



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: TM05-1403 Protzel Cameron Park Subdivision

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

Contact Person: Daniel Hamilton

Phone Number: (530) 621-5355

Property Owner's Name and Address: John Protzel, 3096 Watsonia Glen Dr., El Dorado Hills, CA 95762

Project Applicant's Name and Address: CTA Engineering & Surveying, 3233 Monier Cir., Rancho Cordova, CA 95742

Project Agent's Name and Address: CTA Engineering & Surveying, 3233 Monier Cir., Rancho Cordova, CA 95742

Project Engineer's / Architect's Name and Address: CTA Engineering & Surveying, 3233 Monier Cir., Rancho Cordova, CA 95742

Project Location: South side of Highway 50: 2,300 feet west of the intersection with Highway 50 & Flying C Road in the Cameron Park area, Supervisorial District II.

Assessor's Parcel No(s): 108-010-48

Zoning: Estate Residential – Ten Acre (RE-10) to One-Family Residential (R1) & One-Half Acre Residential (R20,000)

Section: 8 **T:** 9 North **R:** 9 East

General Plan Designation: HDR High Density Residential

Description of Project: The project is a request to rezone 32.66 acres of land in Cameron Park from RE-10 (Estate Residential 10 Acre) to R1 (One-Family Residential) and R-20,000 (One-Half Acre Residential) and approve a Tentative Map to subdivide the property into 45 single family lots ranging in size from 7,910 square feet to 97,641 square feet. The project would create 26 lots zoned R1 and 19 lots zoned R20,000. Off-site improvements associated with the project include construction of water infrastructure to connect to existing EID water lines. Off-site improvements are exempt from CEQA under Government Code Section 15282(k) and are not considered within this report. Two design waivers have been requested to:

- a. Construct a four-foot wide sidewalk in lieu of the six-foot wide sidewalk on both sides of Voltaire Drive, required under Standard Plan 101B.
- b. Reduce right-of-way for Voltaire Drive, C Drive, and D Drive to 44 feet, rather than the 50 feet required under Standard Plan 101B, as well as reduce the right-of-way along Beasley Drive from 60 feet to 50 feet.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use (e.g., Single Family Residences, Grazing, Park, School)</u>
Site:	RE-10	HDR	vacant undeveloped
North:	R1	HDR	single family residential

East:	MV-TM	LDR	vacant undeveloped
South:	RE-10	HDR	one single family residence
West:	MV-TM	LDR	vacant undeveloped

Briefly Describe the environmental setting: The 32.66 acre lot is characterized by mixed trees and grasses. The terrain varies greatly from gentle to heavily sloping. Flora and fauna occurring on the site are varied, representing typical species for the Cameron Park area. There is a small intermittent stream running through the site. The project site is located in the Cameron Park area, south of Highway 50, and is surrounded by residential development and undeveloped lands.

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

Regional Water Quality Control Board: Water Quality Certification pursuant to Section 401 of Clean Water Act
Cameron Park Community Service District: In-lieu fees and park impact fees
California Department of Fish & Game: Streambed Alteration Agreement
El Dorado County Department of Transportation: encroachment permits, grading plans
El Dorado County Building Services: building permits

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. (NEED TO CHECK THOSE THAT YOU MITIGATED)

	Aesthetics		Agriculture Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources	X	Geology / Soils
	Hazards & Hazardous Materials	X	Hydrology / Water Quality		Land Use / Planning
	Mineral Resources	X	Noise		Population / Housing
	Public Services		Recreation	X	Transportation/Traffic
	Utilities / Service Systems	X	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: 
MEL PABALINAS
FOR

Date: September 25, 2007
BOS OR DATE OF APPROVAL

Printed Name: Daniel Hamilton For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

ENVIRONMENTAL IMPACTS

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

Discussion:

