

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**

Agenda of: November 15, 2006

Item No.: 5.c.

Staff: Roman Anissi

PARCEL MAP

FILE NUMBER: P06-0009/Cardanini Parcel Map

OWNER: Angelo and Joan Cardanini

APPLICANT: Michael Cardanini

REQUEST: A tentative parcel map to merge and resubdivide two existing lots comprising of 20.8 and 42.7-acres to create three (3) new parcels ranging in size from 20.4 to 22.1-acres. (Exhibit B)

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

1. Reduction of right-of-way improvements to 18-feet plus 2-feet of shoulder on High Hill Road; and
2. Creation of a flag lot on Parcel 2.

LOCATION: North side of High Hill Road, approximately 1,000-feet north of the intersection of High Hill Road and Carson Road in the Camino area. (Exhibit A)

APN(s): 048-090-06 and 048-090-09

ACREAGE: 63.5 acres

GENERAL PLAN: Agricultural Lands (AL) (Exhibit C)

ZONING: Select Agricultural (SA-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND:

The project area comprises of two (2) existing parcels with a total area of 63.5 acres situated in the Camino area. Prior to the 1998 sale of the property to the Cardanini family, this area of Camino was more commonly referred to as the Dart-McCall Ranch. Each of the existing 20.82 and 42.71-acre lots were legally created by Parcel Map 46-040 on April 16, 1997. The entire property is zoned Select Agricultural (SA-10) with an Agricultural Lands (AL) land use and an Agricultural Lands (-A) overlay. The site is surrounded mostly by Exclusive Agricultural (AE) and small pockets of Timberland Preserve (TPZ) zones.

At their October 11, 2006 meeting, the Agricultural Commission unanimously recommended approval of the project on a 5-0 vote. As designed, the parcel map accounts for potential development on Parcel 1, as well as secondary residential structures on Parcels 2 and 3. For Parcel 1, an adequate building envelope of approximately 50-feet wide and over 400-feet in length exists near the center of the vineyard. The envelope considers the 200-foot special agricultural protection setbacks and is suitable for a future single-family residential structure. The applicant does not intent to immediately develop a residential unit on Parcel 1 and shall continue operating the vineyard. For Parcels 2 and 3, a discussion about such setbacks and legal non-conforming status of structures is addressed later in this report.

Approving the project will place the vineyard and its accessory structures on Parcel 1, one main home with garage on a flag lot on Parcel 2, and one main home with a garage and a Christmas tree farm on Parcel 3. All existing residential structures were part of the original ranch, or were issued building permits and/or certificates of occupancy between 1999 and 2006. An older home on Parcel 2 was recently demolished and legally removed in order to allow construction of a new main residence.

Environmental Management reviewed the project and recognized that adequate septic areas exist for each of the three new parcels, with existing wells providing an adequate water source for Parcels 2 and 3. A Facilities Improvement Letter (FIL) issued by the El Dorado Irrigation District identifies adequate water supply and pressure for a new fire hydrant to serve the project site. The FIL also references a 3-inch agricultural meter to be connected to the existing 12 inch water main located within High Hill Road. The meter is expected to provide an adequate water supply for the vineyard and any future residential development on Parcel 1. High Hill Road alignment along the south and west property line will be dedicated as public right-of way. All on-site roadways and driveways shall be improved to meet Fire Safe and Department of Transportation standards. Off-site improvements are not required for this project.

STAFF ANALYSIS

Project Description: The applicant is requesting a tentative parcel map to merge the 20.8 and 42.7-acre lots and to resubdivide the entire 63.5-acre site into three (3) parcels ranging in size from 20.4 to 22.1-acres.

Site Description: The project site is located on a relatively flat ridge at an average elevation of 2,920 feet that gradually tapers to about 2,860 feet along east and north property lines. Visual exposure to the highest peaks along the western slope of the Sierra Nevada and southern exposure to

the Weber Creek Canyon are visible while on-site. Much of the property was previously disturbed by logging, agricultural and ranching activities that left only a small portion along the northern and eastern section of the parcel in its natural state and comprising of black oak, ponderosa pine, incense cedar, and Douglas Fir with a total area tree canopy coverage of less than 15 percent. Access to the site is from High Hill Road. The High Hill Road section on the site was recently improved to a width of 16-feet with asphaltic concrete (AC), and provides 2-feet of gravel shoulder.

Apart from the vineyard, Christmas tree farm, and residential structures referenced in the background section, other on-site conditions and structures exist. For reference, these are farm labor cabins and accessory buildings, farm equipment storage buildings, old log cabins, a farm labor cookhouse, and multiple outbuildings. A utility line extends across Parcel 1 and may be relocated in the future to make room for any future residential structure. An existing driveway access that crosses Parcels 1 and 2 shall not be used as legal access for Parcel 2.

The residential structures on Parcels 2 and 3 exist within the minimum 200-foot special agricultural setbacks. This condition includes a 125-foot setback for the new residential dwelling unit on Parcel 2, and a 160-foot setback for the residential structure on Parcel 3. These two pre-existing conditions are considered legal non-conforming and the processing of this parcel map addresses the issue. In all, the parcel map does not create a greater degree of non-conformity when considered under the policies established by the General Plan and Zoning Ordinance.

