

**EL DORADO COUNTY DEVELOPMENT SERVICES  
STAFF REPORT**



**Agenda of:** November 9, 2006

**Item No.:** 8.a.

**Staff:** Jason R. Hade

**PLANNED DEVELOPMENT/SUBDIVISION MAP**

**FILE NUMBER:** PD05-0019/TM05-1405 Gold Ridge Estates

**APPLICANT:** James and Patricia Farr

**ENGINEER:** Gene E. Thorne & Associates, Inc.

**REQUEST:** Planned development and tentative subdivision map application to create 15 residential lots ranging in size from 0.49 to 1.40 acres and one 7.15 acre open space lot. A design waiver request has been submitted to allow the following: (1) Allow a cul-de-sac in excess of 500 feet in length; and (2) Construct a 22-foot wide road with curb and gutter on the cut side only.

**LOCATION:** The subject property is located on the west side of Gold Ridge Trail, 1,200 feet west of the intersection with Sly Park Road, in the Pollock Pines area (Exhibit A).

**APN:** 042-410-09 (Exhibit B)

**ACREAGE:** 21.2 acres

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

**ZONING:** One-acre Residential – Planned Development (R1A-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration prepared

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** A previous zone change, planned development, and tentative subdivision map, Z95-0012/PD95-0008/TM05-1302, Quicksilver Estates, was approved by the Board of Supervisors on October 24, 1995. However, the map expired on October 24, 1999.

Planned Development PD05-0019/TM05-1405 was submitted on December 27, 2005, and deemed complete for processing on January 27, 2006. A Technical Advisory Committee (TAC) meeting was held on March 13, 2006. As a result of agency comments received by staff, additional map revisions were required and received by staff on March 8, 2006. After the resolution of several issues by the applicant, the submitted traffic study was reviewed and approved by the Department of Transportation on June 13, 2006. Further revisions to the tentative map and tree canopy preservation plan were submitted to Planning Services on August 2, 2006.

**STAFF ANALYSIS**

**Project Description:** Planned development and tentative subdivision map application to create 15 residential lots ranging in size from 0.49 to 1.40 acres and one 7.15 acre open space lot. A design waiver request has been submitted to allow the following: (1) Allow a cul-de-sac in excess of 500-feet in length; and (2) Construct a 22-foot wide road with curb and gutter on the cut side only.

**Site Description:** The project site lies at an elevation of approximately 3,700 feet above mean sea level. Approximately 85 percent of the site has slopes ranging from 11 to 29 percent. Site vegetation consists of approximately 80 percent cedar, oak, pine, and fir trees, 15 percent buckbrush, and five percent native grasses. Residential development borders the subject site on all sides except the southern property boundary. Primary project access is to be via Gold Ridge Trail from Sly Park Road with a secondary access linking to an existing cul-de-sac easement to the south of the proposed subdivision.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
<b>Site</b>	R1A-PD	MDR	Undeveloped
<b>North</b>	R1	HDR	Single-Family Residences
<b>South</b>	R3A	MDR	Undeveloped
<b>East</b>	OS	HDR	Single-Family Residences
<b>West</b>	R3A	MDR	Single-Family Residences

**General Plan:** The General Plan designates the subject site as Medium-Density Residential (MDR), which permits a minimum parcel size of one acre. The proposed 0.49 to 1.40 acre lots therefore conform to the General Plan land use designation density because of the utilization of a planned development to cluster the residential uses and preserve 7.15 acres of the site as open space, as discussed below. The following General Plan policies apply to this project:

*Policy 2.2.3.1 (A): The major components of a Planned Development in residential projects shall include the following:*

- 1. Commonly owned or publicly dedicated open space lands of at least 30 percent of the total site.*
- 2. Clustered housing units or lots designed to conform to the natural topography.*

Discussion: The proposed development plan includes 7.15 acres which represents approximately 34 percent of the subject site. The 15 proposed residential lots have been clustered in a design which conforms to the natural topography of the project area by avoiding disturbance of those areas with a slope greater than 30 percent and minimizing impacts on various natural resources.

*Policy 2.2.5.21: Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.*

Discussion: As discussed above, the subject site is surrounded by residential uses. The proposed subdivision will fit within the context of these existing residential uses.

*Policy 5.2.1.2: An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.*

Discussion: The El Dorado County Fire Protection District reviewed the project proposal and concluded that the project will not expose people to a significant risk of loss, injury, or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. The existing fire flow does not meet the requirements of the local Fire Official. In order to provide the required minimum fire flow of 1,000 gpm for a two-hour duration and receive service, the applicant shall construct a water line extension from the existing eight-inch water line in Gold Ridge Trail (*El Dorado Irrigation District FIL0105-136 Revised*, Brian L. Cooper, P.E., February 3, 2005). Proposed mitigation for the requested design waivers includes a special fuel modification plan/fire safe plan approved by the El Dorado County Fire Protection District and California Department of Forestry and Fire Protection, as discussed in the prepared environmental document (Exhibit M).

*Policy 5.2.1.3: All medium-density residential, high-density residential, multi-family residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water system in Rural Center.*

Discussion: As stated in the submitted EID Facilities Improvement Letter, the project will connect to public water.

*Policy 5.3.1.2: The creation of lots less than five acres in size in Medium-Density Residential areas relying on on-site septic systems shall only occur when a public water supply is available for domestic use. If public water is not available, such lots shall not be less than five acres.*

Discussion: The proposed tentative subdivision map will connect to public water and utilize on-site septic systems subject to the review and approval of the Environmental Management Department. Data from a soil evaluation conducted in September 1994 by Registered Geologist Joe Norton has been accepted for the subject application by the Environmental Management Department. A suitable sewage disposal area map for Quicksilver Estates, created using the soil data obtained in 1994, shall be used to determine the placement of on-site sewage disposal systems prior to building permit approval.

*Policy 5.7.1.1: Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.*

Discussion: The El Dorado County Fire Protection District has reviewed the project and stated that the proposed access and on-site roadways are adequate for the development.

*Policy 7.1.2.1: Development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.*

Discussion: The proposed subdivision has been designed in a manner which avoids development and disturbance of slopes exceeding 30 percent.

*Policy 7.4.4.4: For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.*

### **Option A**

The County shall apply the following tree canopy retention standards:

<b>Percent Existing Canopy Cover</b>	<b>Canopy Cover to be Retained</b>
80–100	60% of existing canopy
60–79	70% of existing canopy
40–59	80% of existing canopy
20–39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Discussion: According to the submitted *Arborist Report Gold Ridge Estates*, the existing tree canopy coverage at the subject site is 90 percent (*Arborist Report Gold Ridge Estates*. Randall

Frizzell, Registered Consulting Arborist. December 2005). However, only 10 percent of the tree canopy at the site is oak woodland. It is estimated that 10 percent of overall tree canopy coverage at the subject site will be removed as a result of project road construction. In order to ensure that a minimum of 90 percent of the existing oak tree canopy at the subject site is retained as required by General Plan Policy 7.4.4.4 after road construction and lot development, mitigation measures are needed to reduce potentially significant impacts to a less than significant level. A note shall be recorded on the final map stating that the owners of the individual lots shall be responsible for demonstrating compliance with the General Plan oak tree canopy retention requirements prior to building permit issuance, or comply with Option B, when available. Oak tree canopy retention Mitigation Measures 6, 7, and 8 are included in Exhibit M.

**Conclusion:** Staff finds after review of the above policies that the project, as conditioned, conforms to the General Plan.

**Zoning:** The subject site is zoned One-Acre Residential with a Planned Development overlay (R1A-PD) which permits a minimum parcel size of one acre. However, the proposed density and lot sizes of less than one acre are permitted with an approved development plan through the use of clustering and open space. Therefore, the proposed 0.49 to 1.40 acre parcels conform to the R1A-PD development standards, as defined within the submitted development plan. As no variance was requested from the R1A setbacks contained in Section 17.28.080(E) of the Zoning Ordinance, said setbacks shall apply to the planned development.

