



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: TM09-1491 / Williamson Family Trust

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

Contact Person: Aaron Mount, Associate Planner

Phone Number: (530) 621-5355

Property Owner's Name and Address: Williamson Family Irrevocable Trust, 8260 Bramhall Way, Fair Oaks, CA 95628

Project Applicant's/Agent's Name and Address:

Kim Harris, Trustee, Williamson Family Irrevocable Trust, 8260 Bramhall Way, Fair Oaks, CA 95628

Project Engineer's / Architect's Name and Address:

CTA Engineering and Surveying, Inc., 3233 Monier Circle, Rancho Cordova, CA, 95742

Project Location: The subject property is located on the west side of Lotus Road approximately 1,000 feet south of the intersection with Oleander Way in the Rescue area.

Assessor's Parcel Number(s): 102-020-96

Zoning: Estate Residential Ten-Acre (RE-10)

Section: 12 **T:** 10N **R:** 9E

General Plan Designation: Rural Residential (RR)

Description of Project: Tentative subdivision map to create 4 lots ranging in size from 10 acres to 11.33 acres on a 43.19 acre site. The project would include the construction of an on-site access road. The project would be served by public water and on-site septic systems. The following design waiver has been requested: (1) Reduced right of way for the on-site access road to 30 feet. A reduction in the wetland setback from 50 feet to 10 feet for and on-site road in accordance with the Interim Interpretive Guidelines for El Dorado County General Plan policy 7.3.3.4 adopted June 22, 2006.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	RR	Residential/ Undeveloped
North	RE-10	RR	Residential/ Undeveloped
South	PD	RR	Residential/ Undeveloped
East	RE-5	LDR	Residential/Single Family Residences
West	RE-10	HDR	Single Family Residences

Briefly Describe the environmental setting: The project parcel is located on hilly terrain at a median elevation of approximately 1,000 feet above sea level. Lotus Road marks the eastern boundary and immediately abutting parcels are undeveloped with agricultural uses. The parcels to the east are residential and developed. With the exception of an access road located near the northern parcel boundary, the project parcel is undeveloped and lacks any permanent structures. The parcel is roughly divided in half by a low ridge that traverses the site from north to south. The eastern half generally drains to the east towards the base of Lotus Road and the seasonal wetlands while most of the western portion drains to the southwest into a perennial reach of Indian Creek, which

enters from the south and exits to the west. The site supports four major plant communities: foothill oak woodland, riparian woodland, foothill chaparral, and foothill grasslands. The southeastern portion contains the remnants of a pioneer cemetery.

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

1. El Dorado County Development Services
2. El Dorado County Department of Transportation
3. El Dorado Local Agency Formation Commission (LAFCO)
4. Rescue Fire District
5. CAL Fire
6. El Dorado County 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.

	Aesthetics		Agriculture and Forestry Resources	Air Quality
X	Biological Resources	X	Cultural Resources	Geology / Soils
	Greenhouse Gas Emissions		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

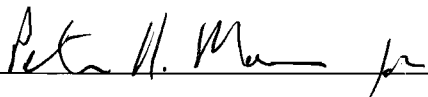
DETERMINATION

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: 9-3-10

Printed Name: Aaron Mount For: El Dorado County

Signature:  Date: 9/7/10

Printed Name: Pierre Rivas For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a residential and commercial development.

Project Description

Tentative Subdivision Map to subdivide the property into four parcels ranging in size from 10.054 acres to 11.329 acres.

Project Location and Surrounding Land Uses

The 43.19-acre site is located on the west side of Lotus Road 1,000 feet south of the intersection with Oleander Lane in the Rescue area. The surrounding land uses are existing single family residential development and agriculture.

Project Characteristics

1. Transportation/Circulation/Parking

The project would be accessed via Latrobe Road which is a County maintained road. One interior roadway is proposed for the project. The proposed roadway shall be consistent with DISM Design Standard Plan 101C.

2. Utilities and Infrastructure

The project site would be serviced by onsite septic systems and public water. Public water will require the discretionary approval of LAFCO for annexation into the El Dorado Irrigation District. Power utilities and telephone service would be extended to the site by local utility companies.