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

- a) The project is approximately one mile west from a scenic vista, Marble Valley, as identified in the El Dorado County General Plan. The scenic vista is visible primarily from the south, where topography and elevations allow for clear visual access. Since the project is west of the scenic viewpoint, and not in the direction of the south facing scenic view, the project would not adversely affect the scenic vista or impair views of the vista. The impact would be less than significant.
- b) The nearest scenic highway, as designated and listed by Caltrans, is Highway 49, about seven miles east of the project site. Because of the layout and slopes of the surrounding lands, the project site is not visible from any state scenic highway. The impact would be less than significant.
- c) The project includes substantial grading and the removal of some trees, as well as construction of homes on the site. The project shall comply with General Plan policies, zoning codes, and ordinances that regulate visual character, including policies to protect biological resources, height limitations to protect views, and other miscellaneous policies. The scale and type of development proposed would be consistent with existing residential development north of the site. The project would not substantially affect the visual character of its surroundings. The visual character of the site would change from undeveloped land to residential housing, consistent with the character of surrounding areas. The impacts would be less than significant.
- d) The project would result in the development of 45 residential lots, with homes and supporting infrastructure. New sources of light and glare would result from sources such as street lighting, security lighting, landscape lighting, automobile headlights, and other typical lighting associated with residential uses. Significant light sources exist in the vicinity of the project site, along Highway 50. Lighting would be similar to the residential development immediately north of the project. This project would not create a significant change in the visual environment of either daytime or nighttime conditions, and would not adversely affect views in the area. The impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

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

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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) The project would not result in any conversion of any farmland classified by the California Resources Agency to non-agricultural use. The project site and adjacent lands contain auburn silt loam and auburn very rocky silt loam soil types, which are rated as not prime farmland. There would be no impact.
 - b) The project area and adjacent lands are zoned for residential uses. The project does not conflict with zoning for agricultural uses. The project site and adjacent lands are not under any current Williamson Act contracts. The nearest Williamson Act contract is approximately two miles west, and this project would not affect any Williamson Act lands. There would be no impact.
 - c) The project would not involve other changes in the existing environment that could result in conversion of farmland to non-agricultural uses. Refer to discussion a) and b) above. There would be no impact.

Findings: The proposed project would result in no loss of farmland, or conflict with agricultural zoning of Williamson Act contracts. The project would not facilitate the loss of agricultural lands. The proposed project would have no impact on agricultural resources.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

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.

The project involves the rezoning from RE10 to R1 & R20,000 and subdivision of the property into 45 lots, allowing the development of homes on the lots. Additional improvements such as roadway improvement and grading would also require the use of construction vehicles. Construction and operational emissions from potential home development on the site could produce minor amounts of air pollutants, including particulate matter (PM₁₀), carbon monoxide (CO), sulfur dioxide (SO₂), and nitrogen oxide (NO_x), although not at levels near the thresholds listed above. Vehicles serving residential structures would also contribute carbon dioxide (CO₂) to the atmosphere.

- a) The approval and construction of the project would not affect the implementation of any regional air quality attainment plan or program. The project is required to follow the standard rules of the El Dorado Air Quality Management District, which provide for basic and reasonable mitigation of air quality impacts generated by the project, as discussed below. The impact would be less than significant.
- b) The project could 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 could exceed wither the state or federal

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

ambient air quality standards for PM_{10} . This is a temporary but potentially significant effect. The applicant must comply with the existing requirements of the El Dorado AQMD, designed to reduce overall impacts to air quality by controlling emissions and dust generation associated with construction activities. Existing regulations require the applicant to submit and obtain an approved Fugitive Dust Plan Application from the El Dorado Air Quality Management District.

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 is a less-than-significant impact.

The use of construction equipment emitting diesel exhaust could result in the generation of reactive organic gases (ROG), NO_x , CO, and PM_{10} that would contribute to air quality impacts. This impact is addressed in current regulations of the District. Existing standard conditions from the El Dorado Air Quality Management District sufficiently mitigate these potential air quality impacts. The existing standard conditions limit significant diesel emission by requiring, off-road construction equipment to be equipped with engines of 1996 or later model years. Construction drawings are required to specify this condition, and compliance will be checked as part of the building inspection process for new construction.

Complying with existing AQMD regulations would be sufficient to ensure that the project-related impacts to local and regional air quality are less than significant.

- c) The El Dorado Air Quality Management District has noted that there are existing cumulative air quality problems within El Dorado County which can be exacerbated by construction activities. The scale of construction required for this project would contribute to increases in pollutant levels. This is a potentially significant impact. Implementation of mitigation provided earlier in this section is sufficient to ensure that impacts would be less than significant.
- d) The project would not expose sensitive receptors to substantial pollutant concentrations. No schools, hospitals, parks, or other land uses with high usage levels by children and those with adverse health impacts are located within the immediate vicinity. The significant pollutants generated by the project would be completed during construction, prior to occupancy of the site. Thus, impacts to future residents would not be substantial. The impact would be less than significant.
- e) The project can result in the creation of objectionable odors for residents in the area. Odors caused by construction, such as exhaust fumes from construction equipment, and the use of landscape maintenance equipment can be considered objectionable by some residents in the area. These odors would be sporadic and temporary, and occur intermittently throughout the workday. Exhaust odors would dissipate rapidly within the immediate vicinity. Because of the temporary infrequent and sporadic nature of the odors, their potential to impact residents or visitors to the area is limited and unlikely. The impact would be less than significant.

