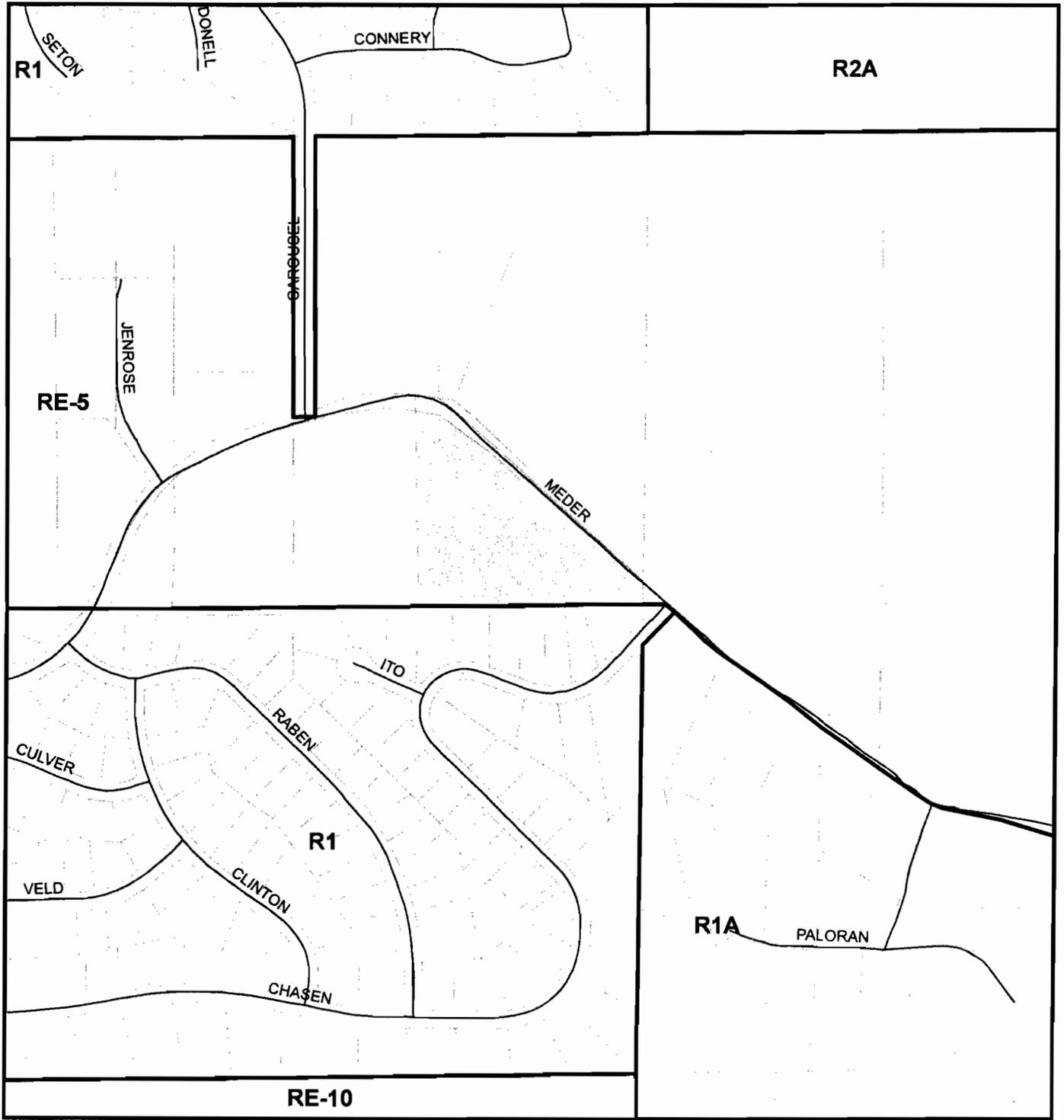
Harrer- Meder Parcel Map
Z07-0056/ P07-0050
Vicinity Map

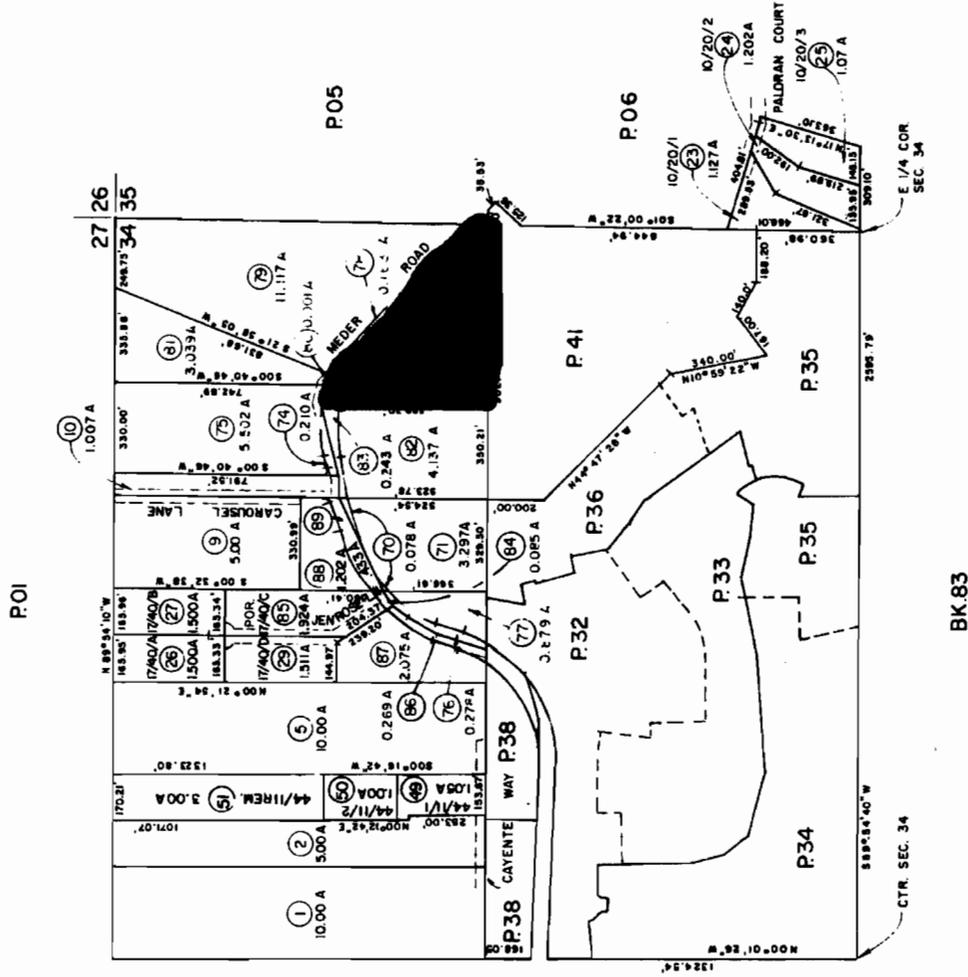
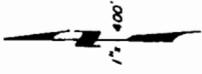


**Harrer- Meder Parcel Map
Z07-0056/ P07-0050
General Plan Land Use Map**



Harrer- Meder Parcel Map
Z07-0056/ P07-0050
Zoning Map





BK.83

BK.83

EXHIBIT D

Tentative Parcel Map

Home 348 5374-01-09

A PORTION OF THE N.E. 1/4 OF SECTION 34,
T. 19 N. R. 9 E. M.D.A.
COUNTY OF EL DORADO STATE OF CALIFORNIA
APRIL, 2009
SHEET 1 of 1

OWNER / APPLICANT:

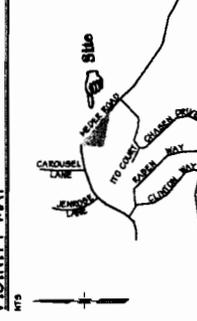
ROBERT HAZER
SHINGLE SPRINGS, CA 95662
(530) 477-8031

MAP PREPARED BY:

CALICO ENGINEERING, INC.
3445 PACIFIC ROAD
SHINGLE SPRINGS, CA 95662
(530) 477-5535

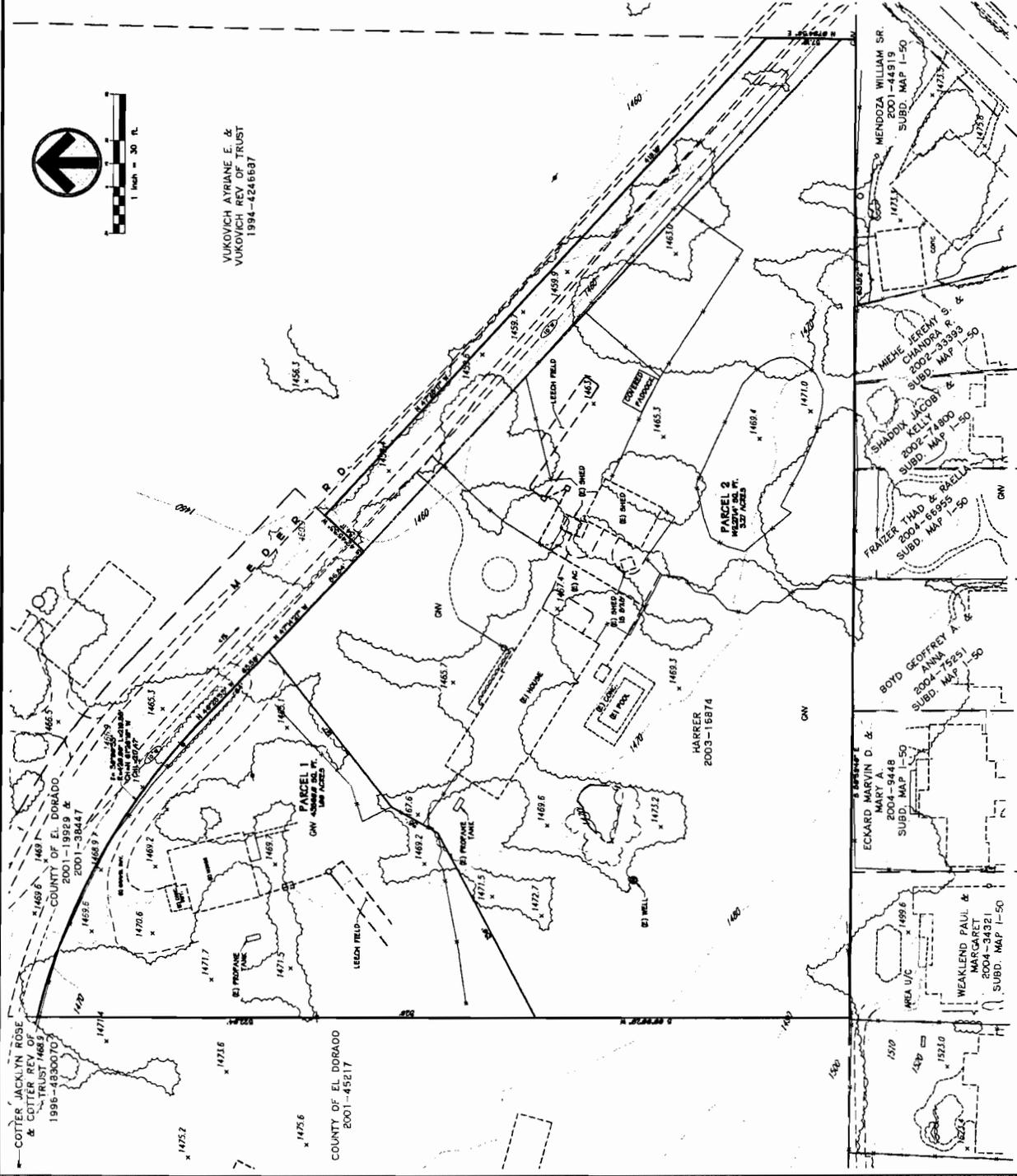
Scale of Map: 1" = 50'
 Contour Interval: 5'
 Aerial Photo: 1996
 Section, Township, Range: N.E. 1/4 SECTION 34, T. 19 N. R. 9 E. M.D.A.
 Assessor's Parcel No.: 078-000-75
 Proposed Zoning: RZ-0
 Present Zoning: RZ-0
 Total Parcel Area: 4.62 ACRES
 Total Number of Parcels: 2
 Minimum Parcel Area: 2.31 ACRES
 Wetland Survey Area: 0.00 ACRES
 Sewage Disposal: SEPTIC
 Structural Fire Protection: EL DORADO REGISTRATION DISTRICT
 EL DORADO COUNTY F.P.D.