**Planned Development:** As submitted, TM05-1405 also serves as the proposed site development plan. In accordance with Section 17.04.030 of the County Code, a development plan cannot be approved unless the Planning Commission can make the following findings:

1. *That the planned development request is consistent with the General Plan;*

**Discussion:** As discussed in the General Plan section of this staff report, the proposed planned development and tentative subdivision map is consistent with the applicable General Plan policies.

2. *That the proposed development is so designed to provide a desirable environment within its own boundaries;*

**Discussion:** Staff has determined that the proposed planned development is designed to provide a desirable environment within its own boundaries through the preservation of 7.15 acres of open space (Lot A), tree canopy retention, and design waiver request to utilize the Hillside Road Standards to minimize project grading and disturbances to natural resources.

3. *That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;*

**Discussion:** Although the One-acre Residential (R1A) Zone District requires a minimum parcel size of one acre, the proposed development preserves 7.15 acres of open space by clustering the proposed 15 residential lots at the subject site. As such, the proposed 0.49 to 1.40 acre parcels conform to the R1A-PD development standards, as defined within the submitted development plan. As no variance

was requested from the R1A setbacks contained in Section 17.28.080(E) of the Zoning Ordinance, said setbacks shall apply to the planned development. Staff has determined that the requested exceptions to the standard requirements of the zone regulations are justified by the project design.

4. *That the site is physically suited for the proposed uses;*

Discussion: As mentioned above, the proposed project will preserve 7.15 acres of open space and cluster the 15 proposed residential lots. Therefore, the subdivision will not significantly degrade the natural resources at the project site.

5. *That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities; and*

Discussion: As outlined in the prepared environmental document, the project will utilize public water provided by EID, individual on-site septic systems subject to review and approval by the Environmental Management Department, and construction of road improvements as conditioned by the Department of Transportation. Thus, adequate services are available for the proposed subdivision.

6. *That the proposed uses do not significantly detract from the natural land and scenic values of the site.*

Discussion: With the incorporation of the proposed mitigation measures developed in the environmental document, the proposed residential use will not significantly detract from the natural land and scenic values of the site.

Conclusion: Staff concludes that the required findings may be made to conditionally approve the proposed development plan.

**Design Waiver Discussion:** As proposed, the Gold Ridge Estates subdivision map requests the following design waivers:

- a) Allow a cul-de-sac in excess of 500-feet in length; and
- b) Construct a 22-foot wide road width curb and gutter on the cut side only.

A 24-foot wide roadway is typically required by the Department of Transportation Hillside Road Standards. The proposed design waivers have been reviewed, and no objections were made by the Department of Transportation (DOT) and El Dorado County Fire Protection District. As such, the necessary findings are listed in Attachment 2 of the staff report. Planning staff concurs with DOT and the Fire District recommendation for approval as the proposed cul-de-sac and 22-foot wide road with curb and gutter on the cut side only utilizing the Hillside Road Standards will provide adequate emergency access and circulation while maintaining the rural style of existing surrounding residential development. Mitigation Measures 13 and 14 are included in the prepared environmental document and are designed to ensure that all fire protection issues are adequately addressed.

**Other Issues:**

Access/Circulation: The Department of Transportation reviewed the proposed subdivision map and determined that the applicant shall construct on-site roads to Standard Plan 101B, as modified by the Hillside Road Standards and design waiver request. Additionally, the developer shall construct the cul-de-sac at the northerly end of Mercury Trail to Standard Plan 114, as modified by the Hillside Road Standards. The traffic study also identified a need to fund or construct a right turn lane on the Sly Park Road and U.S. Highway 50 east bound off-ramp. According to the project traffic study, “Development of the project site is anticipated to generate approximately 153 daily trips, of which 12 occur during the AM peak hour and 16 trips occur during the PM peak hour” (*Traffic Impact Analysis for the Gold Ridge Estates Subdivision El Dorado County, CA.* kdANDERSON Transportation Engineers. May 22, 2006). The study concluded, “The project should contribute its fair share to the cost of regional circulation improvements via the existing countywide traffic impact mitigation (TIM) fee program.” It was further stated in the traffic study that, “The project applicant should pay their fair share toward improvements at the Sly Park Road/U.S. 50 EB Ramp intersection” (*Traffic Impact Analysis for the Gold Ridge Estates Subdivision El Dorado County, CA.* kdANDERSON Transportation Engineers. May 22, 2006). Based on the study findings and recommendations, the Department of Transportation has conditioned the project accordingly.

The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that “worsen” traffic by 2 percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. This project is located in the Camino/Pollock Pines Community Region (Figure LU-1: Land Use Diagram of the General Plan), so Level of Service E is allowable (General Plan Policy TC-Xd). Intersections affected by this project will be at Level of Service C for the year 2011 with the exception of the Sly Park Road/U.S. Highway 50 eastbound ramp intersections which are projected to operate at LOS F under future conditions. As such, the Department of Transportation has conditioned this project to construct or fund the necessary improvements at this intersection required to attain a higher Level of Service.

Air Quality: The El Dorado County Air Quality Management District reviewed the submitted air quality analysis and determined that the project would have a less than significant impact on the air quality with the implementation of Mitigation Measures 1 through 7 in Exhibit M.

Construction Storm Water: The California Regional Water Quality Control Board – Central Valley Region submitted project comments pertaining to storm water discharges associated with construction activities, post construction storm water management, and wetlands. The issues raised above were considered in the prepared environmental document and related mitigation measures.

Cultural Resources: The applicant submitted *Archaeological Survey Report of Assessor’s Parcel Split Near Pollock Pines El Dorado County, California* prepared by Dana E. Supernowicz, November 1992. According to the study, “No significant cultural properties were discovered within the subject property, therefore, no additional archaeological work is needed” (*Archaeological Survey Report of Assessor’s Parcel Split Near Pollock Pines El Dorado County, California.* Dana E. Supernowicz. November 1992).

Drainage and Grading: The El Dorado County Resource Conservation District reviewed the project and had no comments. Conditions of approval are included in Attachment 1 that address drainage issues, such as cross-lot drainage, identified by the Department of Transportation.

Fire: The El Dorado County Fire Protection District reviewed the proposed tentative map and will require two new fire hydrants for the site as well as road improvements as shown on the tentative map and an approved fire safe plan. Fire issues are addressed within the project's conditions of approval.

Hazardous Materials: The Environmental Management Department – Hazardous Materials Division reviewed the proposed subdivision and had no comments.

LAFCO: LAFCO reviewed the proposal and had no comments.

Public Transit: The El Dorado County Transit Authority reviewed the proposed subdivision and had no concerns or specific conditions of approval requested.

Surveyor's Office: The Surveyor's Office reviewed the proposed project and noted that survey monuments must be set and roads named through the Surveyor's Office prior to final map filing.

Utilities: Pacific Gas and Electric Company reviewed the proposal and had no comments.

Wastewater: The proposed tentative subdivision map will connect to public water and utilize on-site septic systems subject to the review and approval of the Environmental Management Department. Data from a soil evaluation conducted in September 1994 by Registered Geologist Joe Norton has been accepted for the subject application by the Environmental Management Department. A suitable sewage disposal area map for "Quicksilver Estates," created using the soil data obtained in 1994, shall be used to determine the placement of on-site sewage disposal systems prior to building permit approval.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached as Exhibit M) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on air quality, biological resources, cultural resources, hazards and hazardous materials and noise. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared.

**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 \$1,285.<sup>00</sup> after approval, but prior to the County filing the Notice of Determination on the project.