Findings: 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

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

Discussion:

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

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

The El Dorado County General Plan does not designate this site as an Important Biological Corridor (IBC), and the site is not located within a Rare Plant Mitigation area. The El Dorado County General Plan EIR has analyzed the potential impacts to biological resources within the County, and has not determined that the area is of significance to broader-scale biological conservation areas in the County.

- a) Cooper's hawk, a California species of special concern, has been directly observed on the project site. The project site also contains suitable habitat for Cooper's hawk. Therefore, there is a high potential for nesting on the project

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

site. Implementation of this project could result in disturbance of breeding and nesting if construction activities occur any time during their typical breeding season (approximately March 1 through August 31). There is also some limited suitable habitat on the project site for other species, including red-shouldered hawk, red-tailed hawk, and the great horned owl, and could be affected by construction activity. Take of any raptor species is prohibited under California Department of Fish & Game Code Section 3503.5. This is a potentially-significant impact.

MITIGATION MEASURE BIO-1

1. *The applicant shall avoid take of any active raptor nests, and pre-construction surveys 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 nests are found on or immediately adjacent to the site, consultation must be initiated with CDFG to determine appropriate avoidance. The applicant shall follow the appropriate avoidance measures issued by CDFG. If no nesting is found to occur, than necessary tree removal may proceed without additional notification to CDFG, upon approval by Planning Services.*

The County's General Plan designates areas within the County that has the potential to affect rare plants. The County's General Plan and General Plan EIR define Rare Plant Mitigation Areas within the County, which designate lands potentially affecting rare plants that are subject to mitigation. The project site is not within a Rare Plant Mitigation Area. The likelihood of special status plant species to occur within the project site is considered low. This is a less-than significant impact.

- b) No sensitive natural communities have been identified, nor are any expected to be on the site. Any potential substantial adverse effects to riparian habitat can be mitigated by consultation with the CDFG as mentioned above. Existing requirements of the CDFG require the applicant to obtain a Streambed Alteration Agreement. The applicant must also comply with General Plan Policy 7.3.3.4: Riparian areas and wetlands - buffers and setbacks. The impacts would be less than significant with these existing regulations.
- c) There are two protected seep wetlands on the site, totaling 0.25 acres, and a small intermittent stream running through the site. The project has been designed to avoid impacts to the wetlands and stream. In addition, existing El Dorado County regulations requires all construction activities and improvements to be set back at least 50 feet from such waterways. The project is able to meet all requirements for setbacks and utilize Best Management Practices during construction, thus all potential impacts can be offset through existing regulations. The impact would be less than significant.
- d) Wildlife species and nursery habitat can be potentially impacted due to the proposed project. The issue and mitigation measures are discussed above in a). Compliance with the above-stated mitigation measures would reduce impacts to a less-than-significant level.
- e) The proposed project must also comply with the County's regulations on construction activities and improvements near waterways. Compliance with these policies would reduce impacts to a level of less than significant.

The proposed project is not expected to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or wetlands policy. The proposed project must comply with the County's tree canopy retention policy, requiring 70 percent of existing tree canopy to be retained and replacement of woodland habitat removed at a 1:1 ratio. In order to ensure compliance with the regulations, the following two mitigation measures are required of the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

MITIGATION MEASURE BIO-2

2. The project applicant shall place construction fencing around the oak trees to protect them from disturbance during construction. Protective fencing shall be erected after tree removal operations and prior to clearing and grubbing. Protective fencing shall be at least one (1) foot beyond the drip line surrounding each oak tree unless otherwise specified by a certified project arborist. This fenced area shall not be encroached for any reason, without authorization by the certified project arborist. No materials, equipment, or vehicles shall be stored or parked within the projected tree zone. No grading, cuts, fills or trenching of any kind shall be allowed within the drip line of the trees without direct supervision of the project arborist.

