



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z08-0004/TM08-1466/Blackhawk Estates

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

Contact Person: Aaron Mount

Phone Number: (530) 621-5355

Property Owner's Name and Address: Bruce and Diane Wirtanen, 4250 Blackhawk Lane, Placerville, CA 95667

Project Applicant's Name and Address: Bruce and Diane Wirtanen, 4250 Blackhawk Lane, Placerville, CA 95667

Project Agent's Name and Address: Patterson Development, 6610 Merchandise Way, Diamond Springs, CA 95619

Project Engineer's / Architect's Name and Address: Patterson Development, 6610 Merchandise Way, Diamond Springs, CA 95619

Project Location: On the north and south side of Blackhawk Lane, approximately .25 miles east of the intersection with Mt Aukumn Road (E16) in the Pleasant Valley area

Assessor's Parcel Number(s): 078-200-70 & -71 (77.42 acres)

Zoning: Exclusive Agricultural (AE)

Section: 33 **T:** 10N **R:** 12E

General Plan Designation: Medium Density Residential (MDR)/Low Density Residential-Important Biological Corridor (LDR-IBC)/Rural Residential- Important Biological Corridor (RR-IBC)

Description of Project:

1. Rezone of APN's 078-200-70 and 078-200-71 from Exclusive Agricultural (AE) to Estate Residential Five-Acre (RE-5) and Estate Residential Ten-Acre (RE-10); and
2. A tentative subdivision map for APN 078-200-71 creating 9 lots, ranging in size from 5 acres to 11.5 acres, on a 74.38-acre site (Exhibit B).

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	AE	MDR/LDR-IBC/RR-IBC	Single Family Residence, Orchard
North:	R2A/AE	MDR/LDR-IBC/RR-IBC	Single Family Residences, Grazing
East:	RA-20	RR-IBC	Single Family Residences
South:	R2A/AE	MDR/RR-IBC	Single Family Residences
West:	R2A/AE	MDR/LDR-IBC	Single Family Residences

Briefly Describe the environmental setting: The project site ranges in elevation from 2,400 to 2,600 feet above mean sea level and is located adjacent to the Pleasant Valley Rural Center. The project site contains two parcels, 3.04 and 74.38 acres in size, each containing a single family residence. The project parcels were a portion of two Williamson Act contracts that have completed roll outs. The surrounding property is rural residential and rangeland. A majority of the subject sites contains undulating terrain with annual grassland and scattered stands

of trees. The area to the south and west of Black Hawk Lane, lies on Placer diggings and contains ponderosa pines and valley oaks. The east side of the project site rises steeply and is covered by oak-foothill pine woodland. The project site contains several ephemeral drainages and two seasonal wetlands. No impact is proposed to the seasonal wetlands. A road crossing is proposed over one of the ephemeral drainages.

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

El Dorado County Department of Transportation: grading permits

El Dorado County Surveyors Department: Final Map

El Dorado County Fire Protection District: Fire safe plan

El Dorado Irrigation District: water meters

California Department of Fish and Game: Streambed alteration permits

Planning Services: Tentative Map/Final map

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: _____

Printed Name: Aaron Mount, Associate Planner For: El Dorado County

Signature: _____ Date: _____

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

PROJECT DESCRIPTION

Introduction

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

Project Location and Surrounding Land Uses

The project site is located within the Pleasant Valley area. The project site is surrounded by existing developed and undeveloped residential and agricultural parcels.

Project Characteristics

The project would create nine single-family residential parcels ranging in size from 5 to 11 acres. An on-site road would be developed.

1. Transportation/Circulation/Parking

Access to the project parcel would be provided from an existing off-site access easement, Blackhawk Lane, which encroaches onto Mt Aukumn Road (E16). On-site access would be provided by a newly developed road which is currently a driveway. The project is proposed to create nine residential lots, which would require two parking spaces per parcel. Parking for each parcel would be provided by future residential development. No impacts to parking would occur as part of the project.

2. Utilities and Infrastructure

The project site currently contains a single family residence. As part of the project, the extension of utilities services would be required. The project would be required to connect to El Dorado Irrigation District metered water service and sewage disposal would be provided by on-site private septic systems.