3. Population

The proposed 4 residential parcels would result in an increase of population in the Rescue Rural Region but would be consistent with the anticipated residential density of the Rural Residential Land Use Designation. The project would not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of on site road improvements including grading. The project applicant would be required to obtain permits for grading and encroachment from the Department of Transportation and obtain an approved fugitive dust mitigation plan from the Air Quality Management District.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Mitigated Negative Declaration tiers off of the El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at <http://www.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein. The following impact areas are tiering off the General Plan EIR:

Biological Resources
Noise
Population/Housing

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:

- a. the significance criteria or threshold, if any, used to evaluate each question; and
- b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

Discussion:

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

- a. **Scenic Vista.** The project site is located in the rural region of Rescue. The project site and vicinity is not identified by the County as a scenic view or resource. There would be no impact.
- b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.
- c. **Visual Character.** The project would not affect the visual character of the rural center or the project vicinity. There would be no impact.
- d. **Light and Glare.** Potential sources of light and glare would result from the residential development. Future sources of lighting as a result of the project would be typical of residential development. The project would not result in new sources of light that would significantly impact the neighborhood. Therefore, the impacts of existing light and glare created by the project would be less than significant.

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

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. There would be no impact.
- b. **Williamson Act Contract.** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.
- c. **Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. A small portion of the project parcel is shown as containing grazing land and farmland of local importance. The portions defined as agricultural land are either extremely sloped or where the location of the cemetery are located. The RE-10 zone district does allow for agricultural activities. The impacts would be less than significant.
- d-e. **Loss of forest land/conversion of forest land to non-agricultural use.** The project would not convert forest land to non-agricultural or non-forest use.

FINDING For this "Agriculture" category, there would be no impact.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

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

- Air Quality Plan.** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Mitigation (FDM) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.
- Air Quality Standards.** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. Construction related activities would generate PM₁₀ dust emissions that would exceed either the state or federal ambient air quality standards for PM₁₀. This is a temporary but potentially significant effect.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. This would be a less-than-significant impact.

The Air Quality Assessment prepared for the project determined that the construction activities would be below the AQMD emission thresholds of significance of 82 pounds per day each of ROG or NOx. AQMD has reviewed the assessment and concurs with the analysis and that the air quality impact by the project would be less than significant.

- c. **Cumulative Impacts.** The project site is located within the Mountain Counties Air Basin which is designated as non-attainment for ozone and PM₁₀. The project would be well below emissions thresholds, as described above and would cause an insignificant contribution to existing or projected air quality violations.
- d. **Sensitive Receptors.** The project would create four residential lots within the Rescue rural region. The proposed residential use would not be considered a use which would expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
- e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed residential use as a use known to create objectionable odors. Impacts would be less than significant.

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

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

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>			
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion:

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

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

a. **Special Status Species.** A Biological Resources Evaluation was prepared for the project site. The field study surveyed the project site for plant and animal species subject to protection by state and federal statutes. The study identified one special status plant species on the project site. One blue elderberry shrub (*Sambucus mexicana*) was located in the northeast corner of the project parcel. The shrub is located within a PG&E easement which only allows utility development within it. As potential disturbance by the parcel owner is not allowed within the easement, there would be no impact associated with this project.

The study did conclude that there may be potential habitat for species of concern at the project site; therefore, the following Mitigation Measures shall be implemented to reduce potentially significant impacts to a less than significant level:

BIO-1 Pre-construction Survey Required: Removal of vegetation within the project area shall be conducted between August 15 and February 28 if feasible which is outside of the peak nesting period for most migratory bird species and nesting raptor species.

If construction activities are scheduled to occur within the typical breeding season for raptors and migratory bird species (March 1 through August 31), on-site pre-construction surveys for raptors and migratory bird species and their nests shall be conducted by a qualified biologist no more than 30 days prior to initiation of the proposed development activities. The survey results shall be submitted to the California Department of Fish and Game (CDFG) and Planning Services prior to issuance of a grading permit. If active raptor or migratory bird species nests are found on or immediately adjacent to the site, consultation must be initiated with CDFG to determine appropriate avoidance measures. The applicant shall follow the appropriate avoidance measures issued by CDFG, and no construction activities shall occur on the project site until the avoidance measures are issued and implemented. If no active nests are found, then no further action is required, and construction activities may proceed upon approval by Planning Services.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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MONITORING: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on the grading plans. Planning Services shall review the surveys prior to issuance of a grading permit.