The following table identifies surrounding zoning and land use designations of the adjacent parcels in the surrounding neighborhood:

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	SA-10	AL	Single-family Residential/Vineyard/Christmas Tree Farm
North	AE	AL	Golf Course
South	TPZ/AE	AL	Vineyard/Christmas Tree Farm/Single-family Residential
East	AE	AL	Golf Course/Fudge Factory
West	AE	AL	Vineyard

General Plan: The General Plan designates the subject site as Agricultural Land (AL), which permits a minimum parcel size of 10-acres. The Agricultural District (-A) overlay requires a minimum lot size of 20-acres. This project is consistent with comprehensive General Plan policies identifying agricultural protection, setbacks, and subdivision of agriculturally designated lands including, but not limited to, *Policies 2.2.1.2, 2.2.2.2, 8.1.1.1, 8.1.3.2, 8.4.1.1, and 8.4.1.2. Policy.*

Each new parcel allows for a maximum density of .05 units per acre. The General Plan allows a primary and a secondary unit to be included in the density calculation. The Zoning Ordinance also

allows a second unit by right on lots zoned for single-family residential uses which is not included in calculating density. This parcel map meets provisions established for maximum density.

Staff conducted a sufficient level of planning pursuant to *Policies 2.2.5.16 and 5.1.2.1*. Adequate reviews for public improvements, dedications, utilities, fire standards, and necessary infrastructure have been considered at length for the proposed parcel map. An FIL has been issued for the project that identifies an adequate water supply for a new fire hydrant and 3-inch water meter. Staff finds that the necessary improvements are available and/or shall be completed to adequately address ultimate potential density of one main and one secondary unit for each newly created parcel.

Policy 7.4.4.4 identifies tree canopy protection and preservation. Tree canopy disturbance is not proposed under the current request for a parcel map. This project is located on a relatively flat and disturbed ridge. Incidental oak and classified tree canopy cover less than 25 percent of isolated on-site pockets and areas along the north and northeastern property lines. Any future development shall be subject to limitations and mitigation options available under the tree canopy protection and preservation policy.

A Cultural Resources Report was prepared for the prior 1997 parcel map and this report was again submitted in order to identify potential cultural resources and address on-site conditions pursuant to *Policy 7.5.1.3*. Since no impacts are proposed and only minor on-site road and infrastructure improvements are anticipated with the parcel map, there is no mitigation measure required for the project. Typical conditions addressing subsurface discoveries are included in the permit for reference.

Lastly, for High Hill Road, *Policy TC-1s* requires that a maintenance agreement and entity acceptable to the Board of Supervisors be established to maintain the road improvements. The project includes conditions for such agreements and creation of a legal maintenance entity. It is important to note that other discretionary projects along High Hill Road alignment have been submitted for consideration. It is staff's intent to coordinate an effective agreement among the area residents and business owners to promote a safe and reliable circulation element for those that live, work, and/or reside on High Hill Road.

Zoning: The parcel map has been designed to address site specific conditions and establishes consistency with the Zoning Ordinance. The presence of the Agricultural District (-A) overlay requires that each new parcel provide a minimum lot area of 20-acre, where 10-acres is required by the underlying SA-10 Zone District.

Site conditions have been considered during project review and have been determined to meet required development standards. Legal non-conforming status of structures within the 200-foot special agricultural protection setback has also been considered. Reference to the standards and non-conforming status are illustrated in the tentative parcel map exhibit.

Chapter 17.20 of the ordinance identifies non-conforming status for site conditions that were legally approved under the current ordinance. Section 17.20.40 states that legal non-conforming elements can be continued if such structures or uses are not expanded, enlarged, or otherwise extended within the same or on the adjoining property without processing a special use permit. No such

enlargement, expansion or extension is requested with this parcel map, therefore, legal non-conforming status applies to the current on-site structures not meeting the special 200-foot setback.

It is also important to note that by approving the parcel map, the creation of the three new parcels will promote a greater degree of conformity with the special 200-foot setback. Under the action of the parcel map, the residence located on Parcel 2 shall maintain the 125-foot setback. The residence on Parcel 3 will provide a 160-foot setback which is 100-feet greater than the existing 60-foot setback.

Tentative Parcel Map: The tentative parcel map (Exhibit B) proposes to create three (3) parcels each providing a minimum of 20-acres in total lot area. According to *Section 16.44* of the *Minor Land Division Ordinance*, the following findings must be made by the approving authority:

- a. *That the proposed tentative parcel map, including design and improvements, is consistent with the General Plan and Specific Plan where applicable;*

Discussion: There are no Specific Plans in effect for the area. The tentative parcel map is consistent with the provisions of the General Plan by creating minimum parcels 20-acres in size, and providing adequate site improvements in the form of road and access, utility, fire safety, and effective site design that consider the maximum potential density on each of the newly created parcels.

- b. *That the proposed tentative parcel map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance;*

Discussion: As designed, the tentative parcel map conforms to the standards and requirements of the County zoning regulations and Minor Land Division Ordinance by providing project elements and features that meet the provisions of the Zoning Ordinance for development standards. In instances where continuation of legal non-conforming status occurs, the provisions of the Zoning Ordinance allows for continuation of such uses and structures, when appropriate. As conditioned, this project provides adequate infrastructure and improvements to allow for the merger of two existing parcels in order to create three new parcels comprising of 20-acres each in minimum lot area.