3. Population

Using the 2000 U.S. Census figures which established that, in the unincorporated areas of the County, the average household size was 2.70 persons/occupied unit. The approval of the applications as proposed would potentially add 9 single-family units which at 2.70 persons/occupied unit currently propose to potentially add approximately 24 persons to the neighborhood. The project matches the density of the MDR, LDR, and RR land use designations.

4. Construction Considerations

Construction of the project would consist of both on and off-site road improvements including grading for an on-site roadway.

The project applicant would be required to obtain permits for grading from Department of Transportation and obtain an approved Fugitive Dust Plan from the Air Quality Management District.

5. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Mitigated Negative Declaration tiers off of the El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030 in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at <http://www.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at the El Dorado County Development Services Department

located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein. The following impact areas are tiering off the General Plan EIR:

Aesthetics, Agriculture Resources, and Air Quality.

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

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

Discussion:

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

- a. **Scenic Vista:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). Impacts would be less than significant.
- b. **Scenic Highways:** The project site is not within a State Scenic Highway corridor. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>). Impacts would be less than significant.
- c. **Visual Character:** The DEIR for the General Plan had identified and examined the potential impacts that implementation of the General Plan would have to the visual character of the areas of the County. Section 5.3-2 states that the County mitigate the potential significant impacts by designing new streets and roads within new developments to *minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety.* The proposed project is designed and conditioned to provide improvement and extension of an existing driveway to access the proposed 9 parcels. Conditions applied to the access road will require adequate fire access while ensuring a minimum impact to resources.

Mitigation in the form of General Plan policies have been developed to mitigate impacts to less than significant levels for impacts associated with aesthetic resources. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies as well as the consistency rezone resultant of the subject applications, impacts would be less than significant. As designed and conditioned, impacts would be less than significant.

- d. **Light and Glare:** If approved as proposed, the creation of these nine lots would allow new lighting by creating the potential for residential units on each lot. These impacts would not be expected to be any more than any typical residential lighting similar and typical to other subdivisions created within a land use area designated by the General Plan

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for High Density Residential uses within the County. Section 5.3-3 states the potential significant impacts would be mitigated by including *design features, namely directional shielding for street lighting, parking lot lighting, and other significant lighting sources, that could reduce the effects from nighttime lighting.* With exception to potential patio and garage entrance lighting, common area lighting is not proposed for this project. All lighting, including patio and garage entrance lighting would be required to meet the County lighting ordinance and must be shielded to avoid potential glare affecting day or nighttime views for those that live or travel through the area.

No lighting is proposed with this project. Any future lighting would need to conform to Section 17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation.

Mitigation in the form of General Plan policies have been developed to mitigate impacts to less than significant levels for impacts associated with aesthetic resources. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies as well as the rezone resultant of the subject applications, impacts would be less than significant. As designed and conditioned, impacts from outdoor lighting would be less than significant with this project.

Finding: It could be found that as proposed, the project would not significantly impact designated scenic highways, scenic viewpoints as well as outside-in views, and lighting impacts not normally anticipated from similar high density residential developments. As a result, there would be a less than significant level of impact.

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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

a, b, c.) **Conversion of Prime Farmland, Williamson Act Contracts, Non-agricultural Use:** El Dorado County has established the Agricultural District (-A) General Plan land use overlay designation and included this overlay on the

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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 District (-A) General Plan land use overlay designation adjacent to the project site. This property and project is not under, and would not conflict with an adjacent Williamson Act Contract. There would be a conflict with existing zone designations protecting agricultural uses and with General Plan Policies 8.1.3.1, 8.1.3.2 and 8.2.2.5 that require that newly created parcels adjacent to Agricultural land be ten acres or larger and be of such size as to allow for adequate setback. In Section 5.2-1, the General Plan DEIR identified potential significant impacts by new development that would convert important Farmlands and grazing areas. DEIR Mitigation Measure 5.2-1(a) identifies that these impacts are significant and unavoidable in many instances. Table 5.2-5 identifies that an estimated 104,149 agriculturally zoned acres were subject to a medium or high conversion potential. DEIR Mitigation Measures 5.1-3(a) and (b) direct that the County establish a General Plan conformity review process for all development projects and that development be located and designed in a manner that avoids adjacent incompatible land uses.

