

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



**Agenda of:** February 26, 2009  
**Item No.:** 10  
**Staff:** Jonathan Fong

**REZONE/SUBDIVISION MAP**

**FILE NUMBER:** Z08-0026/TM08-1476 Vista Grande Estates

**APPLICANT:** Bobbie Lebeck, Nicole Young, Eric Alligue

**AGENT:** LeBeck Young Engineering, Inc.

**REQUEST:** Zone change from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A).

Tentative Subdivision Map creating five (5) parcels ranging in size from one (1) to 1.07-acres.

Three Design Waivers have been submitted to allow the following:

- a) To reduce the road improvements on Vista Grande to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders;
- b) To reduce the road improvements on Sierrama Drive to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders;
- c) To allow the creation of parcels which do not front a road.

**LOCATION:** The project is located on the east side of Sierrama Drive approximately 2,400 feet north of the intersection with Meder Road in the Shingle Springs Area. Supervisorial District IV (Exhibit A).

**APN:** 070-160-58 (Exhibit B)

**ACREAGE:** 5.07-acres

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

**ZONING:** Estate Residential Five-Acre (RE-5) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**SUMMARY RECOMMENDATION:** Recommend approval of Z08-0026/ TM08-1476 and approve the Design Waivers A through C.

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

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

**Rezone:** The Rezone would amend the project zoning from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A). The proposed Rezone would be consistent within the Medium Density Residential (MDR) land use designation.

**Tentative Subdivision Map:** The Tentative Map would create five (5) one-acre residential parcels.

**Road Improvements:** The project site is bounded to the west by Sierrama Drive and the north by Vista Oaks Drive. Due to the project location within the Shingle Springs Community Region, road improvements would be required to adhere to Standard Plan 101B. Design Waivers have been requested to reduce the road improvements from 28 feet to 20 feet. As discussed in the Design Waiver Section below, DOT recommends approval of the Design Waivers.

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

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements	Parcel Sizes
Site	RE-5	MDR	Undeveloped Residential	5.07-acres
North	R2A	MDR	Existing single-family residential	1.6-acres
South	R2A	MDR	Existing single-family residential	1.03-acres
East	RE-10	LDR	Existing single-family residential	5.0-acres
West	RE-5	MDR	Existing single-family residential	1.15-acres

The site is surrounded by existing residential development. The project site is located within the Shingle Springs Community Region at the easternmost border of the Community Region Boundary. The adjoining parcels to the north, south, and west are similarly size one-acre parcels proposed as part of the project. The site is bordered to the east by larger existing residential parcels within the Low Density Residential (LDR) land use designation. The proposed residential development of the site would be consistent with the surrounding land use pattern.

**General Plan:** The General Plan designates the subject site as Medium Density Residential (MDR), which permits a parcel size range of one to five acres. The project would create five (5) residential parcels ranging in size from one (1) to 1.07-acres acres. The project would result in a density range consistent within the MDR land use designation.

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

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

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

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

See #1 above.

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

The project would be served by private septic systems. The project is located within the Shingle Springs Community Region. **General Plan Policy 5.3.1.7** requires all new development within Community Regions to connect to public wastewater services. The applicant has requested that the private septic systems be approved based on the financial hardship of extending wastewater services to the site. The submitted Facilities Improvement Letter (FIL) sent by the El Dorado Irrigation District (EID) determined that no sewer services currently existing within Vista Grande Drive. The cost to extend sewer service to the project site would be unfeasible due to the small scope of the project.

The project has been designed with private on-site septic systems for each of the proposed parcels. The septic systems have been reviewed and approved by Environmental Management. Based on the limited scope of the project and adequate capacity of the proposed septic systems, Planning Services recommends approval of the use of septic systems for the project. Findings of Approval for the septic systems have been included in Attachment 2 of the Staff Report.

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

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

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

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

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

The project site is located within the Shingle Springs Community Region.

**7. Erosion hazard;**

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

The General Plan prohibits development on slopes exceeding 30%. Review of the Slope Map provided as part of the application determined that no slopes 30% or greater exist on the project site or would be impacted as a result of road improvements required for the project.

**8. Septic and leach field capability;**

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

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

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

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

The Biological Resources Report that was prepared for the project identified rare special status plants on the project site. The Report was forwarded to the US Fish and Wildlife Service and the California Department of Fish and Game. Neither agency provided comment.

The project site is located within Mitigation Area 1 which is defined as lands with soil types capable of sustaining the Pine Hill Endemic Plant Species. As determined by the Biological Report, the plant species are largely located on proposed Lots 3, 4 and 5. The plants are

located within the proposed setbacks and disturbance to the plants as a result of residential development would be minimal. In accordance with the Chapter 17.71 of the Zoning Ordinance, the project would be required to pay the Mitigation Area 1 In-Lieu fee at the time of building permit issuance.

The project site contains oak canopy which pursuant to **General Plan Policy 7.4.4.4** would require retention and replacement provisions consistent with Option A of the policy. The applicant has provided an oak canopy analysis which estimates the potential oak impacts as a result of road improvements and infrastructure construction.