VICINITY MAP



1 inch = 30 ft.

VUKOVICH AYRIANE E. &
VUKOVICH REV. OF TRUST
1994-4246687



ZONING ADMINISTRATOR:
 APPROVAL / DENIAL DATE:
 BOARD OF SUPERVISORS:
 APPROVAL / DENIAL DATE:

EXHIBIT E



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z07-0056/ P07-0050 Harrer-Meder Parcel Map

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

Contact Person: Jonathan Fong

Phone Number: (530) 621-5355

Property Owner's Name and Address: Robert Harrer. P.O. Box 1653 Shingle Springs, CA 95682

Project Applicant's Name and Address: Robert Harrer. P.O. Box 1653 Shingle Springs, CA 95682

Project Agent's Name and Address: Jon Wheat. Carlton Engineering. 3633 Ponderosa Road. Shingle Springs CA 95682.

Project Engineer's / Architect's Name and Address: Jon Wheat. Carlton Engineering. 3633 Ponderosa Road. Shingle Springs CA 95682.

Project Location: The property is located on the south side of Meder Road, 300 feet west of the intersection with Chasen Drive in the Shingle Springs area.

Assessor's Parcel No: 070-470-73

Zoning: Estate Residential Five-Acre (RE-5)

Section: 34 **T:** 10N **R:** 9E

General Plan Designation: High Density Residential (HDR)

Description of Project: The project request would allow for a Rezone and Parcel Map. The Rezone would amend the parcel zoning from Estate Residential Five Acre (RE-5) to One-Acre Residential (R1A). The Parcel Map would create two parcels. Parcel 1 would be 1.00-acre and Parcel 2 would be 3.27-acres. The project site is currently developed with a primary residence, secondary residence and accessory buildings. The Parcel Map would create two parcels with a primary residence located on each parcel.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	RE-5	HDR	Residential
North:	RE-5	HDR	Undeveloped residential
East:	RE-5	HDR	Residential
South:	R1	HDR	Residential
West:	RE-5	MDR	Residential

Briefly Describe the environmental setting: The project site has been previously disturbed with residential development. Two residences and associated accessory buildings are located on the site. Vegetation on-site is comprised of oak woodlands and annual grasslands.

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

1. El Dorado County Department of Transportation: Dedication for right-of-way on Meder Road.
2. El Dorado County Environmental Management: Well destruction permits.
3. El Dorado County Air Quality Management District: require an approved Asbestos Dust Mitigation Plan for air quality impacts during project construction.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: March 26, 2007

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: March 26, 2007

Printed Name: Gina Hunter For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a proposed Project. The project would allow the creation of one additional residential parcels.

Project Location and Surrounding Land Uses

The project site is located along Meder Road in the Cameron Park Community Region. The project is bounded by lands designated by the County General Plan and High as Medium Density Residential. The surrounding uses are residential.

Project Characteristics

The project would include a Rezone request to amend the parcel zoning from Estate Residential Five-Acre to One-Acre Residential and a Parcel Map to create one additional parcel. Parcel 1 would be 1-acre and Parcel 2 would be 3.27-acres.

1. Transportation/Circulation/Parking

Access to the site would be provided via Meder Road which is a County Maintained Road. Both the existing residences currently maintain driveways which directly encroach onto Meder Road. The project would not require the construction of new roads or any improvements to the existing roadways in the area. All parking associated with the lots would be maintained on-site.

2. Utilities and Infrastructure

The existing residences are currently served by on-site wells and private septic systems. The project would be required to connect to public water services and destroy the on-site wells under permit. The existing septic systems would serve the wastewater needs of the project.

3. Population

The project would create one additional lot to locate each of the existing residences on separate parcels. The project would not result in the increase or decrease in population in the area.