This fee, less \$35.<sup>00</sup> processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

**RECOMMENDATION**

Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d) incorporated as conditions of approval in Attachment 1;
3. Conditionally approve PD05-0019 and TM05-1405 as the required findings can be made as noted in Attachment 2, based on the analysis in the staff report and the modification of the project to include the conditions itemized in Attachment 1; and
4. Approve the following design waivers since appropriate findings have been made as noted in Attachment 2:
  - a. Allow a cul-de-sac in excess of 500-feet in length; and
  - b. Construct a 22-foot wide road with curb and gutter on the cut side only.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

Attachment 1 .....Conditions of Approval  
Attachment 2.....Findings

Exhibit A.....Vicinity Map  
Exhibit B.....Assessor’s Parcel Map  
Exhibit C.....General Plan Land Use Map  
Exhibit D.....Zoning Map  
Exhibit E.....Tentative Subdivision Map  
Exhibit F.....Preliminary Drainage Study  
Exhibit G.....Preliminary Grading and Drainage Plan  
Exhibit H.....Slope Study  
Exhibit I.....Preliminary Water Plan  
Exhibit J.....Tree Preservation Plan  
Exhibit K.....Soils Map  
Exhibit L.....Land Capability Report  
Exhibit M.....Environmental Checklist and Discussion of Impacts

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

FILE NUMBER PD05-0019/TM05-1405

### MITIGATION MEASURES

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

1. Mitigation Measures 1 through 3 as outlined in the *Air Quality Impact Analysis for Gold Ridge Estates Subdivision, El Dorado County, CA*, Ambient Air Quality and Noise Consulting, January 13, 2005, (Pages 13 – 15), attached as Attachment 1 of the mitigated negative declaration.
2. Prior to the issuance of a grading or building permit, an asbestos dust mitigation plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).
3. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
4. The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
5. The applicant shall submit a list of equipment to the AQMD stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a grading or building permit:
  - Use low-emission on-site mobile construction equipment;
  - Maintain equipment in tune per manufacturer specifications;
  - Retard diesel engine injection timing by two to four degrees;
  - Use electricity from power poles rather than temporary gasoline or diesel generators;
  - Use reformulated low-emission diesel fuel;
  - Use catalytic converters on gasoline-powered equipment;
  - Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible;
  - Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes);
  - Schedule construction activities and material hauls that affect traffic flow to off-peak hours;
  - Configure construction parking to minimize traffic interference; and

- Develop a construction traffic management plan that includes, but is not limited to: providing; temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.
6. At least 90 percent of the existing oak tree canopy on each lot at the project site shall be retained in accordance with Option A of General Plan Policy 7.4.4.4. Under Option A, the applicant shall not remove any healthy trees six inch DBH or greater from the 7.15 acre open space lot designated as Lot A on the tentative map. As such, a note shall be recorded on the final map stating that the owners of the individual lots shall be responsible for demonstrating compliance with the General Plan oak tree canopy retention requirements prior to building permit issuance, or comply with Option B, when available.
  7. At time of final map filing, an open space maintenance agreement shall be submitted to Planning Services outlining the maintenance program, including tree protection and responsible parties, and funding mechanism, for said open space, subject to approval by County Counsel and Planning Services.
  8. Prior to improvement plan approval, the tree protection specifications outlined within the submitted Arborist Report Gold Ridge Estates (pages 4 – 5), attached as Attachment 2 in the mitigated negative declaration, shall be noted on the improvement plans to the satisfaction of Planning Services.
  9. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.
  10. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
  11. Prior to final map approval, the applicant shall construct a water line extension from the existing eight-inch water line in Gold Ridge Trail to serve the subject site.
  12. A special fuel modification plan/fire safe plan shall be submitted to and approved by the El Dorado County Fire Protection District and California Department of Forestry and Fire Protection prior to final map approval.

13. Construction activities shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays.
14. Motorized construction equipment shall be equipped with intake/exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications .
15. Noise-generating equipment, including portable power generators and air compressors, should be located at the furthest distance possible from the nearest occupied residence.

## **CONDITIONS OF APPROVAL**

### Department of Transportation

16. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
17. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
18. Prior to recordation of the final map, the developer shall either construct, or ensure adequate funding is identified and the improvement is programmed for, a right turn lane on the Sly Park Road and U.S. Highway 50 east bound off ramp.
19. Prior to recordation of the final map, the developer shall construct Mercury Trail and the unnamed cul-de-sac street with a 50 foot right of way, 22 foot paved roadway, with Type 1 rolled curb and gutter on cut side only, per Standard Plan 101B as modified by the Hillside Road Standards and design waiver request. No sidewalks are required.
20. Prior to recordation of the final map, the developer shall construct the cul-de-sacs per Standard Plan 114 as modified by the Hillside Road Standards.
21. The developer shall make an irrevocable offer of dedication, on the final map, for the required rights-of-way easement with a public utilities easement shall be made for Mercury Trail, and the unnamed cul-de-sac between Lots 13 and 14, with slope easements where necessary. Said offer shall be rejected at the time of the final map, and a homeowner's association, or other entity acceptable to the County, shall be established in order to provide for the long-term maintenance of the roads.
22. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation and pay all applicable fees prior to commencement of any

- improvements on the project facilities. All improvements shall be consistent with the approved tentative map.
23. The final map shall show all utility, road, and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
  24. Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation or as found necessary for reasonable use by the Director of the Department of Transportation.
  25. A final drainage study shall be prepared by the subdivider and submitted with the subdivision grading and improvement plans for review and approval by the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
  26. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open, unlined, and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural, rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system.
  27. Cross lot drainage shall be avoided wherever possible. When cross lot drainage does occur, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or v-ditch to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
  28. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans as irrevocable offers of dedication to the County.
  29. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
  30. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit to fund drainage facilities maintenance.
  31. Grading and improvement plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
  32. The responsibility and access rights for maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

33. Erosion control and drainage design from residential areas into open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.
34. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the drainage and geotechnical reports in PDF format and the record drawings in TIF format.
35. Plans for landscaping within the right of way, shall be incorporated into the subdivision improvement plans. This may be done as a change order after the improvement plans are approved.
36. The location of fire hydrants, systems for fire flows, and fire protection access are to meet the requirements of the responsible fire protection district. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.
37. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
38. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
39. A letter of agreement from the cable television franchisee, pursuant to Section 16.16.010(I) of the County Code, shall be submitted to the Planning Services prior to approval of the final map.

El Dorado County Fire Protection District

40. Prior to improvement plan approval, the applicant shall submit a review fee of \$300.00 to the El Dorado County Fire Protection District.
41. Two Muller model 200 Centurion fire hydrants shall be shown on the improvement plans and installed throughout the subdivision subject to approval by the El Dorado County Fire Protection District.
42. Parking shall be permitted on one side of Mercury Trail only with no parking signs or painted red curb to be installed to the satisfaction of the El Dorado County Fire Protection District prior to subdivision occupancy.
43. Gating of the subdivision is prohibited without an approved special use permit.

### Planning Services

44. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.
45. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid at the time of filing the final map.
46. The subdivider shall be subject to a \$150.<sup>00</sup> appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
47. At time of map recording, Lot A (7.15 acres) shall be dedicated to a Homeowner's Association or similar entity as open space with appropriate maintenance program as required under Mitigation Measure 7.

### Development Plan

48. As no setback variations were requested as part of the development plan, setbacks for lots smaller than the minimum allowed by the existing zoning shall be determined by the zone district which prescribes a minimum parcel size closest to the size of the subject lot pursuant to Section 17.20.105 of the Zoning Ordinance.

### Surveyor's Office

49. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set survey monuments or amount of bond or deposit shall be coordinated with the County Surveyor's Office.
50. The roads serving the development shall be named by filing a completed road name petition with the County Surveyor's Office prior to filing the final map.



## **ATTACHMENT 2 FINDINGS**

### **FILE NUMBER PD05-0019/TM05-1405**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **FINDINGS FOR APPROVAL**

##### **1.0 CEQA FINDING**

- 1.1 The Planning Commission has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA and is adequate for this proposal. A de minimis finding on the project's effect on fish and wildlife resources cannot be found and the project is therefore subject to the payment of State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).
- 1.2 The Planning Commission finds that through feasible conditions and mitigation measures placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.
- 1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

##### **2.0 ADMINISTRATIVE FINDINGS**

- 2.1 Planned Development PD05-0019 and Tentative Map TM05-1405 consist of a development plan and tentative subdivision map to create 15 lots ranging in size from 0.49 to 1.40 acres and one 7.15 acre open space lot. A design waiver request was submitted to allow the following: (1) Allow a cul-de-sac in excess of 500-feet in length; and (2) Construct a 22-foot wide road with curb and gutter on the cut side only pursuant to El Dorado County Department of Transportation Hillside Road Standards.