- c. *That the site is physically suitable for the proposed type and density of development; and*

Discussion: The site is physically suitable for the proposed type and density of development. The entire 63.5 acre site is on a relatively flat and disturbed ridge comprising of existing structures related to the on-going and pre-dominant agricultural type uses that have existed in the area for many years. Adequate building envelopes exist for each new parcel. The tentative parcel map considers the applicable special agricultural setbacks of 200-feet measured from property line, tree canopy preservation, and other policies and standards that allow for a sufficient building area on Parcel 1. The map also accounts for the legal non-conforming status for residential structures located on Parcels 2 and 3. Continued operation of the vineyard, Christmas tree farm, and on-site residential structures and accessory structures have been considered as appropriate during the analysis of the tentative parcel map.

- d. *That the proposed subdivision is not likely to cause substantial environmental damage.*

Discussion: The proposed merger and re-subdivision of land is not likely to cause substantial environmental damage. Only minor access road, right-of-way, and utility improvements are required for the parcel map and certain typical planning conditions are included in the project permit that address potential subsurface discoveries. There are no impacts or are less than significant impacts to any sensitive habitat or sensitive environments as referenced by local, State, or Federal regulations. The analysis of such impacts is considered by the attached Initial Study. Off-site improvements are not proposed and are not required.

Design Waivers Discussions:

1. Road Improvement: A design waiver is requested for a reduced road improvement to 18-feet plus 2-feet of road shoulder, where 24-feet is required by County's Standard Plan 101C for the on-site section of High Hill Road. The applicant requests a waiver to minimize any potential impacts to mature fruit trees, Christmas trees, and vines. The Fire District, Department of Transportation, and Planning Services have considered and recommend that a waiver be granted allowing improvements to 18-feet with 2-feet of shoulder for the on-site section of High Hill Road.
2. Flag Lot: A design waiver is requested for creation of a flag lot on Parcel 2. This will allow each of the three new parcels to provide for individual and legal site access. Since Parcels 1 and 3 already provide for driveways, an access aisle shall be improved to Fire Safe Standards to be located within the 50-foot wide panhandle area on Parcel 2. In order to maintain the 63.5-acre site character, the flag lot allows for a sensitive parcel design that considers unique existing uses and structures, tree canopy coverage, topography in distributing lot area. Fire District, Department of Transportation, and Planning Services staff considered the request for a flag lot and recommend that a flag lot be approved for Parcel 2.

Conclusion: Staff considered and can support the necessary findings within Section 16.44 of the Minor Land Division Ordinance for the proposed tentative parcel map. This project requests a merger of two existing lots in order to create three new parcels comprising of a minimum lot area of 20-acres each. The creation of each new parcel has been analyzed for consistency with the for policies and regulations of the General Plan, Zoning Ordinance, and Subdivision Ordinance.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit I) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project and/or mitigation has been provided to avoid or mitigate to a point of insignificance any potentially significant effects of the project. Staff has determined that no substantial evidence exists identifying 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 found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file

the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

RECOMMENDATION

1. Adopt the Negative Declaration based on the Initial Study (Exhibit I) prepared by staff;
2. Approved Tentative Parcel Map P06-0009, based on the findings in Attachment 2, subject to the conditions in Attachment 1; and
3. Approve the following design waivers based on the findings noted in Attachment 2 for:
 1. A reduction of right-of-way improvements to 18-feet plus 2-feet of shoulder on High Hill Road and
 2. Creation of a flag lot on Parcel 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval
 Attachment 2Findings
 Exhibit AVicinity Map
 Exhibit BTentative Parcel Map
 Exhibit CGeneral Plan Land Use Map
 Exhibit DZoning Map
 Exhibit EAssessor’s Plat Map
 Exhibit FSoils Map
 Exhibit GAerial Map
 Exhibit HParcel Map 46-040
 Exhibit IInitial Study (CEQA)

ATTACHMENT 1

CONDITIONS OF APPROVAL

File Number P06-0009/Cardanini Parcel Map
November 15, 2006 Zoning Administrator Hearing

CONDITIONS OF APPROVAL

Department of Transportation

1. The applicant shall widen the on-site portion of High Hill Road to the standard of 20-feet, to include 18-feet of improved and 2-feet of shoulder pursuant to Standard Plan 101C of the County of El Dorado Design and Improvements Standards Manual.
2. Prior to the recordation of the parcel map, the applicant shall provide and install necessary on and off-site signage. Department of Transportation shall identify exact signage to be installed and the applicant shall include reference to such signs on the improvement and/or grading plans.
3. Prior to the recordation of the parcel map, the applicant shall make an Irrevocable Offer to Dedicate (IOD) the 50-foot wide on-site section of High Hill Road for the purposes of a right-of-way and public utility easement. The County shall reject the IOD.
4. Prior to the recordation of the parcel map, the applicant shall place a vehicular access restriction on the entire frontage of Parcel 3 along High Hill Road, except for the approved portion of the driveway access.
5. Prior to the recordation of the parcel map, the applicant shall enter into an Improvement Agreement with the County and provide security in the form of bond payment, or similar security approved by the Department of Transportation, to guarantee performance of the Improvement Agreement as set forth by the County of El Dorado Subdivision Ordinance.
6. The applicant shall join and/or form an entity satisfactory to the County to maintain all roads that are required for access to County of State maintained roads, but are not maintained by the County. If a Zone of Benefit, Homeowner's Association or informal road maintenance association does not exist or cannot be formed in order to maintain non-County maintained roads, Civil Code Section 845 requires that the owner of said easement shall maintain the easement, and in absence of a maintenance agreement, the cost of such maintenance shall be shared proportionately by each owner of the easement or the owners of the parcels of land that are affected by the easement, as referenced by the Civil Code.
7. Prior to the recordation of the parcel map, the applicant shall submit a site improvement and/or a grading plan prepared by a registered 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.