The El Dorado County Agricultural Commission reviewed the project and recommended approval of the zone change from AE to RE-5 and RE-10. Further they stated that the project would not have a significant impact on adjacent agriculturally zoned parcels with the inclusion of 10 acre buffer parcels and 200 foot incompatible building setbacks. The subject parcel is located within and adjacent to the Pleasant Valley Rural Center. General Plan Policy 2.1.1.2 establishes Rural Centers as those areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc 10 acre buffer parcels on the western end of the map are not required due to recent Board of Supervisors interpretation that parcels with a LDR land use designation and within a Rural Center are exempt from review of agricultural incompatibility.

Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with agriculture resources. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies as well as the consistency rezone resultant of the subject applications, impacts would be less than significant.

Finding: This project would not impact properties subject to a Williamson Act Contract. The Agricultural Commission has determined that the design of the map would not have a significant impact on adjacent agricultural activities. Impacts within this category would be less than significant.

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

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

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a. **Air Quality Plan.** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require the project implement a Fugitive Dust- Asbestos Mitigation (FDM) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce potentially significant impacts to a less than significant level.

b. **Air Quality Standards.** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. Construction related activities would generate PM₁₀ dust emissions that would exceed wither the state or federal ambient air quality standards for PM₁₀. This is a temporary but potentially significant effect.

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

The El Dorado County Air Quality Management District review of the project determined that the construction activities would result in potentially significant impacts to air quality. The assessment recommended that mitigation measures be applied to reduce impacts during project construction. The Air Quality Management District has reviewed the assessment and determined that standard District conditions of approval would reduce potentially significant impacts to less than significant.

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

c. **Cumulative Impacts.** The project site is located within the Mountain Counties Air Basin which is designated as non-attainment for ozone and PM₁₀. The Air Quality Analysis prepared for the project has recommended conditions

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of approval listed in (b) above that would reduce impacts related to PM₁₀ to a less than significant level. The Air Quality Analysis determined that the project would not generate a potentially significant level of ozone emissions. Impacts would be less than significant.

- d. **Sensitive Receptors.** The project would create 8 residential units within the El Dorado Hills Area. The proposed residential use would not be considered a use which would expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
- e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed residential use as a use known to create objectionable odors. Impacts would be less than significant.

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

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

Discussion:

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

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

(a) **Special Status Species and Sensitive Natural Communities:** The parcel does not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-6 and 5.12-7). The proposed project potentially involves one crossing of an ephemeral stream. The ephemeral stream is not suitable habitat for any listed species and is not covered by General Plan policy for stream setbacks.

The “Biological Resources Study,” submitted by the applicant, prepared by Sierra Ecosystem Associates dated January 21, 2008 determined the project site contained suitable habitat for several listed species, however no listed species were observed on the site.

(b. & c)

Riparian Habitat, Wetlands: The project is not located within a sensitive natural community of the County, state or federal agency, including but not limited to an Ecological Preserve or USFWS Recovery Plan boundaries.

Potentially Jurisdictional Waters of the U.S. The site supports potentially jurisdictional waters of the U.S. These areas are likely regulated by the U.S. Army Corps of Engineers (Corps) and the El Dorado County General Plan. As stated in Policy 7.3.3.4 of the General Plan, El Dorado County requires a 100-foot setback from all perennial streams, rivers, and lakes and a 50-foot setback from all intermittent streams and wetlands (El Dorado County 2004). The project site contains two seasonal wetlands and several ephemeral streams. No disturbance of the wetlands is proposed and one crossing over an ephemeral stream will be developed. Implementing a 25-foot buffer from the SW-1 and proposed development is still expected to protect habitat values and quality of the wetland. Ephemeral streams are not required to have development setbacks according to General Plan policy. However, the authorized buffer from development activities would ultimately be decided during CEQA review and any wetland permitting that may be necessary for the project. The following mitigation measures are recommended in order to bring potential impacts to a less than significant level:

1. **[MM Bio 1]** A 25-foot setback from the edge of SW-1 and a 50-foot setback from the edge SW-2 shall be recorded on the final map as shown on the Biological Resource Study for Blackhawk Estates prepared by Sierra Ecosystem Associates on January 21, 2008. No development shall occur within the setback area. No proposed lot boundary lines shall infringe on said setback lines. The identification shall be made on the final map, Site Plan Review, grading and building plans where applicable.