The development plan and tentative subdivision map shall only be approved or conditionally approved if all of the following findings are made:

## **2.2 Planned Development**

### **2.2.1 The planned development request is consistent with the General Plan.**

As discussed in the General Plan section of this staff report, the proposed planned development and tentative subdivision map is consistent with the applicable General Plan policies and land use designation.

### **2.2.2 The proposed development is so designed to provide a desirable environment within its own boundaries.**

The proposed planned development is designed to provide a desirable environment within its own boundaries through the preservation of 7.15 acres of open space (Lot A), tree canopy retention, and design waiver request to utilize the Hillside Road Standards to minimize project grading and disturbances to natural resources.

### **2.2.3 The exceptions to the standard requirements of the zone regulations are justified by the design and existing topography.**

Although the One-acre Residential (R1A) Zone District requires a minimum parcel size of one acre, the proposed development preserves 7.15 acres of open space by clustering the proposed 15 residential lots at the subject site. As such, the proposed 0.49 to 1.40 acre parcels conform to the One-acre Residential-Planned Development (R1A-PD) development standards. No exceptions were requested from the One-acre Residential (R1A) development standards contained in Section 17.28.080(E) of the Zoning Ordinance. Therefore, the requested exceptions to the standard requirements of the zone regulations are justified by the project design and density.

### **2.2.4 The site is physically suited for the proposed uses.**

As mentioned above, the proposed project will preserve 7.15 acres of open space and cluster the 15 proposed residential lots. Therefore, the subdivision will not significantly degrade the natural resources at the project site.

### **2.2.5 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.**

As outlined in the prepared environmental document, the project will utilize public water provided by EID, individual on-site septic systems subject to review and approval by the Environmental Management Department, and construction of road improvements as

conditioned by the Department of Transportation. Thus, adequate services are available for the proposed subdivision.

**2.2.6 The proposed uses do not significantly detract from the natural land and scenic values of the site.**

With the incorporation of the proposed mitigation measures developed in the environmental document, the proposed residential use will not significantly detract from the natural land and scenic values of the site.

**2.3 Tentative Subdivision Map**

**2.3.1 The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.**

As proposed, the tentative map conforms to the Medium-Density Residential General Plan land use designation and applicable General Plan policies including access, tree canopy retention, water service, open space, grading, transportation, fire protection and wastewater disposal.

**2.3.2 The proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and the Major Land Division Ordinance.**

As proposed and with the approval of the requested design waivers and development plan, the tentative map conforms with the development standards within the One-acre Residential (R1A) Zone District and the Major Land Division Ordinance.

**2.3.3 The site is physically suitable for the proposed type and density of development.**

The project will preserve 7.15 acres of open space and cluster the 15 proposed residential lots in order to avoid significant disturbances of slopes in excess of 30 percent, grading and tree canopy removal. As such, the site is physically suitable for the proposed type and density of development.

**2.3.4 The proposed subdivision is not likely to cause substantial environmental damage.**

The proposed subdivision is not likely to cause substantial environmental damage with the implementation of the mitigation measures identified in Attachment 1.

**3.0 DESIGN WAIVERS**

(1) Allow a cul-de-sac in excess of 500-feet in length; and (2) Construct a 22-foot wide road with curb and gutter on the cut side only.

**3.1 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.**

The proposed cul-de-sac and reduced road width will reduce potential project grading impacts and still provide adequate circulation and fire protection to the subdivision.

**3.2 Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.**

Strict application of the design and improvement requirements would require a wider roadway resulting in an increased amount of project grading and potential tree removal. The Department of Transportation and El Dorado County Fire Protection District have reviewed the design waiver request and have no objections.

**3.3 The adjustment or waivers would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.**

The waiver will not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public as the requested waivers will reduce project impacts to visual resources, such as tree canopy, and earth disturbances. As proposed, the reduced roadway width will allow the subdivision to better fit within the context of the surrounding rural residential uses.

**3.4 The waivers would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.**

**EXHIBIT M**



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Planned Development PD05-0019/Tentative Subdivision Map TM05-1405/Gold Ridge Estates

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

<b>Contact Person:</b> Jason R. Hade, AICP, Senior Planner	<b>Phone Number:</b> (530) 621-5355
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**Project Owner's Name and Address:** James and Patricia Farr, P.O. Box 2567, Martinez, CA 94553-2567

**Project Applicant's Name and Address:** Gene E. Thorne & Associates, Inc. 3025 Alhambra Drive, Suite A, Cameron Park, CA 95682-7999

**Project Location:** The subject property is located on the west side of Gold Ridge Trail, 1,200 feet west of the intersection with Sly Park Road in the Pollock Pines area.

**Assessor's Parcel No(s):** 042-410-09      **Parcel Size:** 21.2 acres

**Zoning:** One-Acre Residential-Planned Development (R1A-PD)      **Section:** 5    **T:** 10N    **R:** 13E

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

**Description of Project:** Planned development and tentative subdivision map application to create 15 residential lots ranging in size from 0.49 to 1.40 acres and one 7.15 acre open space lot. A design waiver request has been submitted to allow the following: (1) Cul-de-sac in excess of 500-feet in length; and (2) Construction of a 22-foot wide road with curb and gutter on the cut side only. The project also includes the construction or programming of funding for a right turn lane on the Sly Park Road and US Highway 50 east bound off-ramp.

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	R1	HDR	Single-Family Residences
East:	OS	HDR	Single-Family Residences
South:	R3A	MDR	Undeveloped
West:	R3A	MDR	Single-Family Residences

Briefly Describe the environmental setting: The project site lies at an elevation of approximately 3,700 feet above mean sea level. Approximately 85 percent of the site has slopes ranging from 11 to 29 percent. Site vegetation consists of approximately 80 percent cedar, oak, pine and fir trees, 15 percent buckbrush, and 5 percent native grasses. Residential development borders the subject site on all sides except the southern property boundary. Primary project access is to be via Gold Ridge Trail from Sly Park Road with a secondary access linking to an existing cul-de-sac easement to the south of the proposed subdivision.

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

El Dorado County Department of Transportation: Grading/Encroachment Permit  
El Dorado County Fire Protection District/California Department of Fire and Forestry Protection: Fire Safe Plan

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

	Aesthetics		Agriculture Resources	<b>X</b>	Air Quality
<b>X</b>	Biological Resources	<b>X</b>	Cultural Resources		Geology / Soils
<b>X</b>	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources	<b>X</b>	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: October 3, 2006

Printed Name: Jason R. Hade For: El Dorado County

Signature: \_\_\_\_\_ Date: October 3, 2006

Printed Name: Peter N. Maurer For: El Dorado County

### **EVALUATION OF ENVIRONMENTAL IMPACTS**

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		✓	
c. Substantially degrade the existing visual character quality of the site and its surroundings?		✓	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	

**Discussion:**

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

- a) No identified public scenic vistas or designated scenic highway will be affected by this project.
- b) The proposed project will have a less than significant impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources as the project is not located within a corridor defined as a State scenic highway.
- c) The proposed project will not substantially degrade the visual character or quality of the site and its surroundings. Existing project tree canopy coverage is estimated at 90 percent. As proposed, 81 percent of the site’s tree canopy is to be retained. As such, the project will result in the removal of approximately 300 trees. (*Arborist Report Gold Ridge Estates. Randall Frizzell, Registered Consulting Arborist. December 2005*) A 7.15 acre open space lot (Lot A) is proposed to minimize visual impacts to adjacent existing residences. A small off-site open space buffer is present along the eastern property line as well.
- d) The proposed 15 lots will not have a significant effect or adversely affect day or nighttime views adjacent to the project site. All outdoor lighting shall conform to Section 17.14.170 of County Code.

**FINDING:** It has been determined that there will be no impacts to aesthetic or visual resources. Identified thresholds of significance for the “Aesthetics” category have not been exceeded and no significant adverse environmental effects will result from the project.