8. Prior to the recordation of the parcel map, the applicant shall provide a soils and/or geotechnical report concurrently with the improvement plan and/or grading plan addressing, at a minimum: grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement sections based on TI and R values, and recommended design criteria for retaining walls.
9. Prior to the recordation of the parcel map, the applicant shall provide a drainage report concurrently with improvement plans and/or grading plans to be consistent with the *Drainage Manual* and the *Storm Water Management Plan*, to address storm water runoff increases, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
10. Prior to the recordation of the parcel map, the applicant shall submit an additional grading plan and request a grading permit for any import of fill material or export of excavated material to be deposited off-site and within El Dorado County. The plan shall identify the quantities and the location of off-site grading. Additional environmental impact considerations shall be required in the event that environmental impacts from the associated grading will occur.
11. Upon completion of the required improvements and prior to acceptance of the improvements by the County, the applicant shall provide a compact disc (CD) to the Department of Transportation with the approved geotechnical and drainage reports in .pdf format and all approved record drawings in .tif format.
12. The applicant shall pay the required traffic impact fees that are in effect at the time of building permit issuance.
13. If blasting activities are to occur in conjunction with grading or improvements, the applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.

Fire District

14. Prior to the recordation of the parcel map, a Fire Safe Plan review fee of \$120.00 shall be submitted to the El Dorado County Fire Protection District.
15. Prior to the recordation of the parcel map, the applicant shall submit a Fire Safe Plan, improvements, and/or documentation from the El Dorado Irrigation District that address fire flow requirements of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) for a period of no less than 2 hours can be maintained for the project area, and to the satisfaction of the responsible Fire District.
16. Prior to the recordation of the parcel map, the applicant shall submit and implement a Fire Safe Plan acceptable to the Fire District and California Department of Forestry. At a minimum, the applicant shall install a fire hydrant and improve a minimum 10-foot wide access driveway on Parcel 2 as referenced by the approved project exhibits or to the satisfaction of the El Dorado County Fire District. The Fire District may require additional improvements.

Planning Services

17. The applicant shall be required to pay Park-in-Lieu fees of \$150 payable to the County Recreation Department, pursuant to *El Dorado County Subdivision Ordinance Chapter 16.12.090*.
18. Gates shall not be allowed that restrict access over and across any portion of High Hill Road, at any time.
19. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50-feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the finds is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. Planning Services shall review the grading plans prior to the issuance of a grading permit.
20. In the even 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. Planning Services shall review the grading plans prior to the issuance of a grading permit.
21. Prior to the recordation of the parcel map, the applicant shall provide a meter award letter or similar proof of water service from the El Dorado Irrigation District providing a guarantee of domestic water service to Parcel 1.

Environmental Management

22. Prior to the recordation of the parcel map, the applicant shall show all drainage that may have an effect on the location of the septic system on the parcel map.
23. Prior to issuance of any improvement and/or grading plan, the applicant shall provide a Fugitive Dust Plan (FDP) application with appropriate fees to the Air Quality Management District (AQMD) for review and approval.
24. All project construction activities shall adhere to AQMD Rule 224 for Cutback and Emulsified Paving Materials.
25. All project architectural coatings shall adhere to AQMD Rule 215.

26. Any burning of wastes that result from ‘Land Development Clearing’ must be permitted through the AQMD. Only vegetative waste material may be disposed of using an open outdoor fire pursuant to AQMD Rule 300.
27. The following measures shall be implemented during construction activities to maintain the air quality standards established by the AQMD. The standards include: use of low emission on-site mobile construction equipment, maintenance of on-site equipment to manufacturer’s specifications, retardation of on-site diesel engine injection timing by two to four degrees, use of electricity from power poles rather than temporary gasoline or diesel generators, use of reformulated low-emission diesel fuel, use of catalytic converters on gasoline powered equipment, substitution of electric and gasoline powered equipment for diesel-powered equipment where feasible, inactive construction equipment shall not remain idling for periods in excess of two minutes, materials shall be scheduled for delivery during off-peak hours, configure construction parking to minimize traffic interference, and develop a construction traffic management plan.

County Surveyor

28. All survey monuments must be set prior to filing the parcel map.
29. The applicant shall provide proof of access to a State- or County-maintained road as defined by Section 16.44.120(B)(2) with the legal right to improve that access as required by the County Design Manual. A Guarantee of Record provided by a title company shall be presented to the County Surveyor's Office prior to filing the parcel map.
30. Prior to the filing of a parcel map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall do one of the following: (a) Pay the assessment or bond in full; (b) File security with the Clerk of the Board of Supervisors; or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating that provisions have been made for the segregation of bond assessment responsibility, pursuant to Government Code Section 66493(d).
31. 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 that agency have been met.