Project Site (acreage)	Oak Canopy Coverage (sf)	Percentage Oak Coverage	Required Retention	Proposed Oak Removal	Proposed Retention
5.07	14,167	6.4%	90%	1,395	90.2%

The estimated oak impacts as result of road improvements would be consistent with Option A. In accordance with the Oak Woodland Management Plan (OWMP) the developer would be required to pay the conservation in-lieu fee at a 1:1 ratio. The fee would be collected prior to issuance of a grading permit for the required road improvements.

Future residential development of the proposed lots would exceed the required retention rate established by Policy 7.4.4.4. A note would be required on the final map requiring that all future oak canopy as a result of residential development would be required to pay the conservation in-lieu fee at a 2:1 ratio as established by the OWMP. The conditions of approval included in Attachment 1 would require the final map include notes identifying that future development would be required to pay the conservation in-lieu fee at a 2:1 ratio.

**11. Important timber production areas;**

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

**12. Important agricultural areas;**

See #11 above.

**13. Important mineral resource areas;**

See #11 above.

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

The Department of Transportation has reviewed the project and required that road improvements be performed on Vista Grande Drive and Sierrama Drive. The applicant has

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

**15. Existing land use pattern;**

The project would allow residential development consistent with the Medium Density Residential Land Use Designation and Zoning in the project vicinity. The adjoining parcels to the north, south and west are designated as MDR. The project would not substantially alter the land use pattern established by the General Plan Land Use Map.

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

No riparian features exist on the project site. The nearest water course would be Kelley Creek which is located approximately ½ mile to the east of the project site. No impacts would like occur to water courses in the area as a result of the project.

**17. Important historical/ archeological sites;**

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

**18. Seismic hazards and present active faults.**

The project site is located within the Asbestos Review area. As required by the Air Quality Management District, an Asbestos Dust Mitigation Plan would be required prior to issuance of a grading permit for road construction or for any building permit.

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

The project would not conflict with the existing CC&R's. The proposed Lot 5 would be required to maintain the view easement currently recorded on the project parcel. The view easement establishes a maximum building height within the easement.

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

**Zoning:** The project request includes a Rezone request which would amend the Zoning designation from RE-5 to R1A. Section 17.28.080 establishes Development Standards for the R1A Zone District:

**A. Minimum parcel area, one acre;**

The parcels would range in size from one-acre to 1.07-acres which would be consistent with the minimum parcel size requirements.

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

The proposed parcels would be consistent with this requirement.

**C. Maximum building coverage, thirty-five percent;**

No development is proposed as part of the project. All future development would be reviewed during the building permit submittal process to determine compliance with the building coverage requirements.

**D. Minimum parcel width, one hundred feet;**

The proposed parcels would meet the minimum parcel 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)**

No development is proposed as part of the project. All future development would be reviewed during the building permit submittal process to determine compliance with the setback requirements.

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

No development is proposed as part of the project. All future development would be reviewed during the building permit submittal process to determine compliance with the maximum height requirements.

As discussed above, the proposed project would conform to the R1A Zone District standards.

**Design Waivers:** Three Design Waivers have been submitted to allow the following:

**a) To reduce the road improvements on Sierrama Drive and ~~Vista Grande Drive~~ to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders;**

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

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

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

- c) **To allow the creation of parcels which do not front a road**

As shown on the Tentative Map, the project would create five (5) residential parcels. Lot 3 and Lot 4 would be accessed via access easements across Lot 2 and Lot 5 respectively.

Volume II Section 2 B 5 of the County Design and Improvement Standards Manual requires that all lots front a road and contain frontage consistent with the Zoning Ordinance Development Standards. Due to the unique parcel configuration of the existing parcel, the proposed Lot 3 and Lot 4 would not be able to be designed with frontage on either Sierrama Drive or Vista Grande Drive. The alternative to the proposed access easements would be the creation of 'Flag' Lots which would also be discouraged pursuant to the DISM.

The proposed access easements would be consistent with the driveway requirements of the County Zoning Ordinance. The proposed easement configuration has been reviewed by the Department of Transportation and Planning Services. Due to the unique parcel configuration, staff has recommended approval of the requested Design Waiver

The Design Waiver has been requested in order to allow for future access from the proposed lots along Road 'C'. The Design Waiver would allow for Road 'C' to be constructed consistent with the Fire Safe Regulations minimum road width standard. The Department of Transportation has reviewed the Design Waiver and recommended approval.

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

**Department of Transportation:** The proposed project would not exceed the thresholds of General Plan Policy TC-Xe and therefore no traffic study was required. The Department ~~has reviewed the traffic study prepared for the project and~~ has determined that the on-site and off-site access roads would be requiring widening to provide for a 24-foot wide roadway pursuant to Standard Plan 101B. The project would be required to conform to Standard Plan 101B because the project is located within the Shingle Springs Community Region.

**Environmental Management:** The submitted septic capability report was reviewed and approved by the Department. Due to the project location within the Asbestos Review Area, the project would require an Asbestos Dust Mitigation Plan prior to any on-site construction.



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

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

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

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

#### **ENVIRONMENTAL REVIEW:**

Based on the Initial Study prepared by Planning Services, staff finds that the project would not have a significant environmental impacts, therefore a Negative Declaration has been prepared (Exhibit F).

