

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: November 15, 2006

Item No.: 5.b

Staff: John Heiser

PARCEL MAP

FILE NUMBER: P06-0002

APPLICANT/OWNER: Paul and JoAnne Reiken

AGENT: Charles W. McClone

REQUEST: A parcel map creating two (2) five-acre parcels. (Exhibit E)

Design waiver(s) have been requested for the following:

1. A reduction of the off-site road improvements (Toiyabe Lane) to a surface width of 18-feet with two-foot shoulders.
2. A reduction of the on-site road improvements (Toiyabe Lane) to a surface width of 18-feet with two-foot shoulders.

LOCATION: The property is located approximately 600-feet east of Ponderosa Road on Toiyabe Lane, two miles north of the intersection with Highway 50 in the Shingle Springs area. (Exhibit A)

APN: 070-210-22

ACREAGE: 10-acres

GENERAL PLAN: Low Density Residential with the Important Biological Resources Overlay (LDR-IBC) (Exhibit B)

ZONING: Estate Residential Five-acre Zone District (RE-5) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration Prepared.

SUMMARY RECOMMENDATION: Conditional Approval

Site Description: The project site contains a primary residential dwelling and a detached garage with an attached secondary dwelling unit, two wells and septic systems. The first residential dwelling unit was built in 1975, while the second residential unit is approximately 786 square feet was built 2000. The proposed five-acre parcel will utilize both well and septic system for future residential development. There is an existing fire hydrant located within Toiyabe Lane easement near the front of the property.

The property is densely covered with brush and trees. These include buck brush, toyon, whiteleaf manzanita and redberry. The trees consist of interior live oak, blue oak, black oak, gray pine and California buckeye. The site is located at an average elevation of 1,440 feet above mean sea level and is located on the north easterly aspect side of a hill with slopes varying from 5 percent to 14 percent.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	LDR/IBC	Single family residential
North	RE-5	LDR/IBC	Single family residential unit.
South	RE-5	LDR/ IBC	Single family residential unit.
East	RE-5	LDR/IBC	Single family residential unit.
West	RE-5	LDR/ IBC	Single family residential unit.

General Plan: The 2004 General plan land use map designates the project site as Low Density Residential with the Important Biological Resources overlay. The Low Density Residential allows one dwelling unit per 5.0 acres with parcel size ranging from 5 to 10 acres. The Important Biological Resources overlay identifies lands as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Specific standards for development within this corridor have yet to be adopted by the County. The proposed five-acre parcels are consistent with the land use designation.

The main issue related to the proposed parcel map is the potential biological impacts to flora and fauna. Approximately 80 percent of the property is located within the Gabbro Soils and the Pine Hill ecological preserve area within Plant Mitigation Area 1. The biological resources evaluation report indicated that the main vegetation on the property is mostly trees and marginal habitat for the eight gabbro-endemic special-status plant species known to inhabit the Shingle Springs area and there are no special-status plants on site.

The oak tree canopy coverage on the 10-acre site is 89 percent as calculated using aerial photography by Carlton Engineering. The current oak tree canopy retention standards, as set forth in Policy 7.4.4.4, for parcels between 80 to 100 percent oak canopy coverage requires 60 percent oak tree canopy retention. This would permit up to four acres of canopy that could be removed and maintain compliance with the policy. Since one of the lots is already fully developed, the other parcel will not need to

remove that much oak canopy in order to develop the site with a single family dwelling and accessory structures. Future development of the site is feasible with removing only a very small portion of the canopy, therefore, the proposed parcel map is consistent with Policy 7.4.4.4. This is likely, even in the event that more restrictive standards for oak tree canopy retention are adopted for lots located in the – IBC overlay.

Additional policies applicable to this project include compatibility with adjacent land uses (2.2.5.21), impacts on the transportation system (Goal TC-X), 5.7.4.1 and 6.2.4.1 relating to fire protection, and adequacy of infrastructure. The proposed 5-acre lots are compatible with the 5 and 10 acre lots surrounding the site, and the Department of Transportation has indicated that the one new parcel will have an insignificant impact on the County's road system.

Ground water is proposed as the source of domestic water for 5-acre parcels. The property currently utilizes a septic system. As a condition of map recordation, a ground water report will be required to be approved by Environmental Management. If ground water is found to be not adequate, public water connections will be required for future residential development, consistent with Policies 5.2.1.2, 5.2.1.4, and 5.2.3.4. An existing water main is available and located within the Toiyabe Lane easement. The site is within the El Dorado Irrigation District boundaries, so if groundwater is inadequate, connection is possible. A water line exists in Toiyabe Lane.

Conclusion: Staff finds that the project is consistent with the applicable General Plan policies.

Zoning: The subject site is zoned Estate Residential Five-acre (RE-5) Zone District. The proposed parcel map is consistent with the five-acre parcel size development standards indicated under Section 17.28.210.

Tentative Parcel Map Design: The map proposes to subdivide the parcel somewhat diagonally from near the northwest corner of the parcel, at a point where Toiyabe Lane makes a 90 degree turn to serve the adjacent property to the north. The existing improvements will be retained on Parcel 2, including the existing driveway at the turn in the road. Parcel 1 will have the minimum required frontage along Toiyabe Lane, widening out towards the east.