MITIGATION MEASURE BIO-3

2. Any oak trees removed from the site shall be replaced as specified in the Interim Interpretive Guidelines for El Dorado County. Mitigation for loss of tree canopy shall be implemented to reduce impacts from oak tree loss. Fulfillment of any one of the following options will reduce impacts to a less than significant level:
 - a) For tree replacement under Policy 7.4.4.4 of the General Plan, oak trees shall be replanted at a rate of 200 tree saplings per acre, or 600 acorns per acre, whether on-site or off-site. A tree planting and preservation plan is required prior to issuance of a grading permit. If the applicant chooses to replace removed trees off-site, an easement for off-site replacement must be obtained prior to the recordation of the Tentative Map. A letter from the certified project arborist or qualified biologist verifying the replacement of trees and a contract for intensive to moderate maintenance and monitoring shall be required for a minimum of 15 years after planting. The survival rate shall be 90 percent. Any trees that do not survive during this period of time shall be replaced by the property owner. The arborist or biologist contract, planting and maintenance plan, and all compliance documents necessary to meet the Oak Woodlands Interim Interpretive Guidelines shall be provided to Planning Services prior to issuance of a grading permit.
 - b) Payment of all fees required under Option B of General Plan Policy 7.4.4.4 to the County's Integrated Natural Resources Management Plan (INRMP). Payment of fees shall be at a mitigation ratio of 2:1, and based on all impacted oak woodland acreage. Payment of fees and successful completion of this alternative is dependent upon County adoption and implementation of the INRMP by the County, and approval of Planning Services.
 - c) Acquisition of an off-site conservation easement covering property with healthy oak woodland canopy area of 5.62 acres, equivalent to 100 percent of the oak canopy area proposed to be removed by the project. The conservation easement shall be in close proximity to the project site or within or adjacent to an Important Biological Corridor or Ecological Preserve, as designated in the General Plan. The conservation easement shall provide for the preservation of the area in perpetuity and shall include such terms, conditions, and financial endowments for monitoring and management deemed necessary by the County to ensure the long-term preservation of the oak woodland area. The easement shall be in favor of the County or a County-approved conservation organization.

The above mitigation measures would reduce the impacts to a less-than-significant level.

- f) The project site is not currently covered in any habitat conservation plans. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

Findings: Potentially significant impacts to biological resources include potential impacts to special status species; Cooper's hawk and other raptors. Impacts to these species are reduced to a less-than-significant level with the incorporation of above mitigation measures **MM BIO-1**. Potential impacts to oak trees during construction and replacement are required to be mitigated per county regulations. Potential impacts are reduced to a less-than-significant level with the incorporation of above mitigation measures **MM BIO-2** and **MM BIO-3**. Additional impacts to biological resources would be reduced to less than significant with adherence to applicable policies including wetland setbacks and tree preservation ordinances. With the implementation of above mitigation measures and regulations the proposed project would not cause substantial adverse effects to biological resources.

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) Six cultural resource sites have been previously recorded within the project area, including a historic mineshaft, a mining cabin, mine tailings, foundations, a dry-laid stone dwelling, corral and fence, prehistoric bedrock mortars, and various types and numbers of artifactual material. Fifteen other cultural resource sites are within 0.25 miles of the project site. None of the 21 sites are listed on any federal, state, and local historic registers. Literature and site searches were conducted to identify and classify the known and potentially-occurring resources on the property. The proposed project would not impact or disturb any of the 21 recorded sites in the area.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

Directly on the project site, there are remnants of a house, barn, and other improvements. The structures and surrounding lands were owned by the Johnson family, who ran a small farm on the site. The structures were subsequently burned in a fire around 1910-1911. The large portions of the farm that still remain are portions of a dry laid foundation wall or footing for the barn. Several small subsurface tests also revealed some materials that were used on the farm, such as fragments of glass, fencing, spikes, ceramics, metals, liquor or medicine bottles, nails, etc.

This site is not listed on any federal, state, and local historic registers, nor is it eligible to be listed on those historic registers. The remnants of the farm and buildings are not considered historically significant, nor was it significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The proposed project includes site grading and development of houses, which would destroy the dry laid rock foundation, remnants from the farm structures that were previously destroyed. Removal of the structures and surroundings would not be considered a significant impact. However, there is a possibility that during preliminary site grading, subsurface deposits of artifacts could be inadvertently uncovered and may be considered historically significant. This is a potentially significant impact.

MITIGATION MEASURE CUL-1

1. *During preliminary site grading, a cultural resources specialist shall be present on site in the event that subsurface artifacts are uncovered. If a deposit is found to be significant, data shall be collected and consultation shall be initiated with the appropriate agency. Work in the area of the discovery shall be halted until artifacts can be evaluated in accordance with state and feral regulations regarding cultural resources. A contract demonstrating that a cultural resources specialist has been retained for site grading activity shall be submitted to Planning Services for review prior to issuance of a grading permit.*

With the incorