



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Special Use Permit 05-0037 / Mark Stewart Residence

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

**Contact Person:** Jonathan Fong

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

**Property Owner's Name and Address:** Mark and Ruth Stewart, 4655 Tulip Court, Placerville, CA 95667

**Project Applicant's Name and Address:** Mark and Ruth Stewart, 4655 Tulip Court, Placerville, CA 95667

**Project Agent's Name and Address:** Mark and Ruth Stewart, 4655 Tulip Court, Placerville, CA 95667

**Project Engineer's / Architect's Name and Address:** None

**Project Location:** South side of US Hwy 50 approximately 300 feet southeast of the intersection with Twin Mountain Road in the Pollock Pines area.

**Assessor's Parcel No:** 009-051-34

**Zoning:** Timberland Preserve Zone (TPZ)

**Section:** 32     **T:** 11N **R:** 13E

**General Plan Designation:** Low Density Residential (LDR)

**Description of Project:** Special Use Permit to construct a single-family residence and maintenance building in the Timberland Preserve Zone District.

**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:	TPZ	LDR	Actively managed tree farm
North:	R2A	MDR	Residential
East:	RA-20	LDR	Residential
South:	RE-5	LDR	Residential
West:	CG	C	Vacant land

Briefly Describe the environmental setting: The subject site contains a 32-acre actively managed tree farm. The species of trees planted on-site are Douglas Fir (*Pseudotsuga menziesii*), Ponderosa Pine (*Pinaceae Pinus*), Sugar Pine (*Pinus Lambertiana*), Incense Cedar (*Calocedrus deccurens*), and Black Oak (*Quercus veluntina*.) The northwestern most portion of the parcel abuts U.S. Highway 50. Access to the parcel is obtained by Twin Mountain Road which is a dirt road within an existing 50 feet roadway easement. There is an existing communication tower easement on the property approximately 50 feet from the proposed location of the residence. Less than 12 trees will be removed from the site for the development of the project. All roads necessary for accessing the parcel have already been constructed.

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

1. El Dorado County Building Services: Building Permit
2. El Dorado County Department of Transportation: Grading Permit
3. El Dorado County Fire Department: Roadway standards

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**DETERMINATION**

**On the basis of this initial evaluation:**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: \_\_\_\_\_ Date: May 15, 2006

Printed Name: Jonathan Fong For: El Dorado County

## **EVALUATION OF ENVIRONMENTAL IMPACTS**

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

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

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

**Discussion:**

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a new 2200 square foot residence and a 1200 square foot maintenance building.

- a. **Scenic Vista.** U.S. Highway 50 from the eastern limits of the Forni Road/Placerville Drive interchange to South Lake Tahoe has been designated by Caltrans in April of 1985 as a State Scenic Highway. General Plan Policy 2.6.1.1 suggests the need for establishing standards and to preserve the scenic resources along U.S. 50. The project site is located on the southeast side of U.S. 50 but is completely screened from view by vegetation. The project site and vicinity is not identified by the County as a scenic view or resource.<sup>1</sup> There would be no impact as a result of development of the proposed project.
- b. **Scenic Resources.** The project site is within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.<sup>2</sup> Because the residence and maintenance building will be obscured from view from Highway 50 by vegetation, there would be no negative visual impact as a result of project development.
- c. **Visual Character.** General Plan Policy 2.6.1.1 states that a Scenic Corridor Ordinance shall be prepared and adopted for the purpose of protecting the views and viewsheds identified scenic roads. The proposed ground proposed residence and maintenance building within the project site will not be readily visible from an off-site public view (U.S. Highway 50.) There is no impact on the visual character of the area.
- d. **Light and Glare.** Some light and glare may result from the addition of the residence and maintenance building on the existing parcel. As part of the submittal for building permits, the applicant will show all project lighting on the electrical plans. There will be no impacts associated with light and glare.

<sup>1</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.

<sup>2</sup> California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>).

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

No impacts to views and viewsheds are expected with the construction of the residence and maintenance facility either directly or indirectly. The project is compatible with the surrounding neighborhood. For this “Aesthetics” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
  - The amount of agricultural land in the County is substantially reduced; or
  - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not considered to be “Prime Farmland” nor is there properties designated as being within the Agricultural (A) General Plan land use overlay district area adjacent to the project site. The project will not result in the conversion of farmland to nonagricultural uses and there would be no loss of productive agricultural land or conflict with agricultural uses.
  - b. **Williamson Act Contract.** The project will not conflict with existing zoning for agricultural use, and will not affect any properties under a Williamson Act Contract because the site is not designated for residential or agricultural use.