Design Waiver(s) Discussion: The applicant has requested design waivers for the width of both the on-site and off-site road improvements, proposing the minimum fire safe standard of 18 feet instead. requires findings in order to grant design waivers. In order to grant a design waiver, the approving authority must find the following conditions exist as required by Section 16.40.010 of the Subdivision Ordinance:

- a. There are special conditions or circumstances peculiar to the property to be divided which would justify the adjustment or waiver,
- b. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property,
- c. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

- d. The adjustment or waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the division.

Discussion: The Design and Improvement Standards Manual requires a 24-foot on-site road width with 10-foot shoulders (unless lesser shoulders are approved by the fire district) if the road is longer than 500 feet. Currently Toiyabe Lane varies in width from 9-18 feet and serves only four (4) parcels. The total length of the road is approximately 1,000 feet. Widening the road to the full 24-feet would require additional tree removal within an Important Biological Resource area. The 18-foot proposed road widening with two-foot shoulders will improve both travel and sight distance while meeting minimum fire safe standards.

The Rescue Fire Protection District indicated that the off-site and on-site road must be a minimum of 18-feet wide with two-foot shoulders, all weather surface from Ponderosa Road and able to support 40,000 pounds pursuant to Title 14 of the State Fire Safe Regulations. The Department of Transportation has indicated that road improvements must be made in conformance with Standard Plan 101C, with the appropriate width reduction if the waiver is approved. This is consistent with the Fire District recommendation.

Additional Toiyabe Lane improvements will include a new hammer head turn-around located at the 90 degree turn and the relocation of the existing fire hydrant to accommodate the new hammer head turn around area. The hammerhead turn around will meet Fire Safe Regulations.

Other Agency and Department Comments:

Air Quality Management District: The District has determined this project will have an insignificant air quality impact. However, the parcel is located within the Asbestos Review Area. Project construction activities such as grading and excavation operations will result in temporary air quality impacts which will require compliance with District Rules 223.1 and 223.2 which address regulations and mitigation measures for fugitive dust emissions and asbestos emissions.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, mitigation measures and conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,285.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less

\$35.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

RECOMMENDATION

- 1.. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve the parcel map as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report and the conditions itemized in Attachment 1 and;
3. Approve the following design waivers since appropriate findings have been made as noted in Attachment 2; Reduce the width of the *off-site* road from 24-feet to 18-feet with 2-foot shoulders and reduce the width of the *on-site* road from 24-feet to 18-feet with 2-foot shoulders.

SUPPORT INFORMATION

Attachments To Staff Report:

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

ATTACHMENT 1

CONDITIONS OF APPROVAL

File Number P06-0002 – Reiken/McClone
November 15, 2006 Zoning Administrator Hearing

Department of Transportation

1. An irrevocably offered for dedication to the county shall be made for the on-site portion of Toiyabe Lane (per 948 O.R. 106).
2. Toiyabe Lane, shall be improved to Standard Plan 101C to a width of 18-feet with two-foot shoulders.
3. The encroachment of Toiyabe Lane to Ponderosa Road shall be improved to Standard Plan 103D.
4. The hammerhead turnaround shall be improved per Fire Safe Regulations Section 1273.05, Roadway Turnarounds.
5. Applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, both onsite and for those roads that are required for access to County or State maintained roads. If a Zone of Benefit, Home Owner Association or informal road maintenance association cannot be formed to maintain non-County maintained roads, the applicant should be aware that Civil Code 845 requires that the owner of any easement in the nature of a private right-of-way, or of any land to which any such easement is attached, shall maintain it in repair, and in the absence of an agreement, the cost shall be shared proportionately to the use made of the easement by each owner.
6. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion and Sediment Control Ordinance*”, the “*Drainage Manual*”, the “*Off-Street Parking and Loading Ordinance*”, and the State of California Handicapped Accessibility Standards. The improvements shall be substantially completed, to the approval of the Department of Transportation, prior to occupancy.
7. All improvements shall be completed prior to recording the parcel map or the applicant shall bond all road work to guarantee performance.
8. If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.
9. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.

10. The location of fire hydrants and systems for fire flows are to meet the requirements of the Rescue Fire Protection District.
11. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water and pavement section based on TI and R values.
12. Any imported fill material or export material to be deposited within El Dorado County shall require an additional grading permit for that offsite grading.
13. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
14. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
15. Applicant shall pay the traffic impact fees in effect at the time a building permit is issued.

Fire District

16. The applicant is to submit a fire safe plan prepared by a registered professional forester acceptable and approved by the Rescue F.P.D and the California Department of Forestry and Fire Protection prior to map recordation.
17. The existing entrance gate located along Toiyabe Lane must be relocated 30-feet from the proposed hammerhead turn around area. The new gate shall have a Knox box key device installed.
18. The hammerhead turn around must maintain 50-foot radiuses.

Planning Services

19. 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. The Planning Department shall review the grading plans prior to issuance of a grading permit.

20. 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. Planning Services shall review the grading plans prior to issuance of a grading permit.
21. The payment of Park in lieu fees of \$150.00 shall be paid prior to approval of the final map pursuant to the provisions of sections 16.12.090 through 16.12.110 of the County's Subdivision Ordinance.