**NOTE:** This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,983.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,933 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

## RECOMMENDATION:

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

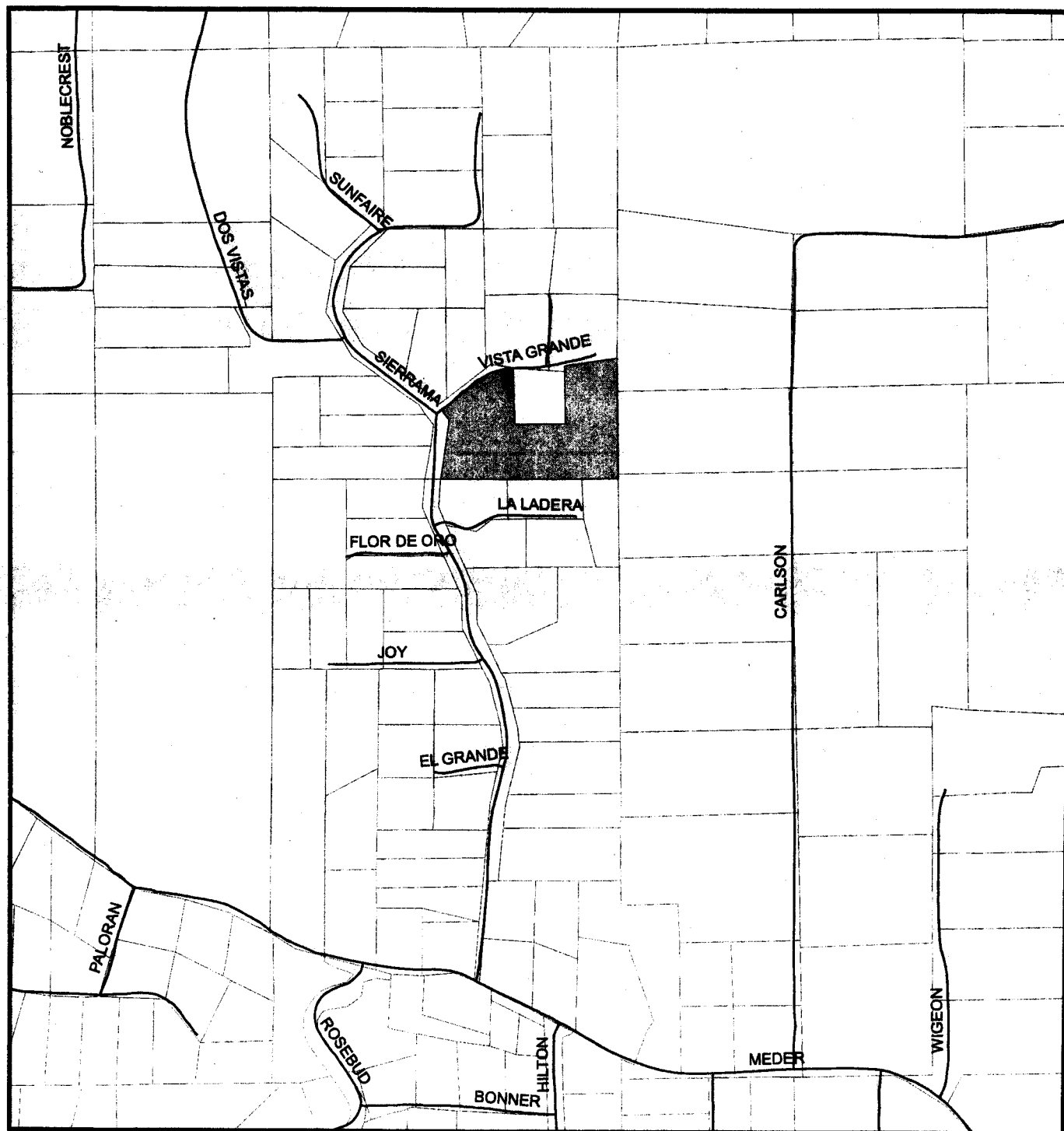
1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Rezone Z08-0026 based on the findings in Attachment 2;
3. Approve Tentative Subdivision Map Application TM08-1476, subject to the conditions in Attachment 1, based on the findings in Attachment 2; and
4. Approve the following design waivers since appropriate findings have been made as noted in Attachment 2:
  - a) To reduce the road improvements on Vista Grande to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders;
  - b) To reduce the road improvements on Sierrama Drive to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; and
  - c) To allow the creation of parcels which do not front a road.

## SUPPORT INFORMATION

### Attachments to Staff Report:

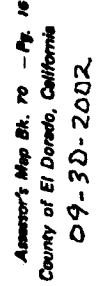
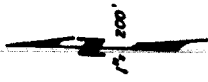
Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings of Approval
Exhibit A .....	Vicinity Map
Exhibit B .....	Assessor's Parcel Map
Exhibit C .....	Zoning Map
Exhibit D .....	General Plan Land Use Map
Exhibit E .....	Tentative Subdivision Map
Exhibit F .....	Environmental Checklist and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