The project parcel is in a Timberland Preservation Zone (TPZ). TPZ zoning was established for the purposes of protecting and encouraging timber production. Section 17.44.050 of the County Zoning Ordinance establishes that residential use is incompatible with TPZ lands. A residence may be allowed upon obtaining a special use permit approved by the Zoning Administrator provided the landowner can establish that the residential use is in direct connection with timber production.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The 1994 Forest Management Plan for Union Hill produced for the project parcel by the property owner has identified that the building site for the residence and the maintenance building will not be on potential growing areas. The development project will not result in the conversion or loss of productive timber land or conflict with the existing timber production on site. There will be no impact to any timber production areas on site.

- c. **Non-Agricultural Use.** The site is classified as other farmland under the Farmland Mapping Program; however, there is an active tree farm on site.<sup>3</sup> The proposed building site will be on acreage which is not part of the Forest Management Plan for the parcel.

**Finding**

No impacts to agricultural land are expected with the construction of the residence and maintenance building either directly or indirectly. The project is compatible with the surrounding neighborhood. For this “Agriculture” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No<sub>x</sub>, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of 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.

<sup>3</sup> State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program Map, 2002.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a-c.

**Air Quality Plan and Standards.** Construction of the residence and maintenance building would not require grading that could generate criteria air pollutant emissions from vehicle exhaust or dust. Because construction and use of the proposed project would not be a substantial source of air emissions, it would not conflict with or obstruct any air quality plan, violate any air quality standards, or result in any cumulatively considerable net increases in criteria pollutants. Impacts would be less than significant.

d-e.

**Sensitive Receptors and Objectionable Odors.** Residence and maintenance building operation does not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. There would be no impact.

**Finding**

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the proposed project would not impact air quality. For this “Air Quality” category, the thresholds of significance have not been exceeded.

<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>			
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

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

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

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

a-f. **Special Status Species and Sensitive Natural Communities.** The site will be readily accessible via the 40 foot wide access driveway. Minor grading would be required to construct the access driveway and foundations for the residence and maintenance building. Less than twelve trees are proposed to be removed to accommodate project development. The site is not located within an area containing sensitive habitats or special-status species.<sup>4</sup> There would be no impact on biological resources.

**Finding**

No impacts from biological resources are expected with the residence and maintenance building either directly or indirectly. For this “Biological” category, the thresholds of significance have not been exceeded.

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

**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;

<sup>4</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7

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- 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. A cultural resources assessment was prepared for the proposed project area in February 2005. The study consisted of a records review and found the site contains no recorded Native American or historic-period archeological resources. Review of historical literature and maps on file in their office gave no indication of the presence of archeological sites in the immediate project area. Because of the common possibility that any parcel in the County may turn up archeological finds during grading, the project will be conditioned with the following “Conditions of Approval”:

1. During all grading and construction activities in the project area, an archaeologist or historian approved by the Planning Director shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.
2. 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 project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.

**Finding**

Based upon the cultural resource study prepared for the site, it is determined that all feasible mitigation measures have been incorporated in the project to reduce impacts on cultural resources to a level of insignificance. For this “Cultural Resources” category, the thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?			X
iv) Landslides?			X
b. Result in substantial soil erosion or the loss of topsoil?			X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		X	

**Discussion:**

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.<sup>5</sup> No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.<sup>6</sup> There would be no impact related to fault rupture. There are no known faults on the project site. The project site is situated east of the Melones Fault Zone and east of the East Bear Mountains Fault Zone. The East Bear Mountains Fault Zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.<sup>7</sup>

Earthquake activity on the closest active faults (Dunnigan Hills, approximately 50 miles to the west and Tahoe, approximately 50 miles to the east) and larger fault systems to the west (San Andreas) could result in groundshaking at the project site. However, the probability of strong groundshaking in the central County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.<sup>8</sup> While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.<sup>9</sup> The project site is gently sloped and situated on a knoll in mostly flat terrain; there would be no risk of landslide. There would be no impact.<sup>10</sup> The project site is flat and situated on a knoll in gently rolling terrain; there would be no risk of landslide. There would be no impact.