ATTACHMENT 2 **FINDINGS**

File Number P06-0009/Cardanini Parcel Map
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 The project, as conditioned, will not have a significant effect on the environment because the merger of two lots to create three legal parcels was found to either have no or a less than significant impact on any category referenced by the Initial Study. In most categories, no impacts resulted from this parcel map. In all other categories, staff identified and justified a less than significant impact. A Negative Declaration has been prepared and filed for this project.
- 1.2 The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
- 1.3 The document and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 ADMINISTRATIVE FINDINGS

2.1 Tentative Parcel Map

- 2.1.1 As proposed, the tentative parcel map, including design waivers and improvements, is consistent with the adopted 2004 General Plan policies and land use map. The parcel map meets the minimum lot size of 20-acres established by the Agricultural District (-A) overlay. The requested subdivision can accommodate the maximum potential density of one main and one secondary dwelling unit for each of the newly created parcels. The parcel map provides right-of-way easement and related improvements accommodating the County of El Dorado Fire District and the Department of Transportation standards. Each of the newly created parcels shall provide for independent access onto High Hill Road. As designed, the parcel map accounts for existing on site uses, structures, and site conditions as referenced by staff's review of the project exhibits to be processed and recorded with the parcel map.
- 2.1.2 The proposed tentative parcel map conforms to the applicable standards and requirements of the County zoning regulations and the Minor Land Division Ordinance. The site is zoned SA-10 and the proposed tentative parcel map is consistent with the provisions established by ordinance in Sections 17.36.230 'Uses Permitted by Right', Section 17.36.260 'Development Criteria',

Chapter 17.20 'Non-Conforming Uses', and Section 17.06.15 'Special Setback for Agricultural Protection'. The project provides adequate site area for potential development, and establishes public improvements, as well as site accessibility along High Hill Road to accommodate for individual access for each new parcel.

- 2.1.3 The site is physically suitable for the subdivision of land allowing a minimum lot area of 20-acres. The project site is typical of past disturbance within an agricultural setting and is suitable for the type of development that exists and potential development within an agricultural setting. The creation of each parcel accommodates suitable size and dimensions required by the policies of the General Plan and Zoning Ordinance for the tentative parcel map. As conditioned, the tentative parcel map meets the requirements of the Department of Transportation, Fire District, Planning Services, Environmental Management, and Surveyor for the three parcel subdivision.
- 2.1.4 The proposed parcel map is not likely to cause substantial environmental damage. Staff prepared an Initial Study to address impacts pursuant to the requirements of the California Environmental Quality Act (CEQA) in order to determine the level of any potential or significant effects on the environment. Based on the Initial Study, the project proposes a less than significant level of impact in all of the categories identified by the study. General Planning conditions have been included as a required step in the processing of the parcel map that address and subsurface discoveries. There is no potential for significant impacts with the processing of this parcel map and a Negative Declaration has been prepared addressing the issues.

2.2 Design Waiver(s)

1. Reduction of right-of-way improvements to 18-feet plus 2-feet of shoulder on High Hill Road; and
 2. Creation of a flag lot on Parcel 2.
- 2.2.1 There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.
- a) Additional road improvements beyond the requested 18-feet plus 2-feet of shoulder will impact the existing and mature fruit trees and vines that line High Hill Road. The on-site section of High Hill Road was recently improved to 16-feet in width using asphaltic concrete (AC) where gravel is typically required. Prior to approving the parcel map, a total of 18-feet of High Hill Road shall be improvement, with an additional of 2-feet of shoulder to be designed to meet California Fire Safe and Department of Transportation standards.
 - b) The proposed parcel layout is sensitive to neighboring properties, considers the entire neighborhood, and acknowledges special conditions within an agricultural setting in requesting this design waiver. As designed, the parcel map accommodates adequate lot area for three similarly sized parcels with similar attributes. In an effort to maintain the special on-site conditions in distributing uses and structures, the request for a flag lot can be justified. In addition, the creation of a flag lot will allow each of the new parcel to

observe independent site access along High Hill Road. No access easements are required with the approval of this design waiver.

2.2.2: Strict application of the design or improvement requirement of this chapter would cause extraordinary and unnecessary hardship in developing the property.

- a) An 18-foot plus 2-foot shoulder improvement within the right-of-way reduces the need to impact adjacent properties or existing mature fruit trees or grape vines. Additional impacts and costs in removal such trees and vines along High Hill Road for a 24-foot road improvement will create an extraordinary and unnecessary hardship in processing the map or to develop the property.
- b) The flag lot provides an opportunity to create parcels without causing extraordinary and unnecessary hardship by introducing opportunities for independent access by creating a 50-foot wide panhandle access to High Hill Road for Parcel 2. Considering this waiver promotes site attributes while creating opportunities for each parcel to obtain independent access via separate driveways. Without the approval of a flag lot, existing site conditions limit opportunities to distribute acreage evenly in order to promote the character of the larger property and surrounding area.

2.2.3: The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.

- a) The 18-feet of surface improvements and 2-feet of shoulder shall be designed to meet Fire Safe and Department of Transportation standards. As such, the improvement shall not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public. In addition, secondary access is available on Michelangelo Lane and the proposed installation of a new fire hydrant on High Hill Road will provide additional protection and provides adequate fire safety measures for the new parcels.
- b) Creation of a flag lot allows for independent access for each of the new parcels. Parcels 1 and 3 have an existing driveway. Parcel 2 shall be required to improve and provide a driveway to meet Fire Safe Standards. Overall, the flag lot allows for sensitive site design and accessibility in order to promote public health and safety. The approval of this design waiver will not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.

2.2.4: The waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.

- a/b) The waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.