**Vista Grande Estates  
Z08-0026/ TM08-1476  
Vicinity Map**



**POR. SECS. 26 & 35., TION., R.9E., M.D.M.**

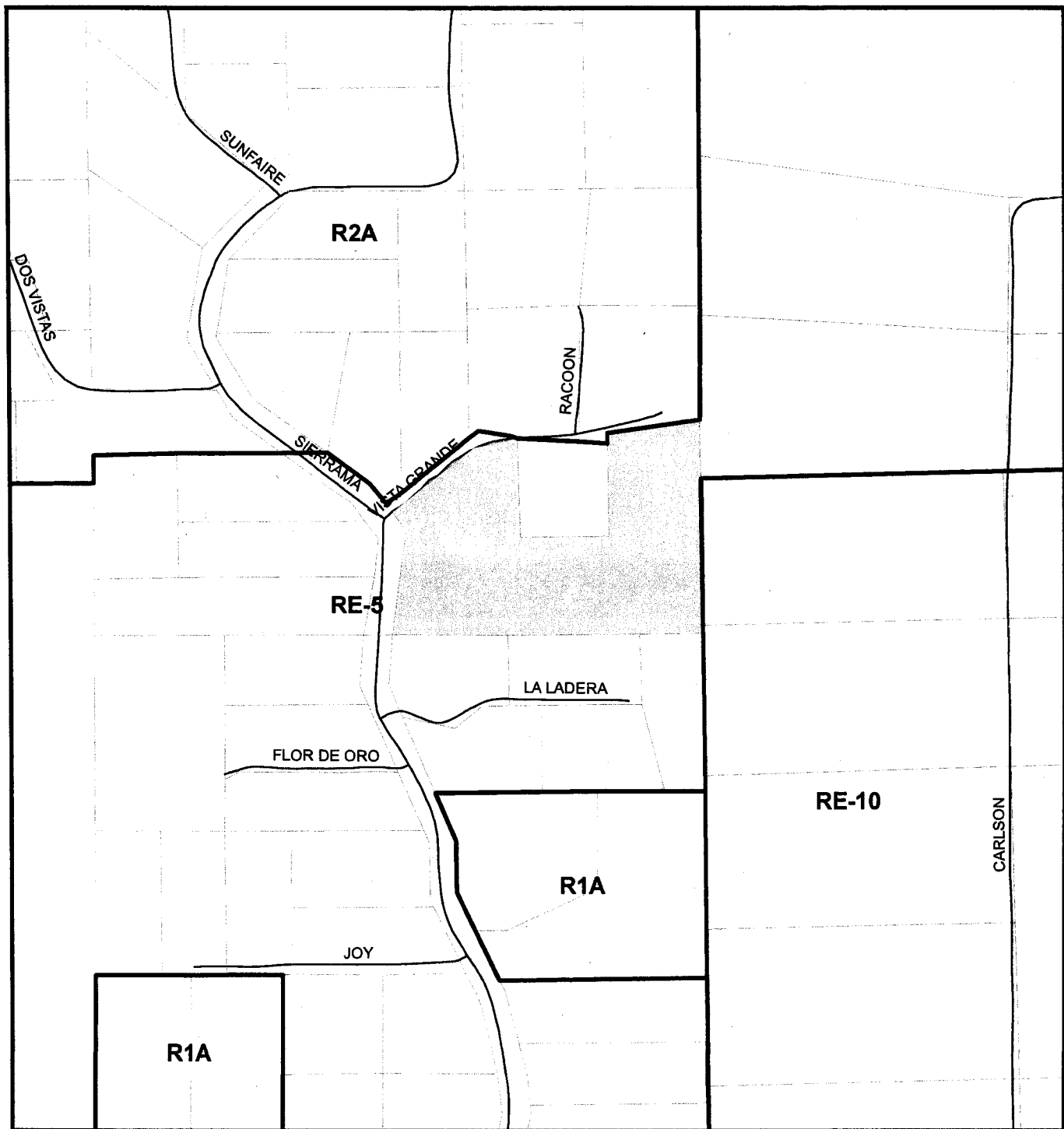
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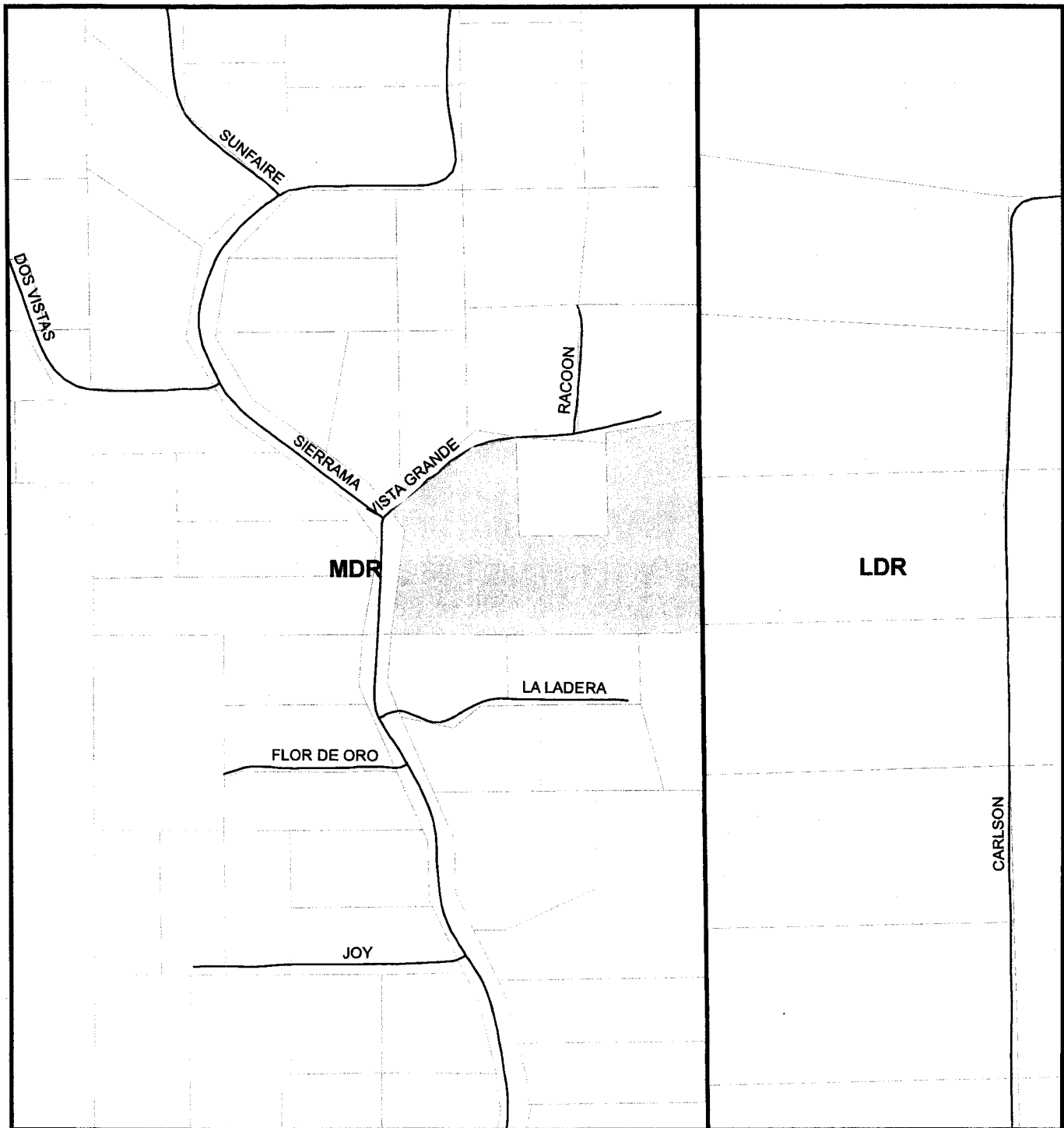
**NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles**