Development of the project would result in a 2,200 square foot residence and 1,200 square foot maintenance in an area subject to low to moderate groundshaking effects. The proposed project would not include uses that would pose any unusual risk of environmental damage either through the use of hazardous materials or processes or through structural design that could be subject to groundshaking hazard. There would be no significant impacts that could not be mitigated through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. Impacts would be less than significant.

- b & c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 3983, adopted 11/3/88). This ordinance is

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<sup>5</sup> El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003*, p.5.9-29.

<sup>6</sup> California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

<sup>7</sup> El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, p.5.9-5.

<sup>8</sup> California Department of Conservation, California Geological Survey, *Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002.* (<http://www.consrv.ca.gov/cgs/rghm/psha>)

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

<sup>10</sup> El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, pages.5.9-6 to 5.9-9.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During site grading and construction of the foundation and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

The project includes the construction of a residence and a maintenance building. Access to the site is provided from Twin Mountain Road to the site via an existing dirt road that is 550 feet. A fire district approved hammerhead turnaround at the project site is proposed. All grading to be done will be reviewed during the building permit process. Impacts would be less than significant.

- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site has Cohasset loam (Andesite) soils. These soils are listed as having low to moderate shrink-swell potential. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The applicant may be required to submit a site-specific geotechnical study prior to obtaining a building permit for the two structures. The results of the site-specific geotechnical study would be used to ensure that any site-specific conditions related to shrink-swell potential are identified and reflected in project design to minimize the risk to property and people. Impacts would be less than significant.
- e. **Septic.** Septic suitability is dependant on the underlying soils of a site. Design and installation of on-site sewage systems must be in accordance with applicable Federal, State, and County guidelines and codes. County regulation for the proper design and installation of on-site systems have been adopted by the County Board of Supervisors and have been reviewed and accepted by the Regional Water Quality Control Board. Impacts would be less than significant.

**Finding**

No significant geophysical impacts are expected from the residence and maintenance building either directly or indirectly. For this “Geology and Soils” category, the thresholds of significance have not been exceeded.

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

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

**Discussion:**

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

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

- a. **Hazardous Substances.** The construction and operation of the residence and maintenance building will not create a hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. There would be no impact
- b. **Creation of Hazards.** The project will construct a residence and a maintenance building. No hazardous materials would be released into the environment. There would be no impact.
- c. **Hazardous Emissions.** There are no schools within ¼ mile of the project site. The proposed project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.

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- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.<sup>11</sup> No activities that could have resulted in a release of hazardous materials to soil or groundwater at the proposed cell tower site are known to have occurred. There would be no impact.
- e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrip Hazards.** There are no private airstrips in the vicinity of the project site. There would be no impact.
- g. **Emergency Response Plan.** There is no through access to other properties to or from the project site. Project construction would occur entirely on-site. There would negligible or no disruption of emergency access to and from occupied uses along Pony Express Trail because equipment delivery trucks to construct the facility and subsequent routine maintenance vehicle trips would be limited in number and intermittent. There would be a less than significant impact related to emergency response or evacuation plans.
- h. **Fire Hazards.** The map of El Dorado County Fire Hazard Zones (V-4-2, El Dorado County General Plan Environmental Impact Report December 1994) identifies the project site as being located in an area of “Very High Fire Hazard”. Any potential development activity would be subject to SRA Fire Safe Regulations, which provide standards for basic emergency access and perimeter wildfire protection. While no development is currently proposed, future compliance with state and local fire district regulations will reduce the risks associated with wildland fires to a less than significant level. Electrical equipment would be enclosed, and the project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

**Finding**

No Hazards or Hazardous conditions are expected with the residence and maintenance building either directly or indirectly. For this “Hazards” category, the thresholds of significance have not been exceeded.

<b>VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>			
a. Violate any water quality standards or waste discharge requirements?			<b>X</b>
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)?			<b>X</b>
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?			<b>X</b>
d. Substantially alter the existing drainage pattern of the site or area, including			<b>X</b>

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

**Discussion:**

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

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

a & f. **Water Quality Standards.** Construction of the proposed project would involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site. Operation of the proposed project would not involve any uses that would generate wastewater. Therefore, no water quality standards would be violated, and no impacts would occur.

b. **Groundwater.** There would be no increased demand on groundwater resources as a result of project implementation because water would not be required. There would be no impact.

c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an

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approved erosion control plan will reduce erosion and siltation on and off site. The Department of Transportation is requiring as a condition of approval that the project applicant obtain a site improvement/grading permit, which would address grading, erosion and sediment control.

- d. **Existing Drainage Pattern.** The subject parcel is 38 acres. The project is for a new residence and maintenance building. The project site is currently undisturbed and stormwater is naturally discharged from the site. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of surface runoff from the project site will be minimized.
- e. **Stormwater Run-off.** There are no natural drainages on or adjacent to the proposed cell tower site that would be affected by project implementation because the road and drainage were previously graded. Installation of the equipment enclosure and cell tower would not measurably alter the rate or amount of stormwater runoff from existing impervious surfaces. The proposed project would not involve any operations that would be a source of polluted water. Therefore, there would be no impact on drainage patterns, flooding, drainage systems, or water quality.

g, h, i& j.

**Flooding.** The level project site is situated in an area of undulating terrain at an elevation of approximately 4320 feet above sea level. There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. There would be no impact.

**FIRM.** The Flood Insurance Rate Map (Panel No. 060040 0525 ) for the project area establishes that the project site is not within a mapped 100-year floodplain.

**Finding**

The proposed project will require a site improvement and grading permit through the El Dorado County Building Department that will address erosion and sediment control. No significant hydrological impacts are expected with the development of the residence and maintenance building either directly or indirectly. For this “Hydrology” category, the thresholds of significance have not been exceeded.

<b>IX. LAND USE PLANNING. <i>Would the project:</i></b>			
a. Physically divide an established community?			<b>X</b>
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?			<b>X</b>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			<b>X</b>

**Discussion:**

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

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

- a. **Established Community.** The project site is a tree farm that is located on a timber preserve district that is surrounded by single family residences, Highway 50 and a vacant parcel. The project is in the center of the parcel and would not physically divide an established community. There would be no impact.
- b. **Land Use Plan.** Construction and occupancy of the residence in an area zoned for timber production is allowed with a special use permit under *Section 17.44.050 of the County Zoning Ordinance*. The proposed use would not conflict with the adopted General Plan land use designation for the site (Natural Resource (NR)) or adjacent uses. The applicant has designed the residence and maintenance building in compliance with County regulations, addressing aesthetics and health and safety concerns. There would be no impact.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project site is not located in an ecological preserve mitigation area established for the Pine Hill rare plants or red-legged frog core area. There would be no impact.

**Finding**

The proposed use of the land will be consistent with the zoning and the General Plan with the issuance of a Special Use Permit. There will be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. No significant impacts are expected. For this “Land Use” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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

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a & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.<sup>12</sup> There are no MRZ-2-classified areas within or adjacent to the project site<sup>13</sup>, and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.<sup>14</sup> There are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by project development. There would be no impact.

**Finding**

No impacts to energy and mineral resources are expected with the construction of the residence and maintenance building either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;

<sup>12</sup> California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

<sup>13</sup> California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

<sup>14</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

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

a-d. **Noise Standards.** The property adjoins U.S. Highway 50 and Twin Mountain Road. Construction of the facility would consist of moderate grading for pad, construction of the residence and maintenance building, installation of the wastewater system, and drilling a well. These activities would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the residence. Changes in traffic-generated noise levels along U.S. Highway 50 and Twin Mountain Road with the addition of the maintenance vehicle(s) would not be measurable. Short-term and long-term impacts would be less than significant.

e & f. **Airport Noise.** The project site is not within the airport land use plan. There are no private airstrips in the vicinity of the project site. There would be no aircraft-related noise impacts.

**Finding**

No impacts to excessive noise are expected with the development of the residence and maintenance building either directly or indirectly. For this “Noise” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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

a-c. **Population Growth.** The subject property is currently a timber production site. The project involves the construction of a residence and maintenance building. With the development of the project an increase in population in the project area will occur. The projected population growth has determined to be approximately 2.3 persons (1 new unit x 2.63 people = 2.63). No housing or people would be displaced, and no extensions of infrastructure would be required except for a drop line from a transformer. There would be no impact.

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**Finding**

The project will not displace housing. There is no potential for a significant impact due to substantial growth with the residence and maintenance building either directly or indirectly. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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

a. **Fire Protection.** The parcel is within the El Dorado County Fire Protection District. The proposed project would construct a residence and maintenance building. Development of the project would result in a minor increase in demand for fire protection services. The responsible fire district will review building permit plans to determine compliance with their fire standards including, but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification and construction phasing. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured.

b. **Police Protection.** The project site will be served by the El Dorado County Sheriff’s Department with a response time of 8 minutes to 805 of the population location in the Community Regions. For the rural areas there is no standard minimum level of service or response time. Currently, the County has .89 sworn officers per 1,000 daytime

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population. The addition of the residence and maintenance building will not significantly impact current response times to the project area.

- c. **Schools, Parks and Other Facilities.** The State allows school districts to directly levy fees on new residential and commercial/ industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project site is located with the Pollock Pines School District. The impact would be less than significant.
- d. **Parks.** Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu of fee amount. Provisions to provide parkland were not included as part of the project design in accordance with Section 16.12.090 of County Code.
- e. **Other government services.** No other public facilities will be substantially impacted by the project.

**Finding**

As discussed above, no significant impacts are expected to public services with the residence and maintenance building either directly or indirectly. For this “Public Services” category, the thresholds of significance have not been exceeded.

<b>XIV. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				<b>X</b>
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?				<b>X</b>

**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-b. **Parks and Recreation.** The proposed project will not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur. The project proposal does not include the provision of on-site recreation facilities.

**Finding**

No significant impacts to recreation and open space resources are expected from the residence and maintenance building either directly or indirectly. For this “Recreation” category, the thresholds of significance have not been exceeded.

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<b>XV. TRANSPORTATION/TRAFFIC.</b> <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&b. **Capacity and Level of Service.** The project site has an existing driveway encroachment onto Twin Mountain Road. No additional access is proposed. Twin Mountain Road is a privately maintained road. The construction of a residence and maintenance building will not substantially increase the existing Level of Service (LOS.) Impacts would be less than significant.

c. **Air Traffic Patterns.** The project site is not within an airport safety zone. The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing fields in the project vicinity. There would be no impact.

d. **Hazards.** No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. There would be no impact.

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- e. **Emergency Access.** The proposed project would not create hazards for motorist or pedestrians, obstruct emergency access, or conflict with policies supporting alternative transportation. The proposed project will not affect future light rail, water, or airborne traffic. There would be no impact.
- f. **Parking.** The submitted site plan was reviewed to verify compliance with Zoning Ordinance on-site parking requirements. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. A conventional detached single-family dwelling is required to provide two spaces, not in tandem. The project location provides adequate parking to fulfill this requirement. There would be no impact.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

**Finding**

As discussed above, no significant traffic impacts are expected with the residence and maintenance building either directly or indirectly. For this “Transportation/Traffic” category, the thresholds of significance have not been exceeded.

<b>XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.		X	

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**Discussion:**

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

- Breach published national, state, or local standards relating to solid waste or litter control;
  - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
  - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
  - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater.** The project to construct the residence and maintenance building is to be served by an on-site wastewater collection and disposal facility. The project has been designed to comply with the County’s wastewater collection disposal requirements. The impacts would be less than significant.
- b.,d.,e. **New Facilities.** No new water or wastewater treatment plants are proposed or are required as a result of the project. There would be no impact
- c. **Stormwater Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the “*County of El Dorado Drainage Manual*,” as determined by the Department of Transportation. The project will be conditioned to comply with the County requirements. There would be no impact.
- f. **Solid Waste.** 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 waste materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30- year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.
- g. **Compliance.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For residential development curbside trash and pick-up of recyclable materials is provided by a local provider contracting to the property owner for the service. For multi-family, commercial, and industrial development some on-site separation is required and areas are required to be set aside for storage of solid waste in accordance with Ordinance No. 4319.
- h. **Power.** Power and telecommunication facilities are available at the project site. The power demands of the residence and maintenance building would be accommodated through connection to existing lines, which are available to the parcel. The impact would be less than significant.

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**Finding**

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

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

**Discussion**

- a. There is no substantial evidence contained in the whole record that the project will have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or pre-history.
- b. Cumulative impacts are defined in Section 15355 of the CEQA guidelines as “two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts.” Based on the analysis in this Initial study it has been determined that the project will not result in cumulative impacts.
- c. Based upon the discussion contained in this document it has been determined that the project will not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

**SUPPORTING INFORMATION SOURCE LIST**

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

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