Air Quality Management District

22. If grading and or excavation operations are required for road improvements, the applicant shall submit and obtain an approved Fugitive Dust Plan that is in conformance to District Rules 223, 223.1 and 223.2 whichever is appropriate.
23. The use of heavy equipment for road improvements shall adhere to the mitigation measures as indicated by the Air District.

County Surveyor

24. All Survey monuments must be set prior to filling the Parcel Map.
25. The applicant shall provide a Parcel Map Guarantee, issued by the title company, showing proof of access to a State or County Maintained Road as defined in 16.44.120(B)(2) with the legal right to improve that access as required by the County Design Manual.
26. Prior to filing the Parcel Map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by the agency have been met.

County Environmental Management

27. The applicant shall provide a soil evaluation and ground water report to Environmental Health for review and approval. If insufficient groundwater is available for domestic use by Parcel 1, the parcel shall be served by El Dorado Irrigation District and a meter award letter shall be provided to Planning Services prior to recording the parcel map.

ATTACHMENT 2

FINDINGS

File Number P06-0002 – Reiken/McClone
November 15, 2006 Zoning Administrator Hearing

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

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the negative declaration together with the comments received during the public review process. The negative declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 A de minimus finding on the project's effect on fish and wildlife resources cannot be made, therefore, the project is subject to the payment of State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposed parcel map creating two (2) five-acre parcels is consistent with the Low Density Residential-Important Biological Corridor Overlay (LDR-IBC) land use designation of the 2004 General Plan, which requires five-acre minimum parcel sizes.
- 2.2 The project is consistent with applicable General Plan policies TC-X regarding access for rural development, 5.1.2.2 and 5.2.3.4 regarding adequacy of services and water supply, 5.7.4.1 and 6.2.4.1 relating to fire protection and 7.4.4.4, oak tree canopy protection.

3.0 ZONING FINDINGS

- 3.1 The proposed five-acre parcels meets the minimum parcels size requirements of the Estate Residential Five-acre (RE-5) Zone District
- 3.2 The proposed parcel map meets the development standards, as set forth in §17.70.110 of the El Dorado County Code.

4.0 ADMINISTRATIVE FINDINGS (Findings required pursuant to §16.44.030 of the El Dorado County Code)

- 4.1 The proposed parcel map creating two five-acre parcels, including design and improvements, is consistent with the General Plan policies and land use land use designation of Low Density Residential with the Important Biological Corridor overlay.
- 4.2 The site can support the proposed residential development of two five-acre parcels based on the topography, access, and other site constraints as described in the staff report.
- 4.3 The design of the parcel map and required improvements will not cause substantial environmental damage or injury to fish and wildlife resources as identified in the initial study prepared for the project.
- 4.4 The design of the parcel map and required improvements will not cause public health hazards, related to air quality, fire safety, and access as identified in the staff report.
- 4.5 The parcel map has been reviewed by the Rescue Fire Protection District which has determined that the project, together with required improvements, conforms to the requirements of California Public Resources Code §4291 (Fire Safe Regulations.)
- 4.6 The map does not conflict with any existing easements.

5.0 DESIGN WAIVER FINDINGS

5.1 Design Waiver Request 1 and 2 - Reduce the width of the on- and off-site road from 24-feet to 18-feet with 2-foot shoulders.

- 5.1.1 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver. Toiyabe Lane is an existing road that serves only four parcels with one new parcel proposed. The additional widening beyond fire safe requirements would increase tree removal in the IBC area.
- 5.1.2 Strict application of County design and improvement requirements would cause necessitate unneeded tree canopy removal, grading and other site disturbance without providing significant benefit to the project or adjacent property.
- 5.1.3 The proposed improvements are consistent with the fire safe standards, will provide adequate emergency vehicle access, and would not be injurious to adjacent properties or detrimental to the public health, safety, and welfare.
- 5.1.4 Approval of the requested waiver would not be contrary to the provisions of the Zoning Ordinance, SRA State Fire Safe Regulations and will not nullify the additional requirements contained in Chapter 16 of the County Code.

EXHIBIT F



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: P06-0002 Reiken Parcel Map

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

Contact Person: Peter Maurer

Phone Number: (530) 621-5355

Property Owner's Name and Address: Paul & Joanne Reiken, 4030 Toiyabe Lane, Shingle Springs, CA 95682

Project Applicant's Name and Address: Charles W. McClone, 4313 Vega Loop, Shingle Springs, CA 95682

Project Agent's Name and Address: Charles W. McClone, 4313 Vega Loop, Shingle Springs, CA 95682

Project Engineer's / Architect's Name and Address: Carlton Engineering, 3883 Ponderosa Road, Shingle Springs, CA 95682

Project Location: Project site is located on the east side of Ponderosa Road, two miles north of the intersection with Highway 50 in the Shingle Springs area.

Assessor's Parcel No: 070-210-100

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

Section: 25 **T:** 10N **R:** 9E

General Plan Designation: Low Density Residential (LDR) with Important Biological Resources (IBC) overlay.

