

NEGATIVE DECLARATION

FILE: N/A

PROJECT NAME: Land Development Manual (LDM)

NAME OF APPLICANT: El Dorado County

ASSESSOR'S PARCEL NO.: N/A

SECTION: N/A **T:** N/A **R:** N/A

LOCATION: El Dorado County, unincorporated area, California.

- GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- REZONING:** **FROM:** **TO:**
- TENTATIVE PARCEL MAP** **SUBDIVISION TO SPLIT** **ACRES INTO** **LOTS**
SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:** Adoption of a new Land Development Manual to replace the existing Design and Improvement Standards Manual

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:** The project is the adoption of the new Land Development Manual (LDM) to replace the existing Design and Improvement Standards Manual (originally adopted on May 27, 1996, Resolution 136-86, and amended from time to time) The LDM implements General Plan Policies that have been analyzed in the General Plan EIR (SCH 2001082030).

Most future development that would have potentially significant impacts would be approved through a future discretionary application and subject to separate CEQA review in which the site specific impacts would be addressed.

Ministerial permits, approved by the County as consistent with the LDM, would, by design of the LDM, incorporate development standards of the LDM to minimize potentially significant impacts. Larger ministerial projects would be required to comply with the mitigation measures and Policies of the General Plan pursuant to General Plan Policy 2.2.5.20. Policy 2.2.5.20, as implemented in Zoning Ordinance Section 17.22.300 et. seq., requires General Plan consistency for all new structures greater than 4,000 square feet; grading permits of 20,000 square feet and more; all development in an Important Biological Corridor (IBC) designated on the General Plan Map; and all non-residential development.

Pursuant to Section 17.22.340, if proposed development does not conform to General Plan policies, no permit will be issued unless: the applicant modifies the permit to be consistent with the General Plan; a Planned Development application, including site specific CEQA review, is approved by the County; or reasonable use of the property would otherwise be denied, as determined by the Development Services Director, and also subject to site specific CEQA review.

ATTACHMENT 2

Therefore, since the project is a new development code, consistent with the General Plan and General Plan EIR, there is no substantial evidence that would indicate that this project has the potential to significantly degrade the quality of the environment.

Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts." Based on the project being a new development code, consistent with the General Plan and General Plan EIR, the project would have no impact based on the issue of cumulative impacts.

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by EL DORADO COUNTY. A copy of the project specifications is on file at El Dorado County Planning Services, 2850 Fairlane Court, Placerville, CA 95667.



PREPARED BY

5-12-09

DATE