EXHIBIT I



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Cardanini Parcel Map, P06-0009

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

Contact Person: Roman Anissi, Senior Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Angelo and Joan Cardanini, PO Box 966, Camino, CA 95709

Project Applicant's Name and Address: Michael Cardanini, 755 Arlington Road, Redwood City, CA 94062

Project Location: The site is located north of High Hill Road, approximately 1,000-feet north of the intersection of High Hill Road and Carson Road in the Camino area.

Assessors Parcel No(s): 048-090-06 and 048-090-09 **Parcel Size:** 63.5-acres

Zoning: Select Agricultural (SA-10)

Section: 1 **T:** 10N **R:** 11E

General Plan Designation: Agricultural Lands (AL)

Description of Project: Tentative parcel map to merge a 20.82 and 42.71-acre lot, and resubdivide the total 63.5-acre site into three parcels comprising of 20.4, 21.0, and 22.1-acres.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	AE	AL	Golf Course
East:	AE	AL	Golf Course/Fudge Factory
South:	AE/TPZ	AL	Vineyard/Christmas Tree Farm/Single-family Residence
West:	AE	AL	Vineyard

Briefly Describe the environmental setting: The project site is located on a relatively flat ridge at an average elevation of 2,920 feet above mean sea level that gradually tapers to about 2,860 feet along east and north property lines. Visual exposure to the highest peaks along the western slope of the Sierra Nevada and southern exposure to the Weber Creek Canyon can be observed while on-site. Much of the property was previously disturbed by logging, agricultural and ranching activities that left only a small portion along the northern and eastern section of the parcel in its natural state and comprising with a majority of black oak, ponderosa pine, incense cedar, and Douglas Fir. Two single-family homes, farm and agricultural accessory structures, a Christmas tree farm, and a vineyard exist on site.

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

El Dorado County: Department of Transportation, Environmental Management, and Surveyor

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture Resources		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 12, 2006

Printed Name: Roman Anissi For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

Discussion:

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

- a) No identified public scenic vistas or designated scenic highway will be affected by this project.
- b) The proposed project will not impact existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources since the project is not located within a corridor defined as a State scenic highway.
- c) The proposed project will not substantially degrade the visual character or quality of the site and its surroundings. As proposed, the project will not result in tree removal and/or removal of any structures.
- d) The three parcels do not propose any additional development that will create substantial light or glare affecting day or nighttime views in the area.

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

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?			✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			✓
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			✓

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) There is no conversion of choice agricultural lands to nonagricultural and there is no impairment of the agricultural productivity of agricultural land.
- b) The parcel map proposes no reduction in available agricultural land. There is no conflict with existing zoning for agricultural use, or a Williamson Act Contract.
- c) No existing agricultural land will be converted to non-agricultural use as a result of the proposed project.

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

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_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);

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Emissions of PM₁₀, CO, SO₂ and NO_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Activities related to the processing of this parcel map shall create a less than significant impact for air quality. Minor measures are included as part of the conditions of approval requiring specific grading and/or construction measures to be incorporated into any improvement plans to reduce the likelihood of defined particulate matter below the threshold established by the County.
- b-c) The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of five standard County measures, the project would have a less than significant impact on the air quality. As part of the measures, a Fugitive Dust Mitigation (FDM) plan application must be prepared and submitted to the AQMD prior to the issuance of any grading or construction permit. Measures are included as conditions of approval that shall maintain impacts to a level of less than significant for this category.
- d) The El Dorado County AQMD reviewed the project and identified no sensitive receptors in the area that will be affected as a result of this project. Conditions of approval are included to maintain any potential exposure to any defined particulate matter identified in this category to a less than significant level.
- e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed residential subdivision will not result in significant impacts resulting from odors.

FINDING: The project will not create any significant impacts to air quality. Standard County mitigation measures have been included as conditions of approval to maintain a less than significant impact for the "Air Quality" category.

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?				✓
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?				✓

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓

Discussion:

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
 - Cause a fish or wildlife population to drop below self-sustaining levels;
 - Threaten to eliminate a native plant or animal community;
 - Reduce the number or restrict the range of a rare or endangered plant or animal;
 - Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
 - Interfere substantially with the movement of any resident or migratory fish or wildlife species.
- a) The project proposes no impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
 - b) The project proposes no impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
 - c) The project proposes no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
 - d) The project does not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
 - e) The project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
 - f) The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: No impacts to potential or listed local, state, or federal biological resources are proposed under the request for a parcel map. Therefore, the established thresholds for significance in the “Biological Resources” category will remain as no impact.

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

Discussion:

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

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

a/b) The applicant submitted an “Archaeological Survey Report of Dart-McCall Ranch at Camino APN 048-090-05-10 El Dorado County, California” prepared by Historic Resource Associates in November 1996. The APN 048-090-05-10 was separated into APNs 048-090-06 and 09 by a prior parcel map action and is applicable to the on-site cultural assessment of the project site. According to the study it was noted that, “after a careful survey of the entire property, one historic property was recorded, with multiple buildings, as the DART Ranch.” (Archaeological Survey Report of Dart-McCall Ranch at Camino APNs 048-090-05-10, El Dorado County, California). The report also states that the “(Iowa Canyon Ditch or Canal; recorded as H3 during the Apple Hill Golf Course Project)” traverses the eastern and northeastern edge of the property. No improvements are proposed under the current parcel map that has a potential to impact any of these potential Cultural Resource. Therefore, no mitigation measures have been added for the current parcel map. However, with the potential for road, access, and/or utility improvements, two typical sub-surface historical, cultural and/or archeological conditions are added to the permit that address potential discoveries during grading activities. No mitigation is required.

c) A unique paleontological site would include a know area of fossil bearing rock strata. The project site does not contain any known paleontological sites or know fossil locales.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d) Due to the size and scope of the project, there is a potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the a condition of project approval addresses such discoveries. No mitigation is required.