Description of Project: A parcel map to create two five-acre parcels.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single-family Residences, Grazing, Park, School)
Site:	RE-5	LDR/IBC	Single-family Residential
North:	RE-5	LDR/IBC	Single-family Residential
East:	RE-5	LDR/IBC	Single-family Residential
South:	RE-5	LDR/IBC	Single-family Residential
West:	RE-5	LDR/IBC	Single Family Residential

Briefly Describe the environmental setting: The project site consists of ten (10) acres, with two (2) permitted residential dwellings units, garage, shop, wells and septic systems. The predominant vegetation on the property consists of grasses, herbs, brush and trees. More specifically buck brush, toyon, whiteleaf manzanita and redberry. The trees consist of interior live oak, blue oak, black oak, gray pine and California buckeye. The site is located at an average elevation of 1,440 feet above mean sea level and is located on the north easterly aspect side of a hill with slopes varying from 5 percent to 14 percent. The site is located within the Pine Hill/Gabbro Soils Project Area which is known to have rare or endangered plant species.

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

1. El Dorado County Department of Transportation: Grading permit for on site and off site access road improvements.
2. Environmental Management Department: require an approved soil evaluation report for waste disposal and identified water source prior to map recording.

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: October 13, 2006

Printed Name: Peter Maurer For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a proposed parcel split creating two five acre parcels from a 10-acre parcel located within the Pine Hill/Gabbro Soils Project Area at 4030 Toiyabe Lane in the Shingle Springs area.

Project Location and Surrounding Land Uses

The 10-acre project site is located at 4030 Toiyabe Lane, approximately 2 miles north of the intersection with Highway 50 in the Shingle Springs area. The project area lies at an elevation of approximately 1,440 feet above mean sea level. The surrounding properties contain single-family residential units and accessory structures. Access to the site is from Ponderosa Road in the Shingle Springs area of El Dorado County.

Project Characteristics

This proposal is to create two separate parcels, one parcel will contain the existing residential units and the second will provide for another residential dwelling unit including on-site driveway improvements. The new driveway will meet all requirements requested by the Rescue Fire Protection District, Building Department and/or the El Dorado County Department of Transportation.

1. Transportation/Circulation/Parking

Access to the site is provided by an existing paved road encroaching directly onto Ponderosa Road. The driveway to the new building site will be required to be a minimum of 10-foot wide approved pursuant to fire safe regulations requiring a fire turn-around, to maintain a minimum 15-foot vertical clearance above the driveway and to support a 40,000 pound load. The project has been conditioned to comply with these requirements. Please see Item XV in the Initial Study checklist for a discussion of traffic impacts.

2. Utilities and Infrastructure

The project site contains wells and septic systems. Power utilities and telephone service have been extended to the site by local utility companies.

3. Population

The two parcel split and existing residential units and the potential of two more residential units, (main single family residential unit and one secondary residential unit) will not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of off site and on site road improvements including grading for a driveway. Construction access to the site would be from Toiyabe Lane via Ponderosa Road.

The project applicant would be required to obtain permits for grading from the Department of Transportation and obtain an approved fugitive dust mitigation plan from the Air Quality Management District.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a two parcel land division to create two five-acre parcels from a 10-acre parcel. A paved driveway has been installed to service the existing residential units and supports a 40,000 pound load limit pursuant to the fire and safe regulations. The surrounding land uses are predominantly residential.

- a. **Scenic Vista.** The project site is located within a fairly dense tree and brush canopied parcel which any vantage point from Ponderosa Road and the private road to the parcel at eye level would not be seen. In addition, the project site and vicinity is not identified by the County as a scenic view or resource.¹ There would be no impact as a result of the parcel split.
- b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.²
- c. **Visual Character.** The proposed parcel split and the existing residential units on the property will not be readily visible from an off-site public view (Ponderosa Road).
- d. **Light and Glare.** There will be a minor increase in additional light and glare produced from the new residential development that would result from this map. The impacts of new light and glare would be less than significant.

Finding

No impacts to aesthetics are expected with the parcel split either directly or indirectly. For this “Aesthetics” category, the impacts would be less than significant.

¹ 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.

² 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>).

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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. However, the site is classified as farmland of local importance.

b. **Williamson Act Contract.** The property is not located within a Williamson Act Contract and the project will not conflict with existing zoning for agricultural use, and will not affect any properties under a Williamson Act Contract.

c. **Non-Agricultural Use.** The site is classified as farmland of local importance under the Farmland Mapping Program and the soil type has been classified as per the USDA Soil Survey as:

a-c.

The project site is not converting Prime Farmland or within a Williamson Act Contract. The project site is located in the Farmlands of local importance. Farmlands of local importance are lands that do not qualify for Prime, Statewide, or Unique designations but are considered “existing agricultural lands” or “potential agricultural lands.”

Soil classification for the project site:

AnB: Argonaut clay loam, 3 to 9 percent slopes. This soil is similar to Argonaut very rocky loam, except that it formed in material weathered from gabbrodirite and has a slight acid clay loam surface layer. In addition, less than 5% of the surface is

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exposed bedrock. Surface runoff is medium, and the erosion hazard is moderate. This soil is used mainly for range. Small areas are used for irrigated pasture. Capability unit IVE-3(18); range site 1; woodland suitability group not assigned.