Monitoring: Prior to filing of final map, Site Plan Review (SPR), grading and/or building plan approval, Development Services shall verify that the identification has been made on the final map, Site Plan Review, grading and building plans where applicable. The setback lines shall be shown on any submitted development plans submitted for the grading permit and Development Services shall verify this prior to issuance of any grading permit.

Any alterations crossings of streams potentially require Streambed Alteration Permits. The following mitigation measures are to be implemented in order to reduce the impacts to the stream and watershed to a less than significant level:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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1. **[MM Bio 7]** A Streambed Alteration Agreement shall be obtained from CDFG, if applicable, pursuant to Section 1602 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures would be developed in coordination with CDFG in the context of the 1602 agreement process. Authorization prior to placement of any fill is required from the Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat. This authorization may require mitigation as deemed necessary by the Corps of Engineers.

Monitoring: The applicant shall provide a copy of the 1602 permit to Planning Services prior to issuance of the grading permit.

2. **[MM Bio 7]** A bottomless arch culvert shall be installed in place of a standard culvert where the access road crosses the ephemeral drainage upstream of SW-1. Flow dissipation structures shall be placed at the outfall of the culvert to moderate additional sheet flow collected in the drainage as a result of increased hardscaping from the project.

Monitoring: The features shall be shown on improvement plans submitted to the DOT. Improvements plan shall be approved by the DOT prior to finaling of the map.

- d) **Wildlife corridors:** The Biological Resource Assessment performed for the project site determined that the project would not have the potential to cause any impact, conflict with, or disturbance to the movement of wildlife and/or any migration corridor. The ability of wildlife to move across the site would not be unique to the other undeveloped areas in the project area. Impacts would be less than significant.
- e) **Biological Resources:** The project is consistent with the adopted Oak Woodlands Management Plan as no native oaks are to be removed. A condition of approval has been included to ensure any oaks removed due to development are replaced consistent with the plan.
- f) **Adopted Plans:** The project would not conflict with the provisions of any adopted or approved habitat conservation plan as the currently is not one involving or in the vicinity of the subject parcel. There would be a less than significant impact.

Finding: Direct impacts to biological resources by this proposed project would be reduced to a less than significant level by the inclusion of the mitigation measures listed above. For this “Biological” category, the potentially significant impacts are mitigated to a less than significant level.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X
b.	Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X

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>			
d. Disturb any human remains, including those interred outside of formal cemeteries?			X

Discussion:

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

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

a-d) **Historical Resources, Pre-Historic Resources:** A *Cultural Resources Survey of Assessors Parcel Map 78-200-18*, dated August 8, 1990 by Dana Supernowicz, Consulting Archeologist, was completed for the subject parcel that reported there were no significant prehistoric and historic-period cultural resources sites, artifacts, historic buildings, structures or objects found. Because of the possibility in the future that ground disturbances could discover significant cultural resources, the following standard condition is required:

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

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

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X
ii) Strong seismic ground shaking?		X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
iii) Seismic-related ground failure, including liquefaction?			X
iv) Landslides?			X
b. Result in substantial soil erosion or the loss of topsoil?			X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

Discussion:

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

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

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

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

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

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iv) Slopes exceeding 30% on the project site are limited to the existing drainage channels near the center of the project site. These slopes comprise approximately 3 percent of the site area. All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

- b. Soil Erosion.** According to the Soil Survey for El Dorado County, the soil types onsite are classified as Josephine, Mariposa, and Sites Series which have a moderate erosion hazard. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.
- c. Geologic Hazards.** The onsite soil types have a slow to medium runoff potential with medium to moderate erosion potentials. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.
- d. Expansive Soils.** All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.
- e. Septic Capability.** The project would construct private on-site septic systems for each of the proposed lots. The project submittal included a preliminary septic test trench report and soil survey which were reviewed by the El Dorado County Environmental Management Department. Prior to issuance of any permits for septic systems, the Department would review the systems for compliance with County Standards. Impacts would be less than significant.