- b. **Riparian Habitat.** A jurisdictional delineation was performed and found that the study area encompasses three channels. No impacts are proposed to these riparian and channel features as the proposed on-site access road has been designed to avoid them and it has been shown that buildbale area exists outside of these features. The El Dorado County General Plan Policy 7.3.3.4 requires setbacks from riparian areas and wetlands. The applicant would be required to demonstrate the applicable setbacks on the final map as a condition of approval. Impacts would be less than significant.
- c. **Wetlands.** A jurisdictional delineation was performed and found that the study area encompasses three channels and one seasonal wetland swale. The proposed on-site road would be built within 10 feet of the seasonal wetland. The siting of the road encroachment is required due to line of site issues on Latrobe road. El Dorado County General Plan Policy 7.3.3.4 requires a 50 foot setback from wetlands. From a CEQA perspective it would be a less than significant impact as the wetland is being completely avoided, however the Interim Interpretive Guidelines only allows an alternative setback when the applicant demonstrates that the alternative setback would still provide sufficient protection of the biological resources and avoids or minimizes impacts as required by the General Plan. In this case a biological study and wetlands delineation have been submitted that show that the 10 foot separation between the seasonal wetland and the proposed road would have no impact on the biological resources associated with the seasonal wetland. The seasonal wetland is adjacent to Lotus Road which is a heavily traveled road and would have the potential of a greater impact than the proposed on-site road. Consistency with the County grading ordinance would ensure that the proposed on-site road would not be a significant impact during or after construction on the seasonal wetland. Impacts would be less than significant.
- d. **Migration Corridors.** The project site is not within the study area for deer migration within the County. No impacts are proposed within the riparian corridor within the project parcel. Incorporation of mitigation measure BIO-1 would ensure that there would be no impacts to migrating birds and raptors. Impacts would be less than significant.
- e. **Local Policies.** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. The project site is not located in Rare Plant Mitigation Area 0.

Several channels and wetland features were found on the project site. El Dorado County General Plan Policy 7.3.3.4 requires setbacks from riparian areas and wetlands. The applicant would be required to demonstrate the applicable setbacks on the final map as a condition of approval except for the reduction discussed above.

The tree canopy analysis prepared for the project determined oak canopy to be 40.8 percent of the project site. The El Dorado County Oak Woodland Management Plan requires 80 percent retention of existing canopy cover for parcels over one acre having 40-59 percent oak canopy cover. Oak removal for road construction for this project would be 3.5 percent of the calculated oak canopy. The proposed project estimates tree removal for roadways to be 0.62 acres. The estimated tree canopy retention after road improvements and lot development would be 80.1 percent, which would be below the 80 percent retention requirement. The applicant would be required to pay into the conservation fund under "Option B" of Policy 7.4.4.4. The applicant would comply with General Plan Policy 7.4.4.4 during the grading and building permit processes. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: Potentially significant impacts relating to Biological Resources include impacts to riparian areas, impacts to protected animal species, and removal of oak woodland habitat. Implementation of Mitigation Measures **BIO-1** would require pre-construction surveys to reduce impacts to protected animal species. For this 'Biological Resources' category, the above Mitigation Measure would be required to reduce potentially significant impacts to a less than significant level.

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

Discussion:

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

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

a-d. Historic or Archeological Resources. A Cultural Resource Study was prepared for the site by Peak and Associates (March 2009). A potentially significant cemetery was identified on the project site.

The subject property is the site of a historic cemetery known variously as the B.O.B. Ranch Cemetery, Indian Creek Cemetery and the Somerset House Cemetery. The Cultural Resource Assessment for the Williamson Trust Parcel Split, APN 102-020-96 Prepared by Peak and Associates, Inc. in March 2009 includes the history and description of the site, noting existence of markers dated 1850 to 1863 and six observed graves. Reference is made to "about 40 graves" observed at the cemetery in 1966. No enclosure is in place. The cemetery is considered by the Cemetery Advisory Committee to be at risk of obliteration by neglect and development. Upon investigation by the projects archaeologist it was determined that the cemetery did not meet the potential for inclusion in the California Register of Historical resources nor is there archaeological research value for the site.