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

**Discussion:**

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
  - The amount of agricultural land in the County is substantially reduced; or
  - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance will be affected by the project. In addition, El Dorado County has established the Agricultural (-A) General Plan land use map for the project 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 there are no areas of “Prime Farmland” or properties designated as being within the Agricultural (-A) General Plan land use overlay district area adjacent to the project site. The project will not result in the conversion of farmland to non-agricultural uses.
- b) The proposed project will not conflict with existing agricultural zoning in the project vicinity, and will not adversely impact any properties currently under a Williamson Act Contract.
- c) No existing agricultural land will be converted to non-agricultural use as a result of the proposed project.

**FINDING:** It has been determined that the project will not result in any impacts to agricultural lands, or properties subject to a Williamson Act Contract. The surrounding area is developed with residential development. For this “Agriculture” category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects will result from the project.

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

**Discussion:**

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No<sub>x</sub>, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO<sub>x</sub>, and O<sub>3</sub>). The applicant provided *Air Quality Impact Analysis for Gold Ridge Estates Subdivision El Dorado County, CA* prepared by Ambient Air Quality and Noise Consulting on January 13, 2005. According to the analysis, “given that the project would develop a total of 16 units, emissions of other criteria pollutants, including PM<sub>10</sub>, would be considered to have a less-than-significant air quality impact. Long-term operational air quality impacts attributable to the proposed project are, therefore, considered less-than-significant” (*Air Quality Impact Analysis for Gold Ridge Estates Subdivision El Dorado County, CA*. Ambient Air Quality and Noise Consulting. January 13, 2005)

b & c)

The El Dorado County Air Quality Management District reviewed the submitted air quality analysis and determined that with the implementation of the three mitigation measures included in the analysis, the project would have an insignificant impact on the air quality. However, the District also noted that the listed fugitive dust emissions mitigation measure three (page 13) is no longer applicable for this project. As outlined below, the project must comply with Rule 231 and 231.1 which addresses fugitive dust emissions from construction projects. Mitigation measures one through

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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three (pages 13 – 15) are attached as part of this initial study (Attachment 1), and are incorporated as mitigation measures to reduce potential impacts to a less than significant level. The following additional mitigation measures shall also be implemented:

- (a/b.4) *Prior to the issuance of a grading or building permit, a Fugitive Dust Prevention (FDP) application shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).*
- (a/b.5) *The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.*
- (a/b.6) *The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.*
- (a/b.7) *The applicant shall submit a list of equipment to the AQMD stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a grading or building permit:*
  - *Use low-emission on-site mobile construction equipment;*
  - *Maintain equipment in tune per manufacturer specifications;*
  - *Retard diesel engine injection timing by two to four degrees;*
  - *Use electricity from power poles rather than temporary gasoline or diesel generators;*
  - *Use reformulated low-emission diesel fuel;*
  - *Use catalytic converters on gasoline-powered equipment;*
  - *Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible;*
  - *Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes);*
  - *Schedule construction activities and material hauls that affect traffic flow to off-peak hours;*
  - *Configure construction parking to minimize traffic interference; and*
  - *Develop a construction traffic management plan that includes, but is not limited to: providing; temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.*

- d) According to the submitted analysis, “the proposed project does not include development or long-term operation of stationary TAC or odor-generating sources. In addition, no existing sources of TACs or odors that could potentially affect the proposed uses have been identified in the project area. Consequently, the long-term exposure of sensitive receptors to TACs and odors are considered less than significant.” (*Air Quality Impact Analysis for Gold Ridge Estates Subdivision El Dorado County, CA. Ambient Air Quality and Noise Consulting. January 13, 2005*) Therefore, the proposed project will not expose sensitive receptors to substantial pollutant concentrations.
- e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County Air Quality Management District CEQA Guide. The proposed residential subdivision will not result in significant impacts resulting from odors.

**FINDING:** Although the project has the potential to create significant impacts to air quality, mitigation measures have been incorporated into the project design to reduce the potentially significant impacts to a less than significant level. It was determined that a less than significant impact will result from the project in that no sensitive receptors will be adversely impacted, no objectionable odors will be created, and the project will not obstruct the implementation of the El Dorado

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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County California Clean Air Act Plan. Based on the inclusion of mitigation measures proposed, no significant adverse environmental effects will result from the project.

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

**Discussion:**

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

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

a & b)

According to the submitted Land Capability Report, “vegetation is mainly coniferous forest and associated hardwoods with scattered areas of brush.” (*Land Capability Report for Gold Ridge Estates*. Gene E. Thorne & Associates, Inc. February 25, 2005) The project will not result in substantial adverse effects to special status species or riparian habitat.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c) No permanent water lies within the subject property. *Land Capability Report for Gold Ridge Estates*. Gene E. Thorne & Associates, Inc. February 25, 2005) As such, the proposed project will not have a substantial adverse effect on federally protected wetlands.
- d) Review of the Planning Services GIS *Deer Ranges Map* (January 2002) indicates that there is a summer range mapped deer migration corridor within the project site. However, the project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, as the proposed 7.15 acre open space lot will provide adequate space for deer migration.
- e) According to the submitted *Arborist Report Gold Ridge Estates*, the existing tree canopy coverage at the subject site is 90 percent. (*Arborist Report Gold Ridge Estates*. Randall Frizzell, Registered Consulting Arborist. December 2005) However, only 10 percent of the tree canopy at the site is oak woodland. It is estimated that 10 percent of overall tree canopy coverage at the subject site will be removed as a result of project road construction. In order to ensure that a minimum of 90 percent of the existing oak tree canopy at the subject site is retained as required by General Plan Policy 7.4.4.4 after road construction and lot development, mitigation measures are needed to reduce potentially significant impacts to a less than significant level. A note shall be recorded on the final map stating that the owners of the individual lots shall be responsible for demonstrating compliance with the General Plan oak tree canopy retention requirements prior to building permit issuance, or comply with Option B, when available. The following mitigation measures are needed to reduce potentially significant impacts to a less than significant level:
  - (e.1) *At least 90 percent of the existing oak tree canopy on each lot at the project site shall be retained in accordance with Option A of General Plan Policy 7.4.4.4. Under Option A, the applicant shall not remove any healthy trees six inch DBH or greater from the 7.15 acre open space lot designated as Lot A on the tentative map. As such, a note shall be recorded on the final map stating that the owners of the individual lots shall be responsible for demonstrating compliance with the General Plan oak tree canopy retention requirements prior to building permit issuance, or comply with Option B, when available.*
  - (e.2) *At time of final map filing, an open space maintenance agreement shall be submitted to Planning Services outlining the maintenance program, including tree protection and responsible parties, and funding mechanism, for said open space, subject to approval by County Counsel and Planning Services.*
  - (e.3) *Prior to improvement plan approval, the tree protection specifications outlined within the submitted Arborist Report Gold Ridge Estates (pages 4 – 5), attached as Attachment 2 in the mitigated negative declaration, shall be noted on the improvement plans to the satisfaction of Planning Services.*
- f) The proposed subdivision will not conflict with an adopted Habitat Conservation Plan.

**FINDING:** With implementation of the mitigation measures discussed above, potential impacts to biological resources will be reduced to a less than significant level. Therefore, the established thresholds for significance in the “Biological Resources” category will not be exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?		✓	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?		✓	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓
d. Disturb any human remains, including those interred outside of formal cemeteries?		✓	

**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)

The applicant submitted *Archaeological Survey Report of Assessor’s Parcel Split Near Pollock Pines El Dorado County, California* prepared by Dana E. Supernowicz, November 1992. According to the study, “No significant cultural properties were discovered within the subject property, therefore, no additional archaeological work is needed” (*Archaeological Survey Report of Assessor’s Parcel Split Near Pollock Pines El Dorado County, California*. Dana E. Supernowicz. November 1992) However, the following mitigation measure is required in the event sub-surface historical, cultural or archeological sites or materials are disturbed during earth disturbances and grading activities on the site:

*(a/b.1) In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.*

- c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or know fossil locales.
- d) Due to the size and scope of the project, there is a potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the mitigation measure below shall be implemented immediately.