AwD: Auburn silt loam, 2 to 30 percent slopes. Slopes are dominantly between 5 and 15 percent and similar to Auburn very rocky silt loam, 2 to 30 percent slopes except less than 5% of the surface is exposed bedrock. Permeability is moderate, surface runoff is slow to medium, and the erosion hazard is slight to moderate. This soil is used for range, irrigated pasture, and some dryland hay and grain. Capability unit IVE-8(18); range site 1, woodland suitability group not assigned.

PrD: Placer diggings consists of areas of stony, cobbly, and gravelly material, commonly in beds of creeks and other streams, or areas that have been placer mined. This land type has some value for grazing and for wildlife habitat and it provides watering places for livestock. Capability unit VIIIs-1 (18, 22); range site 6; woodland suitability group not assigned.

ReC: Rescue sandy loam, 9 to 15 percent slopes. This soil is similar to Rescue sandy loam, 2 to 9 percent slopes. Surface runoff is medium, and the erosion hazard is moderate. This soil is used for range and dryland pasture. Capability unit IVE-1(18); range site 2; woodland suitability group not assigned.

Approximately 80 percent of the property is located within the Gabbro Soils and Pine Hill area and within Plant Mitigation Area 1.

Based on the latest aerial photograph and the amount of tree canopy on the project site and in the vicinity, there is no indication of agricultural or grazing present or conducted on the property within the past 50 years. A few parcels in the area have cleared the property for agricultural pursuits, however, are located more than 600 feet away. There are no agricultural operations or lands designated for agricultural uses present.³ There would be no impact.

Finding

No impacts to agricultural land are expected with the parcel split either directly or indirectly.

III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?			X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment 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	

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

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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 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-c. **Air Quality Plan and Standards.** Improvements to the onsite and off site road improvements could generate short-term fugitive dust and exhaust from construction equipment. Short-term air quality impacts result from emissions generated by construction related equipment. Emissions of NO_x and ROG from construction equipment are the primary pollutants. However, short-term thresholds for these will most likely not exceed 82 pounds per day as identified as a significant threshold for air quality impacts for El Dorado County and will require conformance to District Rule 523. In addition, an Air Quality Impact Analysis was conducted for 4030 Toiyabe Lane using URBEMIS 2002 modeling program and concluded that construction activities for both summer and winter were below the significant threshold of 82 pounds per day. Furthermore, Construction fugitive dust emissions will be considered not significant and estimation of fugitive dust emissions is not required if complete mitigation is undertaken as part of the project (or mandatory condition of the project) in compliance with the requirements of Rule 403 of the South Coast AQMD, such that there will be no visible dust beyond the boundaries of the project. (EDC APCD-CEQA Guide, 1st Ed, 2002) In addition, the El Dorado County Air Quality Management District will require road construction activities to be in conformance with District Rules 223, 223.1, and 223.2 for fugitive dust prevention and track out prevention as well as Rule 300 for open burning if applicable. Prior to any road grading and road improvements, an approved Fugitive Dust Plan will be required prior to issuance of a grading permit. If road improvements meet the requirements of the District Rules, the grading and road improvements would not involve the creation of significant smoke, ash or odors. The parcel split will not create additional vehicle traffic and emissions other than what currently exists for the residential units. Therefore, short-term and long-term air quality impacts would be less than significant.

d-e. **Sensitive Receptors and Objectionable Odors.** Due to the very low density residential development in the area, and dense tree coverage, sensitive receptors such as schools, hospitals, care facilities and high density dwelling units are not located within the immediate vicinity. Common types of facilities known to produce odors include wastewater treatment plants, sanitary landfill, transfer station, asphalt batch plant and manufacturing plants. The requested parcel split and existing residential units on the property will not generate or produce objectionable odors. Short-term heavy equipment emissions generated by the on site and off site road improvements would not involve the creation of significant smoke, ash or odors based upon an approved fugitive dust mitigation plan conforming to District Rules 223, 223.1 and 223.2 and Rule 300 as applicable. In addition, the nearest residential unit is located approximately 43 feet north of the north property line. However, the driveway improvements and residential development will be placed approximately 600-feet away from the neighboring residential unit to the north. Asphalt surface treatment is not being required since El Dorado County of Transportation is not requiring asphalt as a condition of approval. The proposed road improvement work will not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. Therefore, long-term impacts would be less than significant.

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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.

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

Discussion:

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

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

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- 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 is located within an area containing sensitive habitats or special-status species.⁴ A Biological Resources Evaluation Report was conducted during mid-October 2005 (Biological Resources Assessment Report, R. Wilson, 2005). A second biological search was conducted on the property May 24-25, 2006. The field work concluded that No special-status plant species were found. (R. Wilson, 2006).

General Plan Policy 7.4.4.4 requires 60% of the oak tree canopy to be retained. This request is consistent with this policy since much less area will be disturbed by future development of Parcel 1. The site is located in Plant Mitigation Area 1 (lands outside of Mitigation Area 0 but within the area described as the “rare soils study area,” shown officially on maps on file in the County Planning Services Department) and will require the applicant to pay a fee in lieu of Ecological Preserve Mitigation for the direct or indirect impacts caused by development on rare plants and rare plant habitat. Impacts on biological resources are less than significant.