In accordance with Chapter 8.20 of the El Dorado County Ordinance Code, maintenance of the cemetery enclosure, signage and cemetery property shall be the responsibility of the property owner, and shall be performed in such manner as preserves the enclosure, any markers, monuments or other objects commemorating burials to the satisfaction of the Cemetery Director.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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In the report the cemetery boundaries were identified by the project engineer, not the archaeologist. In light of the lack of evaluation by the cultural resource professional a full analysis of the potential boundaries of the cemetery was required to be performed by the applicant. A ground penetrating radar and magnetic survey were performed which found additional grave sites outside of the known graves. The project archaeologist has proposed a 30 foot setback from the known grave sites in order to reduce potential future impacts. Additionally an archaeologist is required to monitor post hole digging which is required to meet state health code fencing requirements. The project archaeologist has provided a statement that the surveys and incorporation of the conditions of approval would reduce impacts to the cemetery to a less than significant level. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains on the rest of the project site. No other cultural or paleontological resources were found on the site.

There is always a potential that additional graves may exist outside of the study area and protection is required of the known graves; therefore, the following Mitigation Measure shall be implemented to reduce potentially significant impacts to a less than significant level:

CR-1 Cemetery Enclosure Ground Disturbance: The applicant shall place a permanent, secure enclosure and appropriate signage for the cemetery. The enclosure shall be placed a minimum of 10 feet from the nearest potential burial. An archeologist and a representative from El Dorado County Department of Transportation Cemetery Administration Unit shall be present at the time of construction of the post holes for the fencing. If a grave is encountered during excavation, construction shall be stopped and the El Dorado County Sheriff and El Dorado County Coroner's office must be contacted. Further mitigation may be required and will be determined by the Archaeologist and DOT staff at that time.

MONITORING: The applicant shall coordinate with El Dorado County Department of Transportation Cemetery Administration Unit to schedule a representative to be at the project site at the time of construction of the post holes for the fencing. The DOT representative will ensure that an archaeologist is at the site at the time of construction of the post holes. The improvements shall be completed to the satisfaction of the Cemetery Director prior to the filing of the final map.

FINDING: Incorporation of setbacks shown on the map, conditions of approval, and the proposed mitigation measure would reduce potential impacts to the cemetery on the project site. This project would have a less than significant impact within the Cultural Resources category.

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

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

Discussion:

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

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

a. Seismic Hazards.

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

ii) Ground rupture associated with earthquake activity on the Foothills Fault System would be possible but considered very unlikely for the subject site. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. Ground shaking could cause landslides where soil and/or rock conditions are weak. The possibility of landslide development impacting future buildings at the site would be considered remote given the general relative competent bedrock conditions and soil cover, along with the slope conditions in the areas proposed to receive building improvements. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

- b. **Soil Erosion.** According to the Soil Survey for El Dorado County, the soil types found include AxD (Auburn very rocky silt loam), AyF (Auburn extremely rocky silt loam), PrD (Placer Diggings), and SaF (Serpentine Rock Land), none of which are hydric sols. Based on the characteristics of the anticipated soils, there is no reasonable danger from earthquake-induced liquefaction, seismic settlement, and significant mass-wasting land sliding. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.
- c. **Geologic Hazards.** Ground shaking caused by earthquake activity centered elsewhere within the Sierra Nevada, western Nevada, and Coastal Ranges of California would be possible. Appropriate structural design criteria have been recommended by the project engineer and would be implemented at time of building permit issuance. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance, impacts would be less than significant.
- d. **Expansive Soils.** Expansive soil conditions would not be expected within the build areas based on the soils observed during the site reconnaissance and the general lithology of the underlying geologic units. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance; impacts would be less than significant.
- e. **Septic Capability.** The project would be served by individual sewage disposal areas. A septic capability study was submitted to and approved by the Environmental Management Department. If future septic systems fail there is the option to rebuild the system or have an alternative system approved. There would be no impact.