FINDING: Although the project has the potential of a minor impact to sub-surface cultural or historic resources, or may disturb human remains located outside of a designated cemetery, implementing typical discovery measures as a condition of approval will reduce the impacts to this category to a less than significant level. Established thresholds of significance for “Cultural Resources” category will not be 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:			✓
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓
ii) Strong seismic ground shaking?			✓
iii) Seismic-related ground failure, including liquefaction?			✓
iv) Landslides?			✓
b. Result in substantial soil erosion or the loss of topsoil?			✓
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			✓
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) According to the *Fault Activity Map of California and Adjacent Areas* (Jennings, 1994) and the *Peak Acceleration from Maximum Credible Earthquakes in California* (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by future development in the project area will be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.
 - b) Minor project grading is proposed. Any future grading activities shall comply with the *El Dorado County Grading, Erosion, and Sediment Control Ordinance* which will reduce any potential impacts to a less than significant level.
 - c) The soil on the project site is predominantly AfB2 with a small section along the northern and northeastern property line CoE. AfB2 is the Aiken loam 3 to 9 percent slopes, eroded with a surface layer of 8 to 15 inches and is suitable for woodlands, apple and pear orchards. This soil is a well drained or moderately well-drained soils that allow a rooting depth of 40 to more than 60-inches with an available water holding capacity of 6 to 10 inches. Runoff is slow to medium and erosion hazard is slight. The second soil classification CoE is commonly grouped with the AfB2 type because of the location in the county along eroded areas adjacent steep slopes. CoE is Cohasset clobby loam, 15 to 50 percent slope. Subsurface permeability is moderately rapid to moderately slow with a water holding capacity of 3 to 10 inches, and runoff is medium to rapid. (*Soil Survey of El Dorado Area, California, 1974*). Any grading activities on the project site must be in compliance with the *El Dorado County Grading, Erosion, and Sediment Control Ordinance* which will reduce any potentially significant impact to the soil erosion or loss of topsoil category to a less than significant level.
 - d) According to the *Soil Survey of El Dorado Area, California, 1974*, the erosion hazard of soils at the subject site is slight to moderate. Based upon this information, the impact from expansive soils is less than significant.
 - e) All on-site septic areas exist. Additional septic areas proposed at a future date must submit septic percolation testing data to the El Dorado County Environmental Management Department – Environmental Health Division for review and approval.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?			✓
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b) No significant amount of hazardous materials will be utilized for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there will be a less than significant impact from hazardous material sites.
- e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project is not subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There are less than significant impacts to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project.
- f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site.
- g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based upon the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is located within the County Office of Emergency Services in the El Dorado County Government Center complex in Placerville.
- h) The El Dorado County Fire Protection District reviewed the project proposal and concluded that the project will not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area.

FINDING: The proposed project will not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and expose people and property to risks associated with wildland fires. For this “Hazards and Hazardous Materials” category, the thresholds of significance will not be exceeded by the proposed project.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓
f. Otherwise substantially degrade water quality?			✓
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓
j. Inundation by seiche, tsunami, or mudflow?			✓

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) Any grading to improve access will require an improvement plan as required by the El Dorado County Department of Transportation. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, and the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site.
- b) There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. El Dorado County Environmental

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Management has approved a safe and reliable water supply from existing wells for parcels 2 and 3. Environmental Management also considered an El Dorado Irrigation District’s Facilities Improvement Letter (FIL) addressing a safe and reliable water source for a required fire hydrant, as well as a 3-inch agricultural water meter for parcel 1. Prior to the recordation of the of the parcel map, a meter award letter or similar proof of water service must be issued by the El Dorado Irrigation District to Planning Services providing a guarantee of domestic water service to parcel 1.

- c) There is no evidence that the grading and ground disturbances associated with the project will substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project.
- d-e) Compliance with the standards and requirements contained within *Grading Erosion and Sediment Control Ordinance* will limit any potential impacts to drainage ways on or adjacent to the project site, and limit erosion and siltation to a less than significant level.
- f) The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site.
- g-h) The Flood Insurance Rate Map (Panel 060040 0725C, December 4, 1986) for the project area establishes that the project site is not located within a mapped 100-year floodplain.
- i) The subject property in the Camino area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters.
- j) There is no potential for impacts from seiche or tsunamis, or from mudflow at this site.

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

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;

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

- a) The project will not result in the physical division of an established community.
- b) As proposed, the project is consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the 2004 General Plan. The parcel map is also consistent with the development standards contained within the El Dorado County Zoning Ordinance with the approval of two design waivers. The project does conflict with the required 200-foot special setbacks for agricultural protection for residential use pursuant to Zoning Ordinance Section 17.06.150. Pursuant to Chapter 17.20 of the ordinance, the new parcels will continue to provide for legal non-conforming structures and setbacks of a 125-foot setback on parcel 2 and a more conforming 160-foot setback for parcel 3. For parcel 2, no changes are proposed and the legal non-conforming status remains. For parcel 3, the parcel map creates a greater degree of conformity since the 160-foot setback is greater than the existing 60-foot setback.
- c) As discussed in Section IV “Biological Resources”, the request for a parcel map will not affect any biological resources, and the proposal will not conflict with any applicable habitat conservation plan or natural community conservation plan.