Finding

No Special-status plant species were found on site. For this “Biological” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

⁴ 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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- Conflict with adopted environmental plans and goals of the community where it is located.

a-d. The cultural resources investigation for the property conducted by Historic Resource Associates in January 2006 found no significant prehistoric, ethnographic, or historic archaeological sites on the property.

Finding

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

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

Discussion:

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

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

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- 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. **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.⁵ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁶ There would be no impact related to fault rupture. There are two known faults within the project vicinity; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is situated between the Melones Fault Zones and located outside of the fault zone buffer areas. The subject parcel is approximately 0.7 miles away from the two fault zones. The Melones 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.⁷

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 western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.⁸ 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.⁹ The project site were the existing dwelling units are located is relatively flat, while the rest of the property is

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

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

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

⁸ 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>)

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

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comprised of rolling terrain; and based upon the soil survey and metamorphic rock comprising the site, there would be no risk of landslide. There would be no impact.¹⁰

The proposed parcel split will result in two separate parcels for two existing dwelling units situated 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.

- 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 designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During site grading and construction of any onsite and off site road improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

The project includes onsite and off site road widening to meet fire safe standards. Access to the site is provided from Toiyabe Lane which is paved. The onsite access road to the residential units will be required to meet fire safe regulations, have a 15' vertical clearance, and be capable of supporting a 40,000 lb. load. A Fire District approved turnaround at the project site will be required.

The Department of Transportation (DOT) reviewed the proposed project and has placed conditions of approvals onto the proposed parcel split. Impacts would be less than significant.

The El Dorado County Resource Conservation District reviewed the application in 2006 and did not have any issues with the proposed parcel split.

- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The project site has been classified per the USDA Soil Survey as Metamorphic Rock Land. Metamorphic rock land is in areas of highly resistant schist and slate formations. Rock outcrops and stones occupy from 50 to 90 percent of the surface, and the rest has a thin mantle of soil material. At the lower elevations, it is associated with Auburn soils, and at the higher elevations it is associated with Maymen and Mariposa soils. The applicant(s) have approved building permits for the existing dwelling units on the property. No further residential development will occur until such time that an approved loop road system is improved to county standards and an approved parcel map is recorded. Impacts would be less than significant.

- e. Due to the fact that an existing septic system exists on the site with no record of problems or failure, the soils are suitable for on-site sewage disposal systems.

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

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Finding

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

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 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

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- Expose people to safety hazards as a result of former on-site mining operations.
- a. **Hazardous Substances.** No hazardous substances are involved with the parcel split. Temporary use of heavy equipment for road improvements will be required. A diesel fuel storage tank may be located on site for the heavy equipment. The potential storage and transport of diesel fuel in such quantities that would create a hazard to people or the environment will require an approved hazardous material business plan issued from the El Dorado County Environmental Management Department. Said hazardous material business plan will identify potential impacts to the environment and require mitigation measures to reduce any potential impacts. Based on the amount of road improvements required and the duration of heavy equipment on site and off site to complete the road improvements, and that fuel storage will most likely not occur, impacts would be less than significant. Impacts related to diesel fuel spillage would be less than significant with an approved hazardous materials business plan.
 - b. **Creation of Hazards.** The project would not create a significant hazard to the public based on the use of the site for residential development.
 - 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.
 - d. **Hazardous Materials Sites.** The project site did have an underground storage tank pulled out more than five years ago. According to El Dorado County Hazardous Materials Department, have indicated the project site has no contaminants. Furthermore, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹¹ 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 is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.
 - g. **Emergency Response Plan.** The parcel is accessed via Ponderosa Road and Toiyabe Lane. Fire response and fire safety issues have been reviewed by the Rescue Fire Protection District. The Fire District will require a Fire Safe Plan prepared by a registered professional forester. In addition, both Fire District and the Department of Transportation will require off-site road improvements for on-site road access as well as an approved turn around. The road improvements will be required to meet fire safe standards to support a minimum of 40,000 pound load limit. Based upon the required road improvements and on-site fire safe turn around, there would be negligible or no disruption of emergency access to and from occupied uses along Ponderosa Road and Toiyabe Lane. Fuel modification (thinning) may be required up to 100-feet from the edge of the roadway (on site) by the Planning Director upon favorable recommendation from the fire protection agency when the length of road is to exceed 800 feet in high fire rated areas. Based upon the conditions of approval for on-site and off-site road improvements, there would be no impact related to emergency response or evacuation plans.

¹¹ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed September 23, 2004; California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004.

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- h. **Fire Hazards.** The project site located in an area classified as having a high fire hazard.¹² The El Dorado County 2004 General Plan Policy 6.2.2.2 requires development in areas of high wildland fire hazard areas to provide and demonstrate that the area can be adequately protected from wildland fire hazard as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. General Plan Policy 6.2.3.2 requires the applicant to demonstrate that adequate access exists or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area. General Plan Policy 6.2.4.1 requires discretionary development within high fire hazard areas to be conditioned to designate fuel break zones and comply with fire safe requirements to benefit the new and, where possible, existing development. As part of the conditions of approval for the parcel split, the applicants will be required to provide an approved Fire Safe Plan, be required to improve both on site and off site roads for emergency access and the applicants have installed a fire safe turnaround on the property. In addition, an existing fire hydrant is located in front of the property along Toiyabe Lane. Impacts related to wildland fire hazard would be less than significant.