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

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

a-b. **Generate Greenhouse Gas Emissions and Policy.** Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide, and chlorofluorocarbons. Greenhouse gases specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Human-caused emissions of these GHGs in excess of natural ambient concentrations are regarded by many researchers as responsible for enhancing the greenhouse effect. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation.¹

GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California is the 12th to 16th largest emitter of CO₂ in the world and produced 492 million gross metric tons of CO₂ equivalents in 2004. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. Expressing GHG emissions in CO₂ equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted. Current modeling for climate change is not an exact science and there is a high degree of uncertainty in projecting future climate change.

Emitting CO₂ into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO₂ in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO₂ into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment. Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems that result in the physical expressions of global climate change, it is impossible to discern whether the presence or absence of CO₂ emitted by the project would result in any altered conditions.

No air district in California, including the El Dorado APCD, has identified a significance threshold for GHG emissions or a methodology for analyzing air quality impacts related to GHG emissions. In June 2008, the Office of Planning and Research's (OPR) issued a technical advisory (*CEQA and Climate Change*) to provide interim guidance regarding the basis for determining the proposed project's contribution of greenhouse gas emissions and the project's contribution to global climate change. In the absence of adopted statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions:

- Identify and quantify the project's greenhouse gas emissions;
- Assess the significance of the impact on climate change; and
- If the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.

Because the effects of GHGs are global, a project that merely shifts the location of a GHG-emitting activity (e.g., where people live, where vehicles drive, or where companies conduct business) would result in no net change in global GHG emissions levels.

¹ California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004*. (Staff Final Report). Publication CEC-600-2006-013-SF.

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The project proposes four residential parcels, which comprises a small percentage of housing in the region. Similar to other new residential development in the region, the project would incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features will help reduce potential GHG emissions resulting from the development of the proposed project. In light of these factors, impacts related to the project's expected contribution to GHG emissions would not be considered significant, either on a project-level or cumulative basis. Impacts would be less than significant.

FINDING: It has been determined that the project would result in less than significant impacts to greenhouse gas emissions because of the project's size and inclusion of design features to address the emissions of greenhouse gases, and large lot sizes to avoid the site's sensitive natural resources. For this "Greenhouse Gas Emissions" category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects would result from the project.

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

Discussion:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a-b. **Hazardous Materials.** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would only occur during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Health- Hazardous Waste Division of El Dorado County. The impact would be a less than significant level.
- c. **Hazardous Materials Near Schools.** The project would not be located near a school. There would be no impact.
- d. **Hazardous Sites.** No parcels within El Dorado County are included on the Cortese List. There would be no impact.
- e. **Aircraft Hazards.** The project site is not located within an airport land use plan. Impacts would be less than significant.
- f. **Private Airstrips:** The project site is not located within the vicinity of a private airport. There would be no impact.
- g. **Emergency Plan.** As discussed in the Traffic category, the project would impact the existing road systems. The project would be required to make road improvements which would address the additional impacts to the road systems. Impacts would be less than significant.
- h. **Wildfire Hazards.** The El Dorado County Fire District and Department of Forestry and Fire Protection has reviewed the project and determined that the construction of roadways to Fire Safe Regulation standards, and implementation of a fire safe plan would reduce impacts to a less than significant level.

FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The El Dorado County Fire District and Department of Forestry and Fire Protection District would require Conditions of Approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

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

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- Cause degradation of groundwater quality in the vicinity of the project site.

- a. **Water Quality Standards.** Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be less than significant.
- b. **Groundwater Supplies.** The project would be served by public water but would require annexation into the EID water district. If annexation was not approved and water wells would be required to be constructed, the wells would intersect fracture zones that provide sufficient quantities of water for domestic/residential supply design needs. There would be no known problem areas for water availability at the project site. Impacts would be less than significant.

Construction activities may have a short-term impact as a result of groundwater discharge; however, adherence to the Grading Ordinance would ensure that impacts would be less than significant.