4. Construction Considerations

No construction would occur as part of the project. No road improvements would be required nor would any additional development likely occur as a result of the creation of one additional parcel.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be

explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

Discussion:

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

- a. **Scenic Vista.** The project site is located on Meder Road. The project site and vicinity is not identified by the County as a scenic view or resource.⁶ There would be no impact.
- b. **Scenic Resources.** The project site would not be adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.⁷ There would be no impact.
- c. **Visual Character.** The proposed project and the future residential development would not affect the visual character of Meder Road or the project vicinity. There would be no impact.
- d. **Light and Glare.** The proposed project would create one additional residential parcel. Potential sources of light and glare would result from the residential development. Meder Road contains parcels which have residential development. New sources of light and glare would result from the residential development of the proposed parcels. The potential lighting sources would be consistent with the existing conditions in the area. Therefore, the impacts of existing light and glare created by the project would be less than significant.

Finding

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

⁶ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.*
 California Department of Transportation, *California Scenic Highway Program, Officially Designated State Scenic Highways, p.2* (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>).

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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. There would be no impact.
- b. **Williamson Act Contract.** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.
- c. **Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. There would be no impact

Finding

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

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of 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-e. **Air Quality.** The project would create one additional. No additional road improvements would be required that would have the potential to create any negative impacts to air quality. The project would allow for the continued residential operation of the site which would not expose any sensitive receptors to objectionable odors. In the event any grading activities would occur, the project would require approval of a Fugitive Dust Plan (FDP) for all grading activities. Adherence to an approved FDP and all District rules during project construction would minimize any potential impacts to air quality. There would be no impact.

Finding

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the proposed project would not impact air quality. For this “Air Quality” category, there would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
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. **Special Status Species and Sensitive Natural Communities.** The project site is located within Mitigation Area 1 which is defined as lands with suitable soil types to support the Pine Hill Endemic Plant Species. The survey performed on the project site determined that no special status species are present on the site (Ruth A. Willson, November 2005). All future development would be required to pay the Mitigation Area 1 Mitigation Fee as established by the Board of Supervisors and the Zoning Ordinance. There would be a less than significant impact to any special status species or natural communities as a result of the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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b-c. **Riparian Habitat.** There are no mapped riparian habitats within the project site boundaries. No road improvements or development would likely occur that would affect any habitat. There would be no impact.

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

e. **Biological Resources.** The project would create one additional residential parcel to locate each of the existing residences on separate parcels. No construction or road impacts would occur as a result of the project. The project would not affect any biological resources. There would be no impact.

Finding

The project would not result any impacts to biological resources. For this “Biological” category, there would be no impact.

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

Discussion:

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

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

a-d.

The cultural resources study completed for the project site indicates that there is a low to moderate possibility of cultural resources in the project vicinity. No development would occur as part of the project. Impacts to cultural resources would be remote. There would be no impact.

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

No development would occur as a result of the project. The project would create one additional residential parcel. The project would not require any ground disturbance. For this “Cultural Resources” category, there would be no impact.

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

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as ground shaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.⁸ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁹ There would be no impact related to fault rupture. There are two known faults within the project vicinity; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is located within the West Bear Mountain Faults Zone. All other faults in the County, including those closest to the project site are considered inactive.¹⁰

Earthquake activity on the closest active could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.¹¹ While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.¹² The project site where the existing dwelling units are located is relatively flat, while the rest of the property is comprised of rolling terrain; and based upon the soil survey and metamorphic rock comprising the site, there would be no risk of landslide.¹³

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

⁸ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003*, p.5.9-29.

⁹ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

¹⁰ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, p.5.9-5.

¹¹ California Department of Conservation, California Geological Survey, *Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002.* (<http://www.consrv.ca.gov/cgs/rghm/psha>)

¹² El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, pages.5.9-6 to 5.9-9.

¹³ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, pages.5.9-6 to 5.9-9.

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

The El Dorado County Resource Conservation District reviewed the application in 2007 and did not have any issues with the proposed project.

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

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

e. **Septic Systems.** The project would be served existing septic systems. No additional development would connect to to the existing systems which would potentially exceed the current capacity. There would be no impact.

Finding

No significant geophysical impacts are expected from the proposed project either directly or indirectly. For this "Geology and Soils" category, there would be no impact.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a-b. **Hazardous Substances.** The project would create one additional residential parcel. No road improvements or construction activities would occur as part of the project. No hazardous materials would be used as part of the project. There would be no impact.
- c. **Hazardous Emissions.** No heavy machinery or other producers of hazardous emissions would occur as part of the project. There would be no impact.
- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹⁴ There would be no impact.
- e. **Public Airport Hazards.** The project site is located within Safety Zone 3 of the Cameron Park Area. The proposed residential land uses and density would be consistent within Safety Zone 3 as established by the Cameron Park Airport Comprehensive Land Use Plan. There would be no impact.

¹⁴ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed September 23, 2004; California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004.

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- f. **Private Airstrip Hazards.** There is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.
- g. **Emergency Response Plan.** The parcel is accessed Meder Road. The creation of one additional parcel would not impair the ability to implement any County emergency response plans. There would be no impact.
- h. **Fire Hazards.** The project site located in an area classified as having a moderate fire hazard.¹⁵ As part of the conditions of approval for the project, the applicant would be required to demonstrate that adequate fire flow would be available for the project. The project would not result in additional development that would expose persons to additional fire hazards. Impacts would be less than significant.

Finding

No Hazards or Hazardous conditions are expected with the project either directly or indirectly. For this “Hazards” category, there would be no impact.

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

¹⁵ El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH #2001082030) , May 2003, Exhibit 5.8-4.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

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

a & f. **Water Quality Standards.** No ground disturbance would occur as part of the project which could potentially violate water quality standards. The project would be required to connect to public water as part of the project which would not violate any water standards. There would be no impact.

b. **Groundwater.** The project would be served by public water. Due to the limited scope of development associated with the project, impacts would be less than significant.

c-d. **Erosion Control Plan.** No road improvements would occur as part of the project. The project would be required to connect to public water which may require on-site and off-site grading. All grading activities are required to comply with the County Grading Ordinance which would require protective measures during all activities. Adherence to standard requirements would ensure that the project would not impact drainages in the area. Impacts would be less than significant.

e. **Storm Water Run-off.** Based on the soil types, surface runoff has been characterized as being slow to moderate. Erosion control plans have been required due to the proposed road improvements. Adherence to the erosion plans would reduce the impacts to a less than significant level.

g, h, & i. **Flooding.** The project is outside of mapped flood plains, impacts would be less than significant.

FIRM. The Flood Insurance Rate Map (Panel No. 060040 0700 D, last updated December 4, 1986) for the project area establishes that the project site is not within a mapped 100-year floodplain.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- j. **Seiche, tsunami, or mudflow.** The potential impacts due to a seiche, tsunami, or mudflow are remote. Impacts would be less than significant.

Finding

No significant hydrological impacts are expected with the project either directly or indirectly. For this “Hydrology” category, impacts would be less than significant.

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

Discussion:

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

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

- a. **Established Community.** The project site is surrounded by residential uses and is located within the Cameron Park Community Region. The proposed project and future residential development would not physically divide an established community. There would be no impact.
- b. **Land Use Plan.** The parcel is zoned Estate Residential Five-Acre/ Airport Safety (RE-5/ AA) and allows single family residential development. The project would include a re-zone request to change the zoning from RE-5 to One-Acre Residential/ Airport Safety (RIA/ AA) which is consistent within the General Plan Designation and the Cameron Park Community Region. Impacts would be less than significant.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project would not affect any biological resources. There would be no impact.

Finding

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The proposed use of the land would be consistent with the zoning and the General Plan policies for residential uses. There would be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. No significant impacts are expected. For this "Land Use" category, impacts 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 & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.¹⁶ The project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.¹⁷ There are no mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

Finding

No impacts to energy and mineral resources are expected with the proposed project either directly or indirectly. For this "Mineral Resources" category, there would be no impact.

XI. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

¹⁶ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹⁷ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. NOISE. <i>Would the project result in:</i>				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

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

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

a-d. **Noise Standards.** The connection to public water may require construction activities at a potentially significant level (greater than 60 dB L_{eq} and 70 dB L_{max} between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). Construction operations for road improvements would require adherence to construction hours as required by General Plan Policy 6.5.11. Construction activities would be limited to 7a.m. to 7p.m. during weekdays and 8a.m. to 5p.m. on weekends and federally recognized holidays. Short-term noise impacts would therefore be less than significant. The long-term noise impacts would be related to current vehicle traffic along Meder Road which would be under the maximum noise level thresholds in the 2004 General plan table 6-1 of 60 dB L_{dn} /CNEL or less. No known changes in traffic-generated noise levels along Meder Road would occur. Short-term and long-term impacts would be less than significant.

e & f. **Airport Noise.** The project site is not within the airport land use plan. There would be no impact.