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e.	For a project located within an airport land use plan or, where such a plan has 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			X

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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
project area?			
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

Discussion:

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

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

a, b) **Hazardous Substances:** No significant amount of hazardous materials would be used for the project, including those that may be required during construction activities to prepare the site to construct single-family residential homes. Hazardous materials are not expected, and any such material that would need to be used at the project site must comply with the *El Dorado County Hazardous Waste Management Plan*. In addition, all materials that are to be used, including, but not limited to diesel powered construction equipment and other material typical of a construction project must be used under the County’s Air Quality Management District (AQMD) and Environmental Management guidelines. The project does not expect to experience any reasonably foreseeable upset and accident conditions that involve the release of hazardous materials into the environment. As such, impacts within this category would remain below a level of significant.

c. **Hazardous Emissions:** As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There would be operation of construction equipment and the use of construction materials, none of which are classified as acutely hazardous materials and/or all materials would be regulated based on Environmental Management standards. Impacts within this category remain below significant.

d. **Hazardous Materials Sites:** The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying hazardous material sites in the project vicinity. There would be no impact within this category. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (*California Department of Toxic Substances Control, Hazardous Waste and Substances Site List*

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(Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed March 31, 2009; California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004). There would be no impact.

- e. **Public Airport Hazards:** *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and this project is not located within not located within two miles of a public airport. There would be no impacts within this category.
- f. **Private Airstrip Hazards:** *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. There would be no impacts within this category.
- g. **Emergency Response Plan:** This project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan. The County’s Emergency Response Plan incorporates elements of the emergency response and evacuation procedures and includes reference to fire safety and circulation, as well as applicable contact and safety procedures linked to state and federal agencies responsible for emergency preparedness and response. The Chief Administrative Officer (CAO) is responsible for maintaining the El Dorado County Emergency Management Policy and the County Sheriff’s Office is responsible for operating the County’s Office of Emergency Service (OES) for the entire County. The main El Dorado County Sheriff’s Office is located in the El Dorado County Government Center complex in Placerville. There would be a less than significant impact in this category.
- h. **Fire Hazards:** The site is located in a neighborhood designated for medium, low, and rural density. As with most areas of the County, there is vegetation such as trees and foliage that exist on and adjacent to this property. The El Dorado County Fire Protection District reviewed the project and would require that fire hydrants be installed and that a Fire Safe Plan be developed for this project during the grading and/or building permit review phase. As conditioned, there would be adequate driveway and emergency access to accommodate fire apparatus, emergency vehicle and automobile circulation on and around the site in case of an emergency. Project conditions have also been included by the Fire District and in cooperation with the El Dorado Irrigation District (EID) improvements to ensure that adequate fire flow and water pressure is available for this project. As a result, this project poses a less than significant level chance to expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. The impacts within this category would remain below significant.

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

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

Discussion:

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

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

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- Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards:** Any grading and improvement plans required by the El Dorado County Department of Transportation (DOT) and/or Building Services would be prepared and designed to meet the *County of El Dorado Grading, Erosion and Sediment Control Ordinance*. These standards require that erosion and sediment control be implemented into the design of the project. Combined with the design standards outlined by the *El Dorado Design and Improvement Standards Manual (DISM)*, as well as the *Off-Street Parking and Loading Ordinance*, all stormwater and sediment control methods required by the ordinance would be implemented and engineered correctly for the final design, including those necessary for site grading and drainage facilities. Grading and drainage designs shall consider and would be designed pursuant to a project specific Storm Water Mitigation Plan (SWMP). This would address Storm Water Prevention and Pollution Program (SWPPP) standards in order to adhere to the state requirements, as well as the federal, National Pollution Discharge Elimination System (NPDES) requirements for water quality and water discharge. As a result, impacts would be less than significant.
 - b. **Groundwater:** There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The project is required to connect to the El Dorado Irrigation District (EID) water line (see Utility and Services Systems category). There would be no draw from groundwater sources in the area with the approval of this project and impacts in this category would be less than significant.
 - c-f. **Drainage Patterns.** The project would be required to prepare a drainage study subject to review by the Department of Transportation. The drainage study would be required to conform to the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.
 - g-j. **Flood-related Hazards.** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunamis, or mudflows would be remote. There would be no impact.
 - j. **Inundation:** There is no potential for impacts from seiche or tsunamis, or from mudflow at this site. There would be no impact.