# EXHIBIT B

**Vista Grande Estates  
Z08-0026/ TM08-1476  
Zoning Map**



**Vista Grande Estates  
Z08-0026/ TM08-1476  
General Plan Land Use Map**







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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Z08-0026/ TM08-1476 Vista Grande Estates

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

**Contact Person:** Jonathan Fong, Planning Services

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

**Property Owner's Name and Address:** Bobbie LeBeck, Nicole Young, Eric Alligue. 3430 Robin Lane Bldg #2. Cameron Park CA. 95682.

**Project Applicant's Name and Address:** Bobbie LeBeck, Nicole Young, Eric Alligue. 3430 Robin Lane Bldg #2. Cameron Park CA. 95682.

**Project Agent's Name and Address:** LeBeck Young Engineering, Inc. 3430 Robin Lane Bldg #2. Cameron Park CA. 95682.

**Project Engineer's / Architect's Name and Address:** LeBeck Young Engineering, Inc. 3430 Robin Lane Bldg #2. Cameron Park CA. 95682.

**Project Location:** The project is located on the east side of Sierrama Drive approximately 2,400 feet north of the intersection with Meder Road in the Shingle Springs Area

**Assessor's Parcel Number(s):** 070-160-58

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

**Section:** 26      **T:** 10N   **R:** 9E

**General Plan Designation:** Medium Density Residential (MDR)

**Description of Project:** A Rezone and Tentative Subdivision Map. The Rezone would amend the project zoning from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A). The Tentative Subdivision Map would create five (5) parcels ranging in size from one (1) to 1.07-acres. Three Design Waivers have been submitted to allow the following: a) To reduce the road improvements on Vista Grande to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; b) To reduce the road improvements on Sierrama Drive to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; c) To allow the creation of parcels which do not front a road.

**Surrounding Land Uses and Setting:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	RE-5	MDR	Existing single-family residential
<b>North</b>	R2A	MDR	Existing single-family residential
<b>South</b>	R2A	MDR	Existing single-family residential
<b>East</b>	RE-5	LDR	Existing single-family residential
<b>West</b>	RE-5	MDR	Existing single-family residential

**Briefly Describe the environmental setting:** The project site is comprised of one parcel totaling 5.07-acres. The site is currently undeveloped with a portion of the adjacent parcel driveway located on-site. Vegetation on-site is



### **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: \_\_\_\_\_

Printed Name: Jonathan Fong For: El Dorado County

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

Printed Name: Pierre Rivas 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 5 lot subdivision

### **Project Location and Surrounding Land Uses**

The 5.07-acres site is located within the Shingle Springs Area. The site is bounded by existing and undeveloped residential uses.

### **Project Characteristics**

The project would amend the zoning of the project parcels from Residential Estate Five-Acre (RE-5) to One-Acre Residential (R1A). A Tentative Map would create 5 parcels ranging in size from 1.0-acres to 1.7-acres.