Finding

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

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				X

¹² El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH #2001082030), May 2003, Exhibit 5.8-4.

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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
delineation map?			
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 storm water pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a & f. **Water Quality Standards.** The project is of limited scope and would not involve disturbance to water bodies or require water service, and would therefore have no effect on surface or groundwater quantity or quality. The parcel split and existing residential dwelling units will utilize septic systems. The submitted sewage suitability study for the parcel map indicated that “there were no indications of shallow groundwater within the proposed sewage disposal area. The depth to ground water exceeds eight feet within the proposed sewage disposal area.” (Individual Sewage Disposal Suitability Study for Tentative Parcel Map, Norton Professional Geologist, 12/08/05). Therefore, impacts would be less than significant.

b. **Groundwater.** The future residential development on the north five-acre parcel may require the addition of a well. The well serving the south five-acre parcel currently supports two residential units and pool. Environmental Management will require well log data for this parcel to ensure adequate water availability and capacity. The on-site well production data will be required to be submitted to Environmental Health prior to map recordation. If water production is not adequate to support residential development and or meet fire safe regulations, other sources will be required to facilitate future residential site development such as public water connection. Therefore, impacts would be less than significant.

c. **Erosion Control Plan.** The purpose of the erosion control program is to limit storm water runoff and discharge from a site. The 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. The Department of Transportation has reviewed the proposed project and finds that an erosion control plan is not warranted for the proposed parcel split. However, the El Dorado County Resource Conservation District may require an erosion control plan prior to road grading. Mitigation measures addressed in the erosion control plan would reduce erosion to less than significant.

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- d. **Existing Drainage Pattern.** The parcel split is to create two separate 5-acre parcels from a 10-acre parcel. Based on current topography and slopes for the property, it appeared that no drainage corridors exist on the project site. The existing drainage most likely percolates into the ground onsite. The El Dorado County Department of Transportation has reviewed the proposed parcel map project and has determined that a drainage, erosion control and grading plans are not warranted. Therefore, there would be no impact on the existing drainage pattern.
- e. **Storm Water Run-off.** Based on the soil types, surface runoff has been characterized as being slow to moderate. Erosion control plans have not been warranted at this time by the appropriate reviewing agencies. 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. **Flooding.** The level project site is situated in an area of undulating terrain at an elevation of approximately 2,300 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 725 C, last updated December 4, 1986) for the project area establishes that the project site is not within a mapped 100-year floodplain.

Finding

No significant hydrological impacts are expected with the parcel split either directly or indirectly. For this “Hydrology” category, the thresholds of significance have not been exceeded.

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;

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- Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community.** The project site is surrounded by agricultural and residential uses and is located approximately 7,600-feet south of Rescue’s Rural Center Boundary. The proposed parcel split and existing dwelling units would not physically divide an established community. There would be no impact.
- b. **Land Use Plan.** The parcel is zoned for Estate Residential 5-Acre (RE-5) and allows single family residential use as well as a secondary residential unit. There would be no impact.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project site is located in an area identified as Important Biological Corridor (IBC) and within the Rare Plant Mitigation Area 1. The IBC applies to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other features. Mitigation Area 1 means lands outside of Mitigation Area 0 (areas inside the ecological preserve), but within the area described as the “rare soils study area” or “Pine Hill Preserve.” The biological report for the project site did not find special-status plant species and the proposal will not conflict with the 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 policies for residential uses. 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.

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

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.¹³ Approximately 1.9 miles to the north from the proposed parcel split are MRZ-2-

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

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classified areas¹⁴, 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.¹⁵ There are no mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

Finding

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

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

Discussion:

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

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

¹⁴ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹⁵ 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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- a-d. **Noise Standards.** The onsite and off site road improvements would generate temporary construction noise from the large heavy equipment, trucks, bulldozer) at a potentially significant level (greater than 60 dB L_{eq} and 70 dB L_{max} between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). However, the site is located on a large parcel in an outlying area and no sensitive receptors are located within the project vicinity. Construction operations for road improvements will require adherence to construction hours between 8:00 a.m. and 6:00 p.m. during weekdays and will require the heavy construction equipment to install the latest noise reduction technologies available. Short-term noise impacts would therefore be less than significant. The long-term noise impacts would be related to current vehicle traffic along Toiyabe lane and Ponderosa Road which would be under the maximum noise level thresholds in the 2004 General plan table 6-1 of 60 dB L_{dn}/CNEL or less. The road improvement activities would occur weekdays during daylight hours and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the residence or adjacent residences. No known changes in traffic-generated noise levels along Toiyabe Lane will occur. Short-term and long-term impacts would be less than significant.
- e & f. **Airport Noise.** The project site is not within the airport land use plan. There would be no aircraft-related noise impacts.

Finding

No impacts to noise are expected either directly or indirectly. 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-c. **Population Growth.** The project site is in an area zoned for residential use and is designated as Low Density Residential land use under the 2004 General Plan. The maximum allowable density is one dwelling unit per 5-acres and the population growth for the County has been analyzed within the 2004 General Plan EIR. The proposed parcel split will create two five-acre parcels and the creation of one five-acre parcel is consistent with both the General Plan

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and General Plan EIR. No further land division would occur without both a General Plan and Zoning amendment. Utility services are available at the project site. No housing or people would be displaced, and no extensions of infrastructure would be required. There would be no impact.