Finding: The drainage facilities on and off-site would be conditioned to handle the run-off that would be associated to the project. Water would be provided for this project by connections to the EID system, as well as adequate capacity to connect to the existing EID wastewater system. All grading, drainage, to include BMPs for pre-and-post-construction for erosion and sediment controls would be incorporated into the final grading and drainage design for the project. Impacts within this category would remain below significant.

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

Discussion:

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

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

- a. **Established Community.** The project would not result in the physical division of an established community. As proposed, the project is compatible with the surrounding residential land uses and would not create land use conflicts with surrounding properties. There would be no impact.
- b. **Land Use Consistency.** The proposed project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and is consistent with the development standards contained within the El Dorado County Zoning Ordinance. The proposed parcel sizes are consistent with the Estate Residential Five-Acre (RE-5) and Estate Residential Ten-Acre (RE-10) zone districts and the Low-Density Residential (LDR) and Rural Residential (RR) land use designations. The proposal would not physically divide an established community as they would fit into the dominant pattern of parcel development for the area and that expected within a Community Region. There would be no impact.
- c. **Habitat Conservation Plan.** There are currently no adopted HCP's or NCCP's in El Dorado County. There would be no impact.

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

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

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X. MINERAL RESOURCES. <i>Would the project:</i>			
recovery site delineated on a local general plan, specific plan or other land use plan?			

Discussion:

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

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

a, b. **Mineral Resources:** The project site is not located within a Mineral Resource Zone (MRZ) as mapped by the State of California Division of Mines and Geology and is not classified or affected by any Mineral Resource overlays of the El Dorado County General Plan.

The western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2 contain discovered mineral deposits that have been measured or indicate reserves that have been identified and calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. There would be no impact.

Finding: There are no mapped mineral resources or deposits on this property. No impacts to energy and mineral resources are expected with the proposed project either directly or indirectly. For this “Mineral Resources” category, there would be no impact..

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

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XI. NOISE. <i>Would the project result in:</i>			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Discussion:

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
 - Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
 - Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- a. **Noise Standards:** The project would be located along Blackhawk Drive and connects to Mt Aukumn Road which is adjacent to the Pleasant Valley Rural Center. The project would not be located in an area containing existing or potential noise sources that would exceed the thresholds established by the General Plan. Impacts would be less than significant.
- b. **Groundborne Vibration & Noise:** Short-term noise impacts may be associated with excavation, grading, and construction activities in the project vicinity during development. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations are required to comply with the noise performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas are required to be located as far as practicable from any residential areas. Ground borne vibrations are associated with heavy vehicles (i.e. railroad) and with heavy equipment operations. All noise generation due to construction activities would be required to comply with the Policy 6.5.1.11 of the El Dorado County General Plan Noise Element. Vehicle traffic generated by the proposed project would be typical of traffic generated by the adjacent residential uses; passenger cars and trucks, which are not a source of significant vibration. Impacts would be less than significant.
- c. **Ambient Noise Levels:** This project would not add to the existing ambient noise levels of the surrounding area. Temporary construction noise would result and project conditions would be regulated as to the time of day and days per week such activity could occur by County Code. Subdivision of the land and construction and occupation of the 9 additional lots would result in periodic noise generation from the use of vehicles, noises generated on home sites, and landscape maintenance. The overall types and volumes of noise would not be excessive and would be similar in character to surrounding land uses which are low to medium density residential in nature. There would be a less than significant impact.
- d. **Temporary Increases in Noise Levels.** The construction phase of the project would result in an increase in noise levels to surrounding residences as individual homes were built on lots. Construction noise would be temporary and would be minimized by compliance with Policy 6.5.1.11 of the El Dorado County General Plan Noise Element. Project operation