- c. There is no evidence that the grading and ground disturbance associated with the project would substantially alter the existing drainage patterns on and off the site. There is no evidence that the grading and ground disturbances associated with the project would substantially alter the existing drainage patterns on or off the site. The Grading, Erosion, and Sediment Control Ordinance contain specific requirements that limit the impacts to a drainage system. The standards would apply to this project when a building permit request is submitted to the County. This impact would be less than significant.
- d. The proposed project site would encompass approximately 40 acres. The rate of surface runoff from development would be minimized through the application review process; there would be a less than significant impact from the current proposal's road improvements and future impervious surfaces created with development on the new parcels. Impacts would be less than significant.
- e. There would be insignificant impacts from stormwater runoff directly caused by the approval of this application request and minor road improvements. Impacts would be less than significant.
- f. The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All storm-water 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. The impact would be less than significant.
- g-j. **Flood-related Hazards.** The project site is within a mapped 100-year flood area but would not result in the construction of any structures that would impede or redirect flood flows. The project parcel additionally contains a portion of the project parcel that is within a dam failure inundation area. The flood zone and dam failure inundation areas coincide but due to topographic changes and required perennial stream setbacks would not be developed. The flood zone area is shown on the tentative map and a condition of approval requires a 100 foot setback to be shown on the final map. The risk of exposure to seiche, tsunami, or mudflows would be remote. Impacts would be less than significant.

FINDING: The proposed project would require a site improvement and grading permit through the El Dorado County Building Services that would address erosion and sediment control. No significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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X. LAND USE PLANNING. <i>Would the project:</i>			
a. Physically divide an established community?			X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X

Discussion:

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

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

- a. **Established Community.** The project is located within the Rescue Rural Region. The project is bounded to the east by single family residential development, and agricultural land to the west, north, and south. The project would not conflict with the existing land use pattern in the area. Impacts would be less than significant.
- b. **Land Use Consistency.** The project would be for 4 lots ranging in size from 10 acres to 11 acres on a 43.19 acre site resulting in a net density of one unit per 10.8 acres. Therefore, the proposed parcels would conform to the General Plan land use designation of Rural Residential and the Estate Residential Ten-Acre zone district. The project would comply with applicable General Plan policies and Conditions of Approval consistent with adopted policy and ordinances. The project would be consistent with policies relating to slope, biological resources, and traffic.
- c. **Habitat Conservation Plan.** There are currently no adopted HCP's or NCCP's in El Dorado County. There would be no impact.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES. <i>Would the project:</i>			
recovery site delineated on a local general plan, specific plan or other land use plan?			

Discussion:

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

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

a-b. Mineral Resources. There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on the project site. The project site is adjacent to an active mine, however the proposed tentative map would have no impact this operation. There would be no impact.

FINDING: No known mineral resources are located on or within the vicinity of the project. There would be no impact to this 'Mineral Resources' category.

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

Discussion:

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

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

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- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
 - Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- a. **Noise Exposures.** The project parcel is bound on the east by Lotus Road which has the potential to increase traffic related noise levels. Natural features and setbacks would not allow development to occur within the 60 Ldn/CNEL Traffic Noise Contour. An environmental noise assessment was performed to locate the 60 Ldn/CNEL noise contour on the project parcel. The study concluded that no mitigations would be required to meet the County’s General Plan noise level requirements. Impacts would be less than significant.
- b. **Ground borne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 5:00 pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. These project construction hours would be incorporated into the Conditions of Approval. Impacts would be less than significant.
- c. **Short-term Noise Increases.** The project would include construction activities for the grading of the site and construction of residential units. The short-term noise increases would potentially exceed the thresholds established by the General Plan. This is a potentially significant impact. Standard Conditions of Approval would limit the hours of construction activities to 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 5:00 pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.
- d. **Long-term Noise Increases.** The project would not increase the ambient noise levels in the area in excess of the established noise thresholds. Impacts would be less than significant.
- e-f. **Aircraft Noise.** The project is not located adjacent to an airport. There would be no impact.

FINDING: For this ‘Noise’ Category, impacts would be less than significant.