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

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?				✓
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?				✓

Discussion:

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

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

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

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of the mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value.

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

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?			✓
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓

Discussion:

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

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

a/c) The project will not result in a substantial increase in existing ambient noise levels in the project vicinity. The creation of three parcels where two exist will not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 of the General Plan.

b/d) Persons adjacent to the project vicinity will not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of minor grading and improvement activities or upon completion of the project.

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

FINDING: For the “Noise” category, the thresholds of significance have not been exceeded and no significant adverse environmental effects will occur from the proposed development.

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)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

Discussion:

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

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

- a) The proposed project has been determined to have a minimal growth-inducing impact as the project includes the creation of three parcels where two currently exist. No residential development is proposed as part of the request for a parcel map. The project does not include any school or large scale employment opportunities that lead to indirect growth.
- b) No existing housing stock will be displaced by the proposed project.
- c) No persons will be displaced necessitating the construction of replacement housing elsewhere.

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

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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?			✓
b. Police protection?			✓
c. Schools?			✓
d. Parks?			✓
e. Other government services?			✓

Discussion:

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

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

- a) **Fire Protection:** The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The El Dorado County Fire Protection District will review the project improvement plans and parcel map submittal for conformance with Fire Safe Standards prior to map approval.
- b) **Police Protection:** The project site will be served by the El Dorado County Sheriff’s Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff’s Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff’s Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The creation of three parcels where two currently exist will not significantly impact current response times to the project area.
- c) **Schools:** The project site is located within the Camino Union School District. The affected school district was contacted as part of the initial consultation process and no specific comments or mitigation measures were received for potential incremental increases in student body. School impact fees are collected with any subsequent building permits.

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- d) **Parks:** The proposed project and potential incremental increase in population will not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. In this case, the parcel map shall be conditioned to require the payment of an in-lieu park fee consistent with the procedures outlined within Section 16.12.090.
- e) No other public facilities or services will be substantially impacted by the project.

FINDING: Adequate public services are available to serve the project. Therefore, there is no potential for a significant direct or indirect impact due to the creation of three parcels where two exist. No significant public service impacts are expected. For the “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?			✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓

Discussion:

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

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

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

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

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

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
 - Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
 - Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.
- a) Approval of the proposed parcel map would result in the creation of one additional parcel with capacity of primary residence and a secondary residence of no greater than 1,200 square feet. The parcel is accessed by High Hill Road which connects with Carson Road, a County maintained road. All three parcels will provide for access directly onto High Hill within individual and separate access driveway aisles. Parcel 2 will provide an access drive using a 50-foot wide panhandle of a flag lot, while parcels 1 and 3 provide adequate frontage to provide for vehicular access. County Department of Transportation has determined that the project will not generate a significant level of trips to require a traffic study or mitigation.
- b) The approval of the proposed parcel map and the subsequent creation of three parcels and potential future development of a single-family residence on parcel 1 will not significantly impact the existing level of service of Carson Road and surrounding roadways.

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- c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.
- d) The area is typical of an agricultural community supporting large lot vineyards, orchards, recreational amenities, and a mix of low-density residential supporting agricultural uses. The proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that will substantially increase hazards. No traffic hazards will result from the project design.
- e) The project will not result in inadequate emergency access to any of the proposed residential structures.
- f) The submitted parcel map was reviewed to verify compliance with on-site parking requirements within the Zoning Ordinance. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. Parking requirements for conventional single-family detached homes are two spaces not in tandem. Parking will be reviewed at the time of building permit plan check.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation.

FINDING: For the “Transportation/Traffic” category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects will result from the project.

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

Discussion:

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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) No significant wastewater discharge or surface run-off will result from the proposed parcel map.
 - b) No new water or wastewater treatment plants are proposed or are required because of the project.
 - c) On-site stormwater drainage facilities are required on-site so as to reduce runoff to discharge levels that do not exceed site discharge levels, which existed prior to development of the site. All such drainage facilities shall be built in conformance with the standards contained in the County of El Dorado Drainage Manual.
 - d) The applicant proposes to supply water to parcels 2 and 3 by existing on-site wells. Parcel 1 does not propose residential development at this time. A Facilities Improvement Letter (FIL) was submitted by the applicant identifying adequate water supply for a new fire hydrant and a 3-inch water meter for agricultural purposes. A 3-inch water meter is also adequate for any future residential development on-site. Prior to the approval of any building permits for parcel 1, the applicant shall be required to provide an award letter issued by the El Dorado Irrigation District (EID) identifying an available, adequate, and safe water supply for such residential development.
 - e) As stated above, parcels 2 and 3 are the only parcels providing for residential living or lodging facilities and are both served by individual on-site sewage disposal/septic systems which have been reviewed by the Environmental Management Department for adequacy. At a future date, parcel 1 may request an appropriate on-site sewage disposal/septic system that will be subject to review and approval of the Environmental Management Department.
 - f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility / Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.
 - g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots will be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection.

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

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?			✓
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

Discussion:

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

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SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Archaeological Survey Report of Dart-McCall Ranch at Camino APN 048-090-05-10, El Dorado County, California, November 1996. Historic Resource Associates.