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would also result in periodic noise generation above current levels from the use of vehicles, landscaping equipment, etc. The overall types and volumes of noise from project operation would not be excessive and would be similar in character to anticipated and expected surrounding land uses within a high-density designated area. Thus, as a result, this impact would be less than significant.

e, f) **Airport Noise:** The project is not located adjacent to or in the vicinity of a private airstrip and would not experience noise from a private airport. There would be no impacts within this category.

Finding: No significant impacts to or from noise is expected directly as a result of this proposal. Any future development proposal would have all potential environmental impacts analyzed further during the grading/building permit processes. For this “Noise” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a. **Population Growth:** The proposed project would not induce growth directly or indirectly by providing infrastructure that would create development beyond what is currently anticipated in the General Plan because the land use designations would not change. If approved as proposed, the project would ultimately result in the addition of 9 new single-family dwellings. The 2000 U.S. Census figures as noted in Section 2, *Housing Assessments and Needs, Population Characteristics*, established that, in the unincorporated areas of the County, the average household size was 2.70 persons/occupied unit. The approval of the applications as proposed would potentially add 9 single-family units which at 2.70 persons/occupied unit could potentially add approximately 24 persons to the neighborhood. The proposed project would not induce growth in the area that was not previously anticipated when the General Plan was adopted. Impacts would be less than significant.

b. **Housing Displacement:** The project would not displace any existing housing. The proposed project would not displace people or existing housing, which would prevent the construction of replacement housing elsewhere. There would be no impact.

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c. **Population Displacement:** The proposed project would not displace any people. There would be no impact

Finding: There is limited potential for a significant impact due to substantial growth with the proposed applications, the proposed project either directly or indirectly. The project would not displace housing. There is no potential for a significant impact due to substantial growth with the proposed rezone, development plan, and tentative map either directly or indirectly. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a. **Fire Protection.** The El Dorado County Fire Protection District provides structural fire protection to the project site. The District would require fire protection measures that would be included as conditions of approval of the project. These measures include the installation of a fire hydrant, preparation of a fire safe plan, and other standard requirements of the Fire Safe Regulations. Impacts would be less than significant.

b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff’s Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be less than significant.

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- c. **Schools.** School services would be provided by the Gold Oak Union School District. Any future residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.
- d. **Parks.** As discussed in the 'Recreation' category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.
- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

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

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

Discussion:

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

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

- a. **Parks:** The project would result in an increase the usage of parks and recreational facilities. Payment of in-lieu fees to the El Dorado County Department of General Services would be sufficient to ensure the impacts from the new development would be mitigated. Impacts would be less than significant.
- b. **Recreation:** The project would not include additional recreation services or sites as part of the project. The increased demand for services would be offset by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

Finding: No significant impacts to recreation and open space resources are expected with this proposal either directly or indirectly. For this "Recreation" 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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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X	
e. Result in inadequate emergency access?		X	
f. Result in inadequate parking capacity?			X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

Discussion:

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

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

a. **Traffic Increases.** The Department of Transportation (DOT) reviewed the proposed project and determined it would not trip the traffic impact threshold of the General Plan. On-site and off-site improvements to Blackhawk Lane are required in order to bring the private road/driveway to current standards. The required improvements have been analyzed and have been accounted for in the environmental review of this project.