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

Discussion:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

- a. **Population Growth.** To avoid impacts associated with an increase in population growth potential displacement of housing or residents, General Plan Policy 2.9.1.2 requires that every five years, as part of the General Plan review and update, actions can be taken to decrease forecasted impacts in areas where higher intensity development is found to have a market demand. A recent study conducted by Bay Area Economics in June 2006 concluded that “Based on the actual growth rates within El Dorado County since 2002 compared to the growth projections contained in the Land Use Forecast Report, it appears that the growth assumptions in the Land Use Forecast Report are reliable, and in fact somewhat conservative from an environmental impact standpoint.” The proposed project would include up to four residential units. Assuming 2.8 persons per household² in the primary units, population could increase by approximately 11.2 persons. Assuming all residential units include a primary and secondary unit, the population could increase to approximately 22.4 persons. Assuming growth beyond the primary units the additional population would not be considered a significant population growth. Therefore, potential impacts as a result of increased population and displacement of housing or residents would be considered less than significant.
- b. **Housing Displacement.** The project would result in the creation of four residential lots. No displacement or relocation housing would result as part of the project. There would be no impact.

FINDING: It has been determined that there would be less than significant impacts to population growth and no significant impacts to population or housing displacement. For this “Population and Housing” category, impacts would be less than significant.

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

² El Dorado County General Plan, July 2004, Chapter 2 land Use, Table 2-2, Page 19.

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

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

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

- a. **Fire Protection.** The Rescue Fire Protection District provides structural fire protection to the project site. The District would require fire protection measures that would be included as Conditions of Approval of the project. These measures include the preparation of a fire safe plan, construction of roads to Fire Safe Regulations and other standard requirements of the Fire Safe Regulations. Impacts would be less than significant.
- b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be required. Impacts would be less than significant.
- c. **Schools.** School services would be provided by the Gold Trail Union School District and the El Dorado Union High School District. The proposed residences would be required to pay the impact fees adopted by the District. Impacts would be less than significant.
- d. **Parks.** As discussed in the 'Recreation' category below, the project would be required to pay park in-lieu fees. Impacts would be less than significant.
- e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would be less than significant.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. RECREATION.			
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. **Parks.** The project would result in an increase usage of parks and recreational facilities. Payment of in-lieu fees would be sufficient to ensure the impacts from the new development would be mitigated. Impacts would be less than significant.
- b. **Recreational Services.** The project would not include additional recreation services or sites as part of the project. The increased demand for services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

FINDING: No significant impacts to open space or park facilities would result as part of the project. For this 'Recreation' category, impacts would be less than significant.

XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?			X	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
of such facilities?			

Discussion:

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

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

- a. **Traffic Increases.** The project would create four residential parcels which would not exceed the thresholds for traffic established by the General Plan. A Traffic Impact Analysis was not prepared for the project. The on-site road would be improved in accordance with DISM Design Standard Plan 101C and the 2007 CA Fire Code. Payment of TIM fees and road improvements consistent with County Design Standards would reduce potential impacts related to traffic. Upon payment of applicable TIM fees and construction of the required road improvements, impacts would be less than significant.
- b. **Levels of Service Standards.** The project impacts would not exceed the level of service thresholds established by the General Plan with project Conditions of Approval. Impacts would be less than significant.
- c. **Air traffic.** The project site is not located adjacent to an airport. There would be no impact.
- d. **Design Hazards.** The project would not create any significant traffic hazards. The proposed encroachments would be designed and constructed to County standards. The project would provide adequate turnarounds at the end of the onsite dead-end roadway consistent with the provisions of County Standard Plan 114 or approved equivalent for emergency ingress and egress constructed in accordance with the County Design Manual. Impacts would be less than significant.
- e. **Emergency Access.** The project Conditions of Approval would require the improvement plans to include turnouts along driveways exceeding 150 feet in length, but less than 800 feet in length, near the midpoint of the driveways. Where a driveway exceeds 800 feet, turnouts would be provided no more than 400 feet apart (Article 2. Emergency Access, Section 1273.10(a) of the Fire Safe Regulations). Impacts would be less than significant.
- f. **Alternative Transportation.** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

FINDING: The project would not exceed the thresholds for traffic identified within the General Plan. For the Transportation/ Traffic category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X