#### **1. Transportation/Circulation/Parking**

The existing access from Sierrama Drive and Vista Grande Drive would be widened to 20 feet wide. All parking would be maintained on the proposed lots.

#### **2. Utilities and Infrastructure**

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

#### **3. Population**

The proposed subdivision would create 5 residential lots and would not add significantly to the population in the vicinity.

#### **4. Construction Considerations**

Construction of the project would consist of off site and on site road improvements including grading for a driveway. The project applicant would be required to obtain permits for grading from the Development Services and obtain an approved asbestos dust mitigation plan from the Air Quality Management District.

### **Project Schedule and Approvals**

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

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

## **EVALUATION OF ENVIRONMENTAL IMPACTS**

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

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

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

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

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

### **Discussion:**

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

- a. **Scenic Vista.** The project site is located on Sierrama Drive and Vista Grande Drive in the Shingle Springs Area. The project site and vicinity are not identified by the County as scenic views or resources. There would be no impact.
- b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.
- c. **Visual Character.** The project would not affect the visual character of Sierrama Drive and Vista Grande Drive or the project vicinity. There would be no impact.
- d. **Light and Glare.** The project would create 5 residential parcels. Potential sources of light and glare would result from the residential development. Sierrama Drive and Vista Grande Drive contain parcels which have residential development. Future sources of lighting as a result of the project would be typical of residential development. The project would not result in new sources of light that would significantly impact the neighborhood. Therefore, the impacts of existing light and glare created by the project would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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## II. AGRICULTURE RESOURCES. *Would the project:*

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.

- 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.
- 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.
- Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. There would be no impact.

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

## III. AIR QUALITY. *Would the project:*

a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

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

**Discussion:**

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No<sub>x</sub>, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
  - Emissions of PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
  - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan.** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO<sub>x</sub>, and O<sub>3</sub>). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require the project implement a Fugitive Dust- Asbestos Mitigation (FDM) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce potentially significant impacts to a less than significant level.
- b. **Air Quality Standards.** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. Construction related activities would generate PM<sub>10</sub> dust emissions that would exceed wither the state or federal ambient air quality standards for PM<sub>10</sub>. This is a temporary but potentially significant effect.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products.

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The Air Quality Assessment prepared for the project determined that the construction activities would result in potentially significant impacts to air quality. The assessment recommended that mitigation measures including Asbestos Dust Mitigation Plans and Air Monitoring be applied to reduce impacts during project construction. The Air Quality Management District has reviewed the assessment and determined that standard District conditions of approval would reduce potentially significant impacts to less than significant.

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

- c. **Cumulative Impacts.** The project site is located within the Mountain Counties Air Basin which is designated as non-attainment for ozone and PM<sub>10</sub>. The Air Quality Analysis prepared for the project has recommended conditions of approval listed in (b) above that would reduce impacts related to PM<sub>10</sub> to a less than significant level. The Air Quality Analysis determined that the project would not generate a potentially significant level of ozone emissions. Impacts would be less than significant.
- d. **Sensitive Receptors.** The project would create 5 residential units within the Shingle Springs Area. The proposed residential use would not be considered a use which would expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
- e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed residential use as a use known to create objectionable odors. Impacts would be less than significant.

**FINDING** The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these potentially significant impacts to a less-than-significant level. Additional long-term impacts to air quality would be less than significant. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife			X	

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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
corridors, or impede the use of native wildlife nursery sites?				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

**Discussion:**

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

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

- Special Status Species.** The project site is located within Rare Plant Mitigation Area 1 which is defined as lands not known to contain special status plant species but containing soil types capable of sustaining special status species. The Botanical Survey prepared for the project site determined that rare plant species are present on-site<sup>1</sup>. The survey determined that white-leaf Manzanita (*Arcostaphylos viscida*), Layne's butterweed (*Senecio layneae*), Rodericks' ceanothus (*Ceanothus roderickii*), and Stebbin's morning glory (*Calystegia stebbinsii*) scattered throughout the project site. The Survey recommended payment of conservation in-lieu fees to the Pine Hill Gabbro Reserve Fund. The Survey was forwarded to the US Fish and Wildlife Service and the California Department of Fish and Game. Neither agency provided comment during the 30-day agency review period. The El Dorado County Zoning Ordinance requires payment of a mitigation in-lieu fee for parcels located within Mitigation Area 1. Payment of the fee at the time of building permit issuance would be consistent with the mitigation policies of El Dorado County. Impacts would be less than significant.
- Riparian habitat.** The project would not impact any riparian habitat. There would be no impact.
- Wetlands.** The project would not impact any wetlands. There would be no impact.
- Migration Corridors.** The Biological Resource Assessment performed for the project site determined that the habitat onsite would not be suitable for a migration corridor. The ability of wildlife to move across the site would not be unique to the other undeveloped areas in the project area. Impacts would be less than significant.
- Local Policies.** The proposed project would impact oak woodland habitat, which pursuant to General Plan Policy 7.4.4.4 requires retention and replacement or mitigation payments for the potential impacts. As required by the County General Plan and the Oak Woodland Management Plan, the proposed impacts to oak canopy as a result of road improvements would be mitigated at a 1:1 ratio of the mitigation fee established by the County Board of

<sup>1</sup> A Botanical Survey of Vista Grande Estates. El Dorado County, California. May 15, 2008 Michael Baad PhD.



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Supervisors. All future residential development of the site would exceed the retention requirements of Policy 7.4.4.4 and would be subject to a 2:1 mitigation fee as established by the OWMP. Payment of the mitigation in-lieu fees would be consistent with adopted policies. Impacts would be less than significant.

**FINDING:** Potentially significant impacts relating to Biological Resources include impacts to riparian areas, impacts to protected animal species, and removal of oak woodland habitat. For this 'Biological Resources' category, payment of adopted conservation in-lieu fees would be required to reduce potentially significant impacts to less than significant

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-b. **Historic or Archeological Resources.** A Cultural Resource Study was performed on the project site (*Historic Resources Associates, May 2006*). No cultural resources were found as part of the study. Standard conditions of approval would be required to protect any resources that may be found during project construction. Impacts would be less than significant.
- c. **Paleontological Resource.** The site does not contain any known paleontological sites or known fossil strata. No such resources were identified in the Cultural Resource Study.. Impacts would be less than significant.
- d. **Human Remains.** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard conditions of approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

**FINDING:** No significant cultural resources were identified on the project site. Standard conditions of approval would be required with requirements for accidental discovery during project construction. This project would have a less than

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significant impact within the Cultural Resources category.

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

**Discussion:**

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

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

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**a. Seismic Hazards.**

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impact.

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be address through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone.

iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be less than significant.

iv) The project site is relatively flat with no significant sloped areas on-site. All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

**b. Soil Erosion.** According to the Soil Survey for El Dorado County, the soil types onsite are classified as Auburn Series which have a moderate erosion hazard. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

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

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

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

**FINDING** A review of the soils and geologic conditions on the project site determined that the soil types are suitable for the proposed development. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' impacts would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
substances, or waste within one-quarter mile of an existing or proposed school?			
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

**Discussion:**

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

- a-b. **Hazardous Materials.** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would only occur during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through Environmental Health- Hazardous Waste Division. The impact would be less than significant.
- c. **Hazardous Materials Near Schools.** The project site is not anticipated to utilize hazardous materials. There are no schools within a ¼ mile of the site. There would be no impact.

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

**FINDING:** The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The El Dorado County Fire Protection District would require conditions of approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

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

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?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

**Discussion:**

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
  - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
  - Substantially interfere with groundwater recharge;
  - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
  - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water quality standards.** The project would result in minor road widening which would potentially increase stormwater runoff in the project area. All roadway improvements would be reviewed by the Department of Transportation. All improvements would be subject to compliance with the El Dorado County Grading, Erosion, and Sedimentation Ordinance which would reduce the potential for increased runoff discharge as a result of the project. Impacts would be less than significant.
- b. **Groundwater Supplies.** The project would connect to public water and would not utilize any groundwater as part of the project. Construction activities may have a short-term impact as a result of groundwater discharge, however, adherence the Grading Ordinance would ensure that impacts would be less than significant.
- c-f. **Drainage Patterns.** The project would be required to prepare a drainage study subject to review by the Department of Transportation. The drainage study would be required to conform to the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.
- g-j. **Flood-related Hazards.** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

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

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

- Established Community.** The project is located within the Shingle Springs Community Region. The project would be consistent within the Medium Density Residential land use designation and would comply with the requirements of the One-Acre Residential zone district. The project would not conflict with the existing land use pattern in the area. Impacts would be less than significant.
- Land Use Consistency.** The project would comply with applicable General Plan policies and conditions of approval consistent with adopted policy and ordinances. Impacts would be less than significant.
- Habitat Conservation Plan.** There are currently no adopted HCP's or NCCP's in El Dorado County. There would be no impact.

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

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

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**Discussion:**

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

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

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

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

<b>XI. NOISE.</b> <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			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.



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- a. **Noise Exposures.** The project would be located along Sierrama Drive and Vista Grande Drive which are located within the Shingle Springs Community Region. The project would not be located in an area containing existing or potential noise sources that would exceed the thresholds established by the General Plan. Impacts would be less than significant.
- b. **Ground borne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.
- c. **Short-term Noise Increases.** The project would include construction activities for the grading of the site and construction of the residential units. The short-term noise increases would potentially exceed the thresholds established by the General Plan. This is a potentially significant impact. Standard conditions of approval would be required limited the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.
- d. **Long-term Noise Increases.** The project would result in residential development which would not likely increase the ambient noise levels in the area in excess of the established noise thresholds. Impacts would be less than significant.
- e-f. **Aircraft Noise.** The project is not located within the vicinity of a public or private airstrip. There would be no impact.

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

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

**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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

- a. **Population Growth.** The project would result in the creation of 5 residential lots. No significant population growth would result as a part of the project. No additional public services or roads would be constructed as part of the project that would significantly contribute to growth in the area. Impacts would be less than significant.
- b. **Displace Housing.** The project would result in the creation of 5 residential lots. No existing or proposed housing would be displaced as part of the project. There would be no impact.
- c. **Displace People.** The project would create 5 residential lots. No people would be displaced as part of the project. There would be no impact.