Finding

The project will not displace housing. There is no potential for a significant impact due to substantial growth with the proposed parcel split 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 parcel is within the Rescue Fire Protection District. The project site is approximately 2.25 miles from the Rescue Fire Protection District Station. General Plan Policy 5.1.2.2 indicates minimum levels of public services. Fire District response time in rural centers and regions is 15 to 45 minutes. The proposed parcel split is located within the minimum response time for rural regions and is consistent with this policy. Both the off-site and on-site access road is to have a 15-foot vertical clearance and be capable of supporting a 40,000 pound load.

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The project will be conditioned to comply with Department of Transportation and Fire District requirements. Impacts would be less than significant.

- b. **Police Protection.** An incremental increase in law enforcement services would be required. The impact would be less than significant
- c-e. **Schools, Parks and Other Facilities.** The proposed parcel split is not located within existing Community Service Districts, however, is located within the Rescue Union School District Boundaries. Future residential development will be subject to school impact fees at time of building permit issuance. There are no components of the proposed project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other governmental services that could, in turn, result in the need for new or expanded facilities. The incremental increase in population from one additional residence would be less than significant.

Finding

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

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-b. **Parks and Recreation.** The proposed parcel split will increase population that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. In lieu park fees will be required to be collected as part of the map recordation process in accordance to Chapter 16 Sections 16.12.090(A-H) of the Subdivision Ordinance. The park in lieu fees will be used for park improvements within the County. There would be less than significant impact.

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Finding

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

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&b. **Capacity and Level of Service.** Ponderosa Road and Toiyabe Lane are not listed in the 2004 General Plan for roads needing level of service improvements. General Plan Policy TC-Xd of the Transportation and Circulation Element addresses Level of Service (LOS) thresholds. For County maintained roads within the unincorporated areas of the county shall not be worse than LOS D in Rural Regions. Policy TC-Xe: Worsen is defined as a 2% increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or the addition of 100 or more daily trips, or the addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour. The proposed project consists splitting a 10-acre parcel into two 5-acre parcels. Toiyabe Lane currently services 4 parcels directly and is connected to

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Ponderosa Road. The proposed parcel split will add another parcel that would be accessed by Toiyabe Lane and Ponderosa Road. Typical National Average Daily Trips (ADT's) for urbanized single family residential units are 10 vehicle trips per residential unit; however, lower ADT's or 8.3 vehicle trips on average occur in rural outlying areas. (EDC-DOT traffic counts June 2005 for Greenstone Country Subdivision). Based upon 8.3 trips per residential unit multiplied by 5 parcels would equate to 41.5 or rounded to 42 vehicle trips per day along Toiyabe lane and Ponderosa Road on average. The number of vehicles associated with the parcel split would not change current vehicle trip rates and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. Impacts would be less than significant.

- c. **Traffic Patterns.** The project site is not within an airport safety zone. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.
- d. **Hazards.** The project site is readily accessible from Ponderosa Road. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site.
- e. **Emergency Access.** The project site receives access off Ponderosa Road and Toiyabe Lane which will terminate on site in a fire safe approved turn around. Road improvements are required to increase the road width and emergency vehicle load ratings pursuant to fire safe regulations and are being placed upon the conditions of approvals for the parcel map prior to final map recording. Based upon the required road improvements there would be no disruption of emergency access to and from the existing residence or those in surrounding parcels. There would be no impact.
- f. **Parking.** No additional parking required for the existing residential units on the subject parcel. There would be no impact.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

Finding

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

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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.			X

Discussion:

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

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

a. **Wastewater.** The creation of two parcels with their own septic systems, would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Storm water runoff would be negligible (see Item c, below). There would be no impact.

b., d., e. **New Facilities** No new or expanded water or wastewater facilities would be required for the proposed parcel since the proposed water will be from ground water and will contain an approved septic system. However, if the project requires public water connections, an exiting water line is available and is located within Toiyabe Lane. The distance to connect to the existing water main to the future residential site would be less than 100-feet. There would be no impact.

c. **Storm Water 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 Department of Transportation has reviewed the project proposal and has concluded that the provisions of the drainage manual will not be required. There would be no impact.

f & g. **Solid Waste.** No anticipated increases of solid waste generated from the existing residential units and proposed residential unit once the parcel is divided into two or affect recycling goals. There would be no impact.

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- h. **Power.** Power and telephone facilities are currently in place and utilized at the project site. No further expansion of power anticipated from parcel split.

Finding

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

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

Discussion

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

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SUPPORTING INFORMATION SOURCE LIST

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

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

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Biological Resources Evaluation Report for Parcel Number 070-210-22 prepared November 2005 and May, 2006, Ruth Wilson, Consulting Biologist.

Cultural Resources Study for Parcel Number 070-210-22 prepared January 2006, Historic Resources Associates. On file in Planning Services Department.

Air Quality Impact Analysis for 4030 Toiyabe Lane, prepared December 2005. Carlton Engineering Inc.