Discussion:

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

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

- Wastewater Requirements.** The project proposes individual onsite septic facilities. Wastewater treatment would not be required. Impacts would be less than significant.
- Construction of New Facilities.** The project would be served by public water. The project would require annexation into the EID water district in order to obtain service. If annexation is denied the parcels sizes would allow development of the parcels with individual wells once it had been confirmed that ground water is available. A Facilities Improvement letter from the El Dorado Irrigation District states that there is an 8-inch stub located near the southern boundary of the project parcel. This would provide the necessary fire flow required by the Rescue Fire

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Protection District. The 8-inch water stub would require a pressure reducing system which may have a less than significant impact as a growth inducing potential. Impacts would be less than significant.

- c. **New Stormwater Facilities.** The project would be required to upsize an existing 12 inch culvert along and across Winding Way. In addition, roadside ditches would be required to be constructed. All facilities would be constructed in conformance with County ordinance. Impacts would be less than significant.
- d. **Sufficient Water Supply.** The project would be served by public water. The project would require annexation into the EID water district in order to obtain service. If annexation is denied the parcels sizes would allow development of the parcels with individual wells once it had been confirmed that ground water is available. A Facilities Improvement letter from the El Dorado Irrigation District states that there is an 8-inch stub located near the southern boundary of the project parcel that would provide the necessary fire flow required by the Rescue Fire Protection District.

The subject parcel is within EID's Western/Eastern Supply Area, which receives gravity water supply from FERC Project 184 and Jenkinson Lake. According to EID's 2009 Water Resources and Service Reliability Report, there are 1,315 equivalent dwelling units (EDUs) of water available in this region. However, this number does not take into account the existing 918 EID contractual commitments in the region. After taking into account this additional factor, it is reasonable to assume that EID's Western/Eastern Water Supply Region has approximately 397 EDUs that are available for purchase and not yet implicitly committed to other prospective customers. According to EID's FIL to the applicant, the project as proposed would require 8 EDUs of water supply. The current available supply is sufficient to accommodate the estimated 8 EDUs of service that will be required for this project.

Impacts would be less than significant.

- e. **Adequate Capacity.** The project does not require wastewater treatment as each lot would have individual on-site septic facilities. Impacts would be less than significant.
- f. **Solid Waste Disposal.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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

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 would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

- g. **Solid Waste Requirements.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. Impacts would be less significant.

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

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

Discussion:

- a. The project would have the potential to significantly impact fish or wildlife species as part of the project. The project would require oak woodland habitat removal. The project would include Conditions of Approval requiring oak woodland mitigation and a Mitigation Measures requiring pre-construction surveys to reduce impacts to protected animal species during project construction and protection of the existing cemetery. Implementation of these requirements would reduce potentially significant impacts to less than significant.
- b. The project would not result in significant cumulative impacts. The project would not require the extension of infrastructure or utilities outside of the Rural Center. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern with the amendment. Impacts would be less than significant.
- c. Based on the discussion contained in this document, potentially significant impacts to human beings would occur with respect to Air Quality. The project would include standard Conditions of Approval required by the Air Quality Management District which would apply to project construction. Adherence to these standard conditions would reduce potential impacts to less than significant. The project would result in the construction of 12 residential units. The proposed residential development would not result in substantial impacts to human beings. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

Project Specific Resource Material

Results of the Special Status Plant Surveys on the Williamson Family Trust Property, Miriam Green Associates, June 2009.

Jurisdictional

Delineation and Special Status Species Evaluation, Gibson & Skordal, January 2009.

Cultural Resource Assessment for the Williamson Family Trust, Peak & Associates, March 2009.

The Williamson Family Trust Ground Penetrating Radar Survey, BA Silva Systems, February 2010.

Air Quality Analysis for the Williamson Family Trust, Rimpo and Associates, January 2009.

Oak Canopy Review, Sierra Nevada Arborists, August 2009.

Environmental Noise Assessment, Williamson Family Trust, Bollard Acoustical Consultants, Inc.

Williamson Family Trust Septic Feasibility, Youngdahl Consulting Group, January 2009.