Finding

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

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

Finding

The project would not displace housing. There is no potential for a significant impact due to substantial growth with the proposed project either directly or indirectly. For this “Population and Housing” category, impacts would be less than significant.

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

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

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

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

a. **Fire Protection.** The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire District that the level of service would not fall below the minimum requirements as a result of the project. The responsible Fire District would review building permit plans to determine compliance with their fire standards. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.

b. **Police Protection.** The project would create one additional residential parcel. Impacts to police protection services would be less than significant.

c-e. **Schools, Parks and Other Facilities.** The proposed project is located within the El Dorado Parks and Recreation District. Future residential development would be subject to school impact fees at time of building permit issuance. The parcel map is subject to payment of parkland dedication in-lieu fees. Impacts would be less than significant.

Finding

As discussed above, no significant impacts are expected to public services either directly or indirectly. For this “Public Services” category, 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:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

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

a-b. **Parks and Recreation.** The proposed project would increase population that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. Park facilities are maintained by the El County Parks and Recreation Department. The El Dorado County Parks and Recreation Department charges park impact fees in conjunction with building permits. There would be a less than significant impact.

Finding

No significant impacts to recreation and open space resources are expected either directly or indirectly. For this “Recreation” category, impacts would be less than significant.

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

Discussion:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

- a&b. **Capacity and Level of Service.** The Department of Transportation has reviewed the proposed project and has determined that the project does not exceed the thresholds established in the 2004 General Plan. The number of vehicles associated with the project would not change current vehicle trip rates and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. Impacts would be less than significant.
- c. **Traffic Patterns.** The project site is located within Safety Zone 3 of the Cameron Park Airport. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.
- d. **Hazards.** The project site is readily accessible from Meder Road. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. Impacts would be less than significant.
- e. **Emergency Access.** The project site receives access off Meder Road which is a through County-maintained road. Based on the limited scope of the project, no road improvements would be required. The Fire District has reviewed the project and determined that adequate access is available for the project. There would be no impact.
- f. **Parking.** No additional parking required for the existing residential units on the subject parcel. There would be no impact.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

Finding

As discussed above, no significant traffic impacts are expected either directly or indirectly. For this “Transportation/Traffic” 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			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
entitlements and resources, or are new or expanded entitlements needed?				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.				X

Discussion:

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

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

- a. **Wastewater.** The project would utilize existing on-site septic systems. There would be no impact.
- b., d., e. **New Facilities** The project would require connections to public water. The utilities provider has reviewed the application and has determined that adequate services exist to serve the project. Impacts would be less than significant.
- c. **Storm Water Drainage.** All required drainage facilities for the project would be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation. Impacts would be less than significant.
- f & g. **Solid Waste.** No anticipated increases of solid waste generated from the existing residential units and proposed residential unit once the parcel is divided into three or affect recycling goals. There would be no impact.
- h. **Power.** Power and telephone facilities are currently in place and utilized at the project site. No further expansion of power anticipated from project. There would be no impact.

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

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

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. As discussed in Item V (Cultural Resources), the proposed project would have a less than significant effect on historical or unique archaeological resources. There would be no effects on fish habitat (Item IV). There would be a less than significant effect on special-status plant or animal species (Item IV).
- b. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project’s contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant.
- c. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly. Impacts would be less than significant.

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

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

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

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

PROJECT SPECIFIC INFORMATION

Air Impact Analysis for Harrer Parcel Map on Meder Road, Shingle Springs, El Dorado County California. Carlton Engineering. July 2005.

July 2007 Update of Biological Resources Evaluation Report for Assessor's Parcel Number 070-040-73. El Dorado County, CA. Ruth Willson. July 2007.

Tentative Parcel Map. Carlton Engineering, April 2008.

Wastewater Disposal Study, Minor Land Division. Carlton Engineering. October 2007.