The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that “worsen” traffic by two 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. DOT has reviewed the proposed project and determined that it would not trigger the threshold described above because of the project only creating 9 parcels. DOT has conditioned the project to address this General Plan consistency issue by requiring payment of traffic impact mitigation fees with each building permit. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. **Levels of Service Standards.** The project would not exceed the thresholds of service established by the General Plan in the project area. Impacts would be less than significant.
- c. **Air traffic.** The project will not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.
- d. **Design Hazards.** The project would not create any significant traffic hazards. The proposed on-site and off-site improvements to Peace Trail would be designed and constructed to County standards. Review by the Fire District and the Department of Transportation did not identify any hazards associated with the design of the project. Impacts would be less than significant.
- e. **Emergency Access.** The El Dorado County Fire Protection District reviewed the project proposal and concluded that the project would not result in inadequate emergency access to any potential residential structure with the implementation of the conditions of approval included in Attachment 1 of the staff report. Impacts would be less than significant.
- f. **Parking.** The proposed parcels would provide adequate space to comply with all parking requirements. Future development would be required to meet on-site parking requirements identified by use within Section 17.18.060 of the County Zoning Ordinance. Future requests for building permits would be reviewed for conformance with parking standards during the review process. A single-family residence requires two on-site parking spaces in tandem. There would be no impact.
- g. **Alternative Transportation.** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

FINDING: The impacts of the project related to Transportation would be less than significant. For the Transportation/Traffic category, the thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X

Discussion:

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

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

- a. **Wastewater Requirements.** Environmental Management has reviewed and approved the existing and proposed septic designs. There is adequate septic capability for the existing and proposed systems. No significant wastewater discharge will result from the proposed parcel map. Impacts would be less than significant.
- b. **Construction of New Facilities.** No new water or wastewater treatment facilities are proposed or are required because of the project. The existing and proposed septic systems have been reviewed and approved by the Environmental Management Department. The project would be served by EID public water. Impacts would be less than significant.
- c. **New Stormwater Facilities.** Minimal grading and improvements are proposed. Therefore, substantial drainage pattern alteration or runoff would not occur. Any future request for a grading, improvement, or building permit will be required to show how site discharge and/or run-off will not exceed the levels that existed prior to the proposed development based on BMP's and stormwater management plans. An existing man made seasonal pond exists on-site, and a 100-foot buffer on all sides is proposed and no impacts to the drainage are proposed. All required drainage facilities necessary for this project will be constructed in conformance with the standards contained in the County of El Dorado Grading and Drainage Manual. Impacts would be less than significant.
- d. **Sufficient Water Supply.** The project would be served by EID public water. The Facilities Improvement Letter submitted for the project indicated that adequate public water is available to serve the project. No new public water improvements would be required; the existing water lines in the area are capable of providing the required water meters and fire flow. Impacts would be less than significant.
- e. **Adequate Capacity.** In this case, wastewater disposal for the proposed parcels will be provided by an existing and proposed septic disposal system. Environmental Management has reviewed and approved the existing and proposed disposal systems for the project. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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f. Solid Waste Disposal. In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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

g. Solid Waste Requirements. County Ordinance No. 4319 requires that new development proved areas for adequate, accessible, and convenient storing, collection and loading of solid waste and recyclables. On-site solid waste and recyclables collection for the proposed lots would be provided by a local waste management provider contracting to the property owner for the service. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

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

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

Discussion:

a. There is no substantial evidence contained in the project record that would indicate that the proposed rezone and 9 lot subdivision has the potential to significantly degrade the quality of the environment. The proposed project has the potential to significantly impact biological resources as well as cultural resources as discussed in this document.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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However, as conditioned and mitigated, and with strict adherence to County General Plan policies and permit requirements, this rezone and tentative subdivision map and the typical residential uses expected to follow, would not appear to have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented with the process of the final map and/or any required project specific improvements on or off the property.

- b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as “two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.” Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts. The project has no impacts that could be considered cumulatively significant based on- as well as off-site improvements necessary to develop the project. By implementing the conditions of approval and with strict adherence to County permit requirements outlined by this document in the various sections and categories listed, impacts within this category would also be reduced below a level of significant.
- c. The project does not have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly. The project includes mitigations and conditions which have been incorporated into the project. The proposed project has the potential to generate potentially significant impacts to humans with respect to noise and land use as discussed in this document. However, as conditioned and mitigated, and with strict adherence to County General Plan policies and permit requirements, this rezone, development plan and tentative subdivision map and the typical residential uses expected to follow, are not likely to cause project-related environmental effects which would result in substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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.)