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(d.1) *In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.*

**FINDING:** Although the project has the potential to create significant impacts to sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the incorporation of the required mitigation measures will reduce the impacts to a less than significant level. Established thresholds of significance will not be exceeded within the “Cultural Resources” category.

<b>VI. GEOLOGY AND SOILS. Would the project:</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.			✓
ii) Strong seismic ground shaking?			✓
iii) Seismic-related ground failure, including liquefaction?			✓
iv) Landslides?			✓
b. Result in substantial soil erosion or the loss of topsoil?			✓
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			✓
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓

**Discussion:**

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

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- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
  - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
  - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) According to the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating structures in the project area will be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.
  - b) According to the submitted preliminary grading and drainage plan, proposed project grading includes the cut of 4,900 cubic yards of soil and fill of 4,900 cubic yards of soil. Approximately 85 percent of the property has slopes from 11 to 29 percent. Grading will be limited to the construction of the proposed cul-de-sac and driveways. All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potentially significant impact to a less than significant level.
  - c) As stated in the *Soil Survey of El Dorado Area, California, 1974*, the soils on the project site are primarily comprised of McCarthy series soils. The McCarthy series consists of well-drained soils that are underlain by volcanic conglomerate and breccia at a depth of 24 to 40 inches. These soils are strongly sloping on ridges and are steep on side slopes. Slopes are generally nine to 50 percent. Elevations range from 2,000 to 5,000 feet. The annual precipitation, including snow, is 35 to 60 inches, annual average temperature is 55 °F, and the frost-free season is 140 to 240 days each year. is classified as Rescue sandy loam , 2 -9 percent slopes, Argonaut clay loam, 3 – 9 percent slopes and Placer diggings (*Soil Survey of El Dorado Area, California, 1974*). All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potentially significant impact to a less than significant level.
  - d) According to the *Soil Survey of El Dorado Area, California, 1974*, the erosion hazard of soils at the subject site is moderate to high surface runoff is medium to rapid. Available water holding capacity is three to six inches. Based upon this information, the impact from expansive soils is less than significant.
  - e) Data from a soil evaluation conducted in September 1994 by Registered Geologist Joe Norton has been accepted for the subject application by the Environmental Management Department. A suitable sewage disposal area map for “Quicksilver Estates,” created using the soil data obtained in 1994, shall be used to determine the placement of on-site sewage disposal systems prior to building permit approval.



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**FINDING:** No significant impacts will result from geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that will result in significant impacts. For the “Geology and Soils” category, established thresholds will not be exceeded by development of the project and no significant adverse environmental effects will result from the project.

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

**Discussion:**

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

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

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- Expose people to safety hazards as a result of former on-site mining operations.
- a) No significant amount of hazardous materials will be transported, used or disposed of for the project.
  - b) No significant amount of hazardous materials will be utilized for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
  - c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
  - d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there will be a less than significant impact from hazardous material sites.
  - e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project is not subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There are less than significant impacts to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project.
  - f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site.
  - g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based upon the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is located within the County Office of Emergency Services in the El Dorado County Government Center complex in Placerville.
  - h) The El Dorado County Fire Protection District reviewed the project proposal and concluded that the project will not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. The existing fire flow does not meet the requirements of the local Fire Official. In order to provide the required minimum fire flow of 1000 GPM for two-hour duration and receive service, the applicant shall construct a water line extension from the existing eight-inch water line in Gold Ridge Trail. (*El Dorado Irrigation District FIL0105-136* Revised, Brian L. Cooper, P.E., February 3, 2005) Proposed mitigation for the requested design waivers includes a special fuel modification plan/fire safe plan approved by the El Dorado County Fire Protection District and California Department of Forestry and Fire Protection. The following mitigation measure is required to reduce fire safety issues to a less than significant level:
    - (h.1) *Prior to final map approval, the applicant shall construct a water line extension from the existing eight-inch water line in Gold Ridge Trail to serve the subject site.*
    - (h.2) *A special fuel modification plan/fire safe plan shall be approved by the El Dorado County Fire Protection District and California Department of Forestry and Fire Protection prior to final map approval.*

**FINDING:** The proposed project will not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and expose people and property to risks associated with wildland fires with the

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implementation of the mitigation measures discussed above. For this “Hazards and Hazardous Materials” category, the thresholds of significance will not be exceeded by the proposed subdivision.

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

**Discussion:**

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;

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- 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) Proposed project grading avoids disturbances of areas with a 30 percent slope or greater and will not violate any water quality standards or waste discharge requirements.
- b) There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The proposed project will be required to connect to public water.

c & d)

There is no evidence that the grading and ground disturbances associated with the project will substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. Substantial drainage pattern alteration or runoff will not occur.

- e) According to the submitted drainage study, “the total combined Gold Ridge Estates discharge of 43.59 cfs shows an increase of 4.83 cfs when compared to the pre development conditions. Due to the onsite runoff increase of 4.83 cfs, a proposed detention pond will reduce the runoff by detaining approximately 3.33 cfs. Therefore, the excess amount of flow reaching the unnamed creek under post-development amounts to 1.5 cfs.” (*Drainage Report for Gold Ridge Estates (APN 042:410:09)*. Gene E. Thorne & Associates, Inc. January 30, 2006) Based on this information, the project will not 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.
- f) The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities, such as the proposed detention pond, and erosion control measures on the project site.

g & h)

The Flood Insurance Rate Map (Panels 060040 0525B & 0800B, October 18, 1983) for the project area establishes that the project site is not located within a mapped 100-year floodplain.

- i) The subject property within the Pollock Pines area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters.
- j) The potential for a seiche or tsunami is considered to be less than significant. Potential for a mudflow is also considered to be less than significant.

**FINDING:** No significant hydrological impacts will result from development of the project. For the “Hydrology and Water Quality” section, it has been determined the project will not exceed the identified thresholds of significance and no significant adverse environmental effects will result from the project.

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

**Discussion:**

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

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

- a) The project will not result in the physical division of an established community.
- b) As proposed, the project is consistent with the development standards contained within the El Dorado County Zoning Ordinance. With the incorporation of the mitigation measures identified in this document, specifically pertaining to tree canopy retention and fire safe access, the project is also consistent with the applicable policies of the El Dorado County General Plan.
- c) As discussed in Section IV Biological Resources, the proposed subdivision will not conflict with any applicable habitat conservation plan or natural community conservation plan.

**FINDING:** For the “Land Use Planning” section, the project will not exceed the identified thresholds of significance.

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

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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) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan.
- b) The Western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value.

**FINDING:** No impacts to any known mineral resources will occur as a result of the project. Therefore, no mitigation is required. In the “Mineral Resources” section, the project will not exceed the identified thresholds of significance.

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

**Discussion:**

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

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

a & c)

The project will not result in a substantial increase in existing ambient noise levels in the project vicinity. The project will not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan as it involves the creation of 15 additional lots and related residential noise. Other than noise generated from construction equipment, no significant noise can be expected from the development of the project. There is no noise generated in the area which will adversely affect the residential use of the project. (*Land Capability Report for Gold Ridge Estates*. Gene E. Thorne & Associates, Inc. February 25, 2005)

b & d)

Persons adjacent to the project vicinity will not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of project operation. However, persons adjacent to the project vicinity will be subjected to significant short-term ground borne noise and vibration as a result of grading and excavation during construction of the project. The following mitigation measures will reduce short-term noise impacts attributable to the proposed project to a less than significant level:

*(b/d.1) Construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays.*

*(b/d.2) Motorized construction equipment shall be equipped with intake/exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.*

*(b/d.3) Noise-generating equipment, including portable power generators and air compressors, should be located at the furthest distance possible from the nearest occupied residence.*

- e) The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards contained within a Comprehensive Land Use Plan. As such, the project will not be subjected to excessive noise from a public airport.
- f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected to excessive noise from a private airport.