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

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

**Discussion:**

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

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

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- a. **Fire Protection.** The El Dorado County Fire Protection District provides structural fire protection to the project site. The Department would require fire protection measures that would be included as conditions of approval of the project. These measures include road improvements and preparation of a fire safe plan and other standard requirements of the Fire Safe Regulations. Impacts would be less than significant.
- b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be less than significant.
- c. **Schools.** School services would be provided by the Buckeye Union School District. The proposed residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.
- d. **Parks.** As discussed in the 'Recreation' category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.
- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

**FINDING:** The project would not result in a significant increase of public services to the project. Increased demands to services would be addressed through the payment of established impact fees. For this 'Public Services' category, impacts would be less than significant.

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

**Discussion:**

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. **Parks.** The project would result in an increase the usage of parks and recreational facilities. Payment of in-lieu fees to the Shingle Springs Community Services District would be sufficient to ensure the impacts from the new development would be mitigated. Impacts would be less than significant.

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

**FINDING:** No significant impacts to open space or park facilities would result as part of the project. For this 'Recreation' category, impacts would be less than significant.

<b>XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			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. **Traffic Increases.** The project would create five residential parcels and would not substantially increase traffic in the project area. The addition of five parcels would not 'worsen' traffic in the area as defined by the El Dorado County General Plan and no traffic study would be required. The project would be conditioned to perform road improvements as a condition of final map approval. Traffic Impact Fees would be collected at the time of building permit issuance for each of the parcels. The road improvements and payment of TIM fees would accommodate the increase in traffic in the are. Impacts would be less than significant.

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- b. **Levels of Service Standards.** The traffic study prepared for the project determined that the project would cumulatively impact the levels of service of the access roads. The project impacts would not exceed the level of service thresholds established by the General Plan. Impacts would be less than significant.
- c. **Air traffic.** The project is not located adjacent to or within the Safety Zone of a public or private airstrip. There would be no impact.
- d. **Design Hazards.** The project would not create any significant traffic hazards. The proposed encroachments would be designed and constructed to County standards. The traffic analysis did not identify any hazards associated with the design of the project. Impacts would be less than significant.
- e. **Emergency Access.** The project would not impair the existing access roads in the project area. There would be a minor increase in vehicular traffic as a result of the creation of five additional parcels in the area. Impacts would be less than significant.
- f. **Parking.** The project would result in the creation of 8 residential units. The Zoning Ordinance requires two parking spaces for each residential unit. The project would provide for a two car garage for each of the proposed units. Impacts would be less than significant.
- g. **Alternative Transportation.** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

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

<b>XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				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	

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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
g. Comply with federal, state, and local statutes and regulations related to solid waste?		X	

**Discussion:**

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

- Breach published national, state, or local standards relating to solid waste or litter control;
  - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
  - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
  - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater Requirements.** The project would be served by private septic systems. There would be no impact to wastewater systems.
  - b. **Construction of New Facilities.** The project would not require the construction of new wastewater facilities. There would be no impact.
  - c. **New Stormwater Facilities.** The project would not require the construction of new stormwater facilities. The project would be required to comply with the stormwater requirements of the Design and Improvement Standards Manual. Impacts would be less than significant.
  - d. **Sufficient Water Supply.** The project would be served by EID public water. The Facilities Improvement Letter submitted for the project indicated that adequate public water is available to serve the project. No new public water improvements would be required; the existing water lines in the area are capable of providing the required water meters and fire flow. Impacts would be less than significant.
  - e. **Adequate Capacity.** EID has indicated that the existing water system in the area would be sufficient to service the project. Impacts would be less than significant.
  - f. **Solid Waste Disposal.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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

- g. Solid Waste Requirements.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. The located would be defined within the recorded Conditions, Covenants, and Restriction (CCR's ). Impacts would be less significant.

**FINDING:** Adequate water and sewer systems are available to serve the project. For this 'Utilities and Service Systems' category, impacts would be less than significant.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			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.** The project is limited in scope and would result in the creation of five residential parcels. The project would impact oak canopy as a result of development. The project would be conditioned to comply with the adopted Oak Woodland Management Plan which would require the payment of mitigation in-lieu fees prior to development of the site. The site contains rare plants and would pay mitigation in-lieu fees as required by County Policy. The site is devoid of riparian features or sites of cultural importance. There would be a less than significant impact as a result of development.
- b.** The project would not result in significant cumulative impacts. The project would connect to existing public water and sewer services and would not require the extension infrastructure or utilities outside of the Community Region. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. Impacts would be less than significant.

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- c. Based on the discussion contained in this document, no potentially significant impacts to human beings would occur with respect to Air Quality and Noise. The project would include standard conditions of approval required by the Air Quality Management District which would apply to project construction. Adherence to these standard conditions would reduce potential impacts to less than significant. The project would not be exposed to any noise sources which would exceed established thresholds. Adherence to standard conditions of approval limiting the hours of construction operations would reduce potentially significant short-term noise impacts to a less than significant level.

### **SUPPORTING INFORMATION SOURCE LIST**

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

### **Project Specific Resource Material**

*Geologic Evaluation for the Tentative Map and Rezone Vista Grande Estates. George Wheeldon. May 2008.*



*Oak Canopy Analysis. Dr. Michael Baad. September 3, 2008.*

*A Botanical Survey of Vista Grande Estates. El Dorado County, CA. Dr. Michael Baad. May 2008.*

*Land Capability Report for Vista Grande Estates. LeBeck Young Engineering, Inc. June 2008.*