**FINDING:** For the “Noise” category, the thresholds of significance have not been exceeded and no significant adverse environmental effects will occur from the proposed development with the incorporation of the short-term construction mitigation measures.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XII. POPULATION AND HOUSING.</b> <i>Would the project:</i>			
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?		✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓

**Discussion:**

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

- Create substantial growth or concentration in population;
  - Create a more substantial imbalance in the County’s current jobs to housing ratio; or
  - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) The proposed project has been determined to have a minimal growth-inducing impact as the project includes the creation of 15 additional residential lots and does not include any school or large scale employment opportunities that lead to indirect growth.
- b. No existing housing stock will be displaced by the proposed project.
- c) No persons will be displaced necessitating the construction of replacement housing elsewhere.

**FINDING:** The project will not displace any existing or proposed housing. The project will not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the “Population and Housing” section, the thresholds of significance have not been exceeded and no significant environmental impacts will result from the project.

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



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

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

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

- a) Fire Protection: The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The El Dorado County Fire Protection District will review the project improvement plans and final map submittal for condition conformance prior to approval.
- b) Police Protection: The project site will be served by the El Dorado County Sheriff’s Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff’s Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff’s Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of 15 residential lots will not significantly impact current response times to the project area.
- c) Schools: The project site is located within the Pollock Pines School District. The affected school district was contacted as part of the initial consultation process and no specific comments or mitigation measures were received.
- d) Parks: The proposed project will not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. In this case, the tentative map shall be conditioned to require the payment of an in-lieu park fee consistent with the procedures outlined within Section 16.12.090.
- e) No other public facilities or services will be substantially impacted by the project.

**FINDING:** Adequate public services are available to serve the project. Therefore, there is no potential for a significant impact due to the creation of 15 additional residential lots at the subject site, either directly or indirectly. No significant public service impacts are expected. For this “Public Services” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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

- a) Because the project only includes the creation of 15 residential lots, it will not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- b) The project proposal does not include the provision of on-site recreation facilities, nor does it require the construction of new facilities or expansion of existing recreation facilities.

**FINDING:** No significant impacts to recreation or open space will result from the project. For this “Recreation” section, the thresholds of significance have not been exceeded.

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

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

**Discussion:**

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

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

a & b)

According to the project traffic study, “development of the project site is anticipated to generate approximately 153 daily trips, of which 12 occur during the AM peak hour and 16 trips occur during the PM peak hour.” (*Traffic Impact Analysis for the Gold Ridge Estates Subdivision El Dorado County, CA.* kdANDERSON Transportation Engineers. May 22, 2006) The study concluded, “The project should contribute its fair share to the cost of regional circulation improvements via the existing countywide traffic impact mitigation (TIM) fee program.” It was further stated in the traffic study that, “the project applicant should pay their fair share toward improvements at the Sly Park Road/U.S. 50 EB Ramp intersection.” (*Traffic Impact Analysis for the Gold Ridge Estates Subdivision El Dorado County, CA.* kdANDERSON Transportation Engineers. May 22, 2006) Based on the study findings and recommendations, the Department of Transportation has conditioned the project accordingly. As such, traffic impacts from the proposed subdivision and off-site road improvement consisting of the construction or funding of a right turn lane on the Sly Park Road and US 50 east bound off ramp are projected to be less than significant.

The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that “worsen” traffic by 2%, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. This project is located in the Camino/Pollock Pines Community Region (Figure LU-1: Land Use Diagram of the General Plan), so Level of Service E is allowable (General Plan Policy TC-Xd). Intersections affected by this project will be at Level of Service C for the year 2011 with the exception of the Sly Park Road/U.S. 50 eastbound ramp intersections which are projected to operate at LOS F under future conditions. As such, DOT has conditioned this project to construct or fund the necessary improvements at this intersection required to attain a higher Level of Service.

- c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.
- d) The primary access to the project site will be via Gold Ridge Trail from Sly Park Road. On-site circulation includes one private road and the proposed cul-de-sac. All access to the proposed lots will be from the internal road and cul-de-sac. As such, the proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that will substantially increase hazards. No traffic hazards will result from the project design.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e) As shown on the tentative map, the developer shall construct Mercury Trail with a 50-foot right-of-way, 22 foot wide paved roadway (pursuant to Design Waiver request) with Type 1 rolled curb and gutter on the cut side only, pursuant Standard Plan 101B, as modified by the Hillside Road Standards. The proposed cul-de-sac at the northerly end of Mercury Trail shall be constructed to Standard Plan 114, as modified by the Hillside Road Standards. Construction of such improvements will provide adequate emergency access to the lots as determined by the El Dorado County Fire Protection District.
- f) The submitted tentative map was reviewed to verify compliance with on-site parking requirements within the Zoning Ordinance. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. Parking requirements for conventional single-family detached homes are two spaces not in tandem. Utilizing the parking standards discussed above, the project requires a minimum of 30 parking spaces. As proposed, the project meets the minimum parking requirements for the conventional single-family detached residential use subject to verification prior to building permit issuance for each proposed home.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. “El Dorado Transit (EDT) operates buses throughout El Dorado County [and] there are no bus routes along Sly Park Road south of US 50.” (*Traffic Impact Analysis for the Gold Ridge Estates Subdivision El Dorado County, CA.* kdANDERSON Transportation Engineers. May 22, 2006) Therefore, El Dorado Transit reviewed the project and determined that no bus turnouts are required for this tentative map.

**FINDING:** No significant traffic impacts are expected for the project and mitigation is not required. For the “Transportation/Traffic” category, the identified thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**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 & b)

The El Dorado Irrigation District will provide water to the subject site and individual on-site sewage disposal systems will serve each of the proposed lots subject to El Dorado County Environmental Management Department review and approval. According to the *Facility Improvement Letter, Gold Ridge Estates*, prepared by the El Dorado Irrigation District, February 3, 2005, “in terms of water supply, as of January 1, 2004, there were 1,966 equivalent dwelling units (EDUs) available in the Eastern Water Supply Region. [The proposed project as of this date] would require 15 EDUs of water supply.” In order to receive water service, the applicant shall construct a water line extension from the existing eight-inch water line in Gold Ridge Trail to the proposed subdivision. (*El Dorado Irrigation District FIL0105-136 Revised*, Brian L. Cooper, P.E., February 3, 2005) Potential environmental impacts from the required water line extension are expected to be less than significant.

- c) Potential drainage impacts are discussed in detail under Section VIII, Hydrology and Water Quality, and are anticipated to be less than significant.
- d) The El Dorado Irrigation District (EID) will provide potable water to the project as discussed above under parts a. and b.
- e) As stated above, data from a soil evaluation conducted in September 1994 by Registered Geologist Joe Norton has been accepted for the subject application by the Environmental Management Department. A suitable sewage disposal area map for “Quicksilver Estates,” created using the soil data obtained in 1994, shall be used to determine the placement of on-site sewage disposal systems prior to building permit approval.
- f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility / Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots will be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection.

**FINDING:** No significant impacts will result to utility and service systems from development of the project. For the “Utilities and Service Systems” section, the thresholds of significance have not been exceeded and no significant environmental effects will result from the project.

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

**Discussion:**

- a) There is no substantial evidence contained in the whole record that the project will have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any impacts from the project will be less than significant due to existing standards, mitigation measures and requirements imposed in the conditioning of the project.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as “two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts.” Based on the analysis in this initial study, it has been determined that the project will not result in cumulative impacts.
- c) Based upon the discussion contained in this document, it has been determined that the project will not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. Project mitigation has been incorporated into the project to reduce all potential impacts to a less than significant level. Mitigation measures have been designed to address air quality, biological resources, cultural resources, hazards and hazardous materials and noise.

### **SUPPORTING INFORMATION SOURCE LIST**

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

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

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

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

**PROJECT SPECIFIC REPORTS AND SUPPORTING INFORMATION**

*Air Quality Impact Analysis for Gold Ridge Estates Subdivision El Dorado County, CA.* Ambient Air Quality and Noise Consulting. January 13, 2005

*Arborist Report Gold Ridge Estates.* Randall Frizzell, Registered Consulting Arborist. December 2005.

*Archaeological Survey Report of Assessor's Parcel Split Near Pollock Pines El Dorado County, California.* Dana E. Supernowicz. November 1992.

*Drainage Report for Gold Ridge Estates (APN 042:410:09).* Gene E. Thorne & Associates, Inc. January 30, 2006.

*El Dorado Irrigation District FIL0105-136 Revised,* Brian L. Cooper, P.E., February 3, 2005

*Land Capability Report for Gold Ridge Estates.* Gene E. Thorne & Associates, Inc. February 25, 2005

*Traffic Impact Analysis for the Gold Ridge Estates Subdivision El Dorado County, CA.* kdANDERSON Transportation Engineers. May 22, 2006

Attachment 1: *Air Quality Impact Analysis for Gold Ridge Estates Subdivision, El Dorado County, CA.* Ambient Air Quality and Noise Consulting. January 13, 2005. (Pages 13 – 15)

Attachment 2: *Arborist Report Gold Ridge Estates.* Randall Frizzell, Registered Consulting Arborist. December 2005. (Pages 4 – 5) (Tree Protection Specifications)



<b>MITIGATION MEASURES AND MONITORING</b>			
<b>Impact</b>	<b>Mitigation Measure</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
1. <i>Air Quality</i>	<i>Mitigation Measures 1 through 3 as outlined in the attached Air Quality Impact Analysis for Gold Ridge Estates Subdivision, El Dorado County, CA. Ambient Air Quality and Noise Consulting. January 13, 2005. (Pages 13 – 15)</i>	<i>Air Quality Management District</i>	<i>Prior to Grading Permit Issuance and During Project Construction</i>
2. <i>Air Quality</i>	<i>Prior to the issuance of a grading or building permit, an asbestos dust mitigation plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).</i>	<i>Air Quality Management District</i>	<i>Prior to Grading or Building Permit Issuance</i>
3. <i>Air Quality</i>	<i>The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.</i>	<i>Air Quality Management District</i>	<i>Prior to Grading Permit Issuance and During Project Construction</i>
4. <i>Air Quality</i>	<i>The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.</i>	<i>Air Quality Management District</i>	<i>Prior to Grading Permit Issuance and During Project Construction</i>
5. <i>Air Quality</i>	<i>The applicant shall submit a list of equipment to the AQMD stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a grading or building permit:</i> <ul style="list-style-type: none"> <li>▪ <i>Use low-emission on-site mobile construction equipment;</i></li> <li>▪ <i>Maintain equipment in tune per manufacturer specifications;</i></li> <li>▪ <i>Retard diesel engine injection timing by two to four degrees;</i></li> <li>▪ <i>Use electricity from power poles rather than temporary gasoline or diesel generators;</i></li> </ul>	<i>Air Quality Management District</i>	<i>Prior to Grading or Building Permit Issuance</i>

<b>MITIGATION MEASURES AND MONITORING</b>			
	<ul style="list-style-type: none"> <li>▪ <i>Use reformulated low-emission diesel fuel;</i></li> <li>▪ <i>Use catalytic converters on gasoline-powered equipment;</i></li> <li>▪ <i>Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible;</i></li> <li>▪ <i>Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes);</i></li> <li>▪ <i>Schedule construction activities and material hauls that affect traffic flow to off-peak hours;</i></li> <li>▪ <i>Configure construction parking to minimize traffic interference; and</i></li> <li>▪ <i>Develop a construction traffic management plan that includes, but is not limited to: providing; temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.</i></li> </ul>		
6. <i>Biological Resources</i>	<p><i>At least 90 percent of the existing oak tree canopy on each lot at the project site shall be retained in accordance with Option A of General Plan Policy 7.4.4.4. Under Option A, the applicant shall not remove any healthy trees six inch DBH or greater from the 7.15 acre open space lot designated as Lot A on the tentative map. As such, a note shall be recorded on the final map stating that the owners of the individual lots shall be responsible for demonstrating compliance with the General Plan oak tree canopy retention requirements prior to building permit issuance, or comply with Option B, when available.</i></p>	<i>Planning Services</i>	<i>Prior to Final Map Approval</i>
7. <i>Biological Resources</i>	<p><i>At time of final map filing, an open space maintenance agreement shall be submitted to Planning Services outlining the maintenance program, including tree protection and responsible parties, and funding mechanism, for said open space, subject to approval by County Counsel and Planning Services.</i></p>	<i>Planning Services</i>	<i>Prior to Final Map Approval</i>
8. <i>Biological Resources</i>	<p><i>Prior to improvement plan approval, the tree protection specifications outlined within the submitted Arborist Report Gold Ridge Estates (pages 4 – 5), attached as Attachment 2 in the mitigated negative declaration, shall be noted on the improvement plans to the satisfaction of Planning Services.</i></p>	<i>Planning Services</i>	<i>Prior to Improvement Plan Approval</i>
9. <i>Cultural</i>	<p><i>In the event a heritage resource or other item of historical or archaeological interest is</i></p>	<i>Department of</i>	<i>During Project</i>

<b>MITIGATION MEASURES AND MONITORING</b>			
<i>Resources</i>	<i>discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.</i>	<i>Transportation</i>	<i>Grading/ Construction</i>
<i>10. Cultural Resources</i>	<i>In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.</i>	<i>Department of Transportation</i>	<i>During Project Grading/ Construction</i>
<i>11. Hazards and Hazardous Materials</i>	<i>Prior to final map approval, the applicant shall construct a water line extension from the existing eight-inch water line in Gold Ridge Trail to serve the subject site.</i>	<i>EID/Planning Services</i>	<i>Prior to Final Map Approval</i>
<i>12. Hazards and Hazardous Materials</i>	<i>A special fuel modification plan/fire safe plan shall be approved by the El Dorado County Fire Protection District and California Department of Forestry and Fire Protection prior to final map approval.</i>	<i>CDF/EDC FPD</i>	<i>Prior to Final Map Approval</i>
<i>13. Noise</i>	<i>Construction activities shall be limited to between the hours of 7:00 AM and 7:00 PM PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays.</i>	<i>Planning Services</i>	<i>During Project Grading/ Construction</i>
<i>14. Noise</i>	<i>Motorized construction equipment shall be equipped with intake/exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.</i>	<i>Planning Services</i>	<i>During Project Grading/ Construction</i>
<i>15. Noise</i>	<i>Noise-generating equipment, including portable power generators and air compressors, should be located at the furthest distance possible from the nearest occupied residence.</i>	<i>Planning Services</i>	<i>During Project Grading/ Construction</i>

## **Mitigation Measure Agreement for PD05-0019/TM05-1405 Gold Ridge Estates**

As the applicant, owner, or their legal agent, I hereby agree to amend the above named project by incorporating all required mitigation measures, as identified in the related Environmental Checklist, which are necessary in order to avoid or reduce any potentially significant environmental effects to a point where clearly no significant adverse impacts would occur as a result of project implementation.

I understand that by agreeing to amend the proposed project through incorporation of the identified mitigation measures, or substantially similar measures, all potentially adverse environmental impacts will be reduced to an acceptable level and a "Proposed Negative Declaration" will be prepared and circulated in accordance with County procedures for implementing the California Environmental Quality Act (CEQA). I also understand that additional mitigation measures may be required following the review of the "Proposed Negative Declaration" by the public, affected agencies, and by the applicable advisory and final decision making bodies.

I understand the required mitigation measures incorporated into the project will be subject to the El Dorado County Mitigation Monitoring program adopted in conjunction with the Negative Declaration, and that I will be subject to fees for the planning staff time to monitor compliance with the mitigation measures.

This agreement shall be binding on the applicant/property owner and on any successors or assigns in interest.

IN WITNESS WHEREOF, the Planning Director or his assign, representing the County of El Dorado, and the applicant/owner or his legal agent have executed this agreement on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

El Dorado County Planning Services  
Jason R. Hade AICP, Senior Planner

Signature of Applicant / Owner / Agent:

By \_\_\_\_\_

\_\_\_\_\_

Print Name and address below

\_\_\_\_\_  
Print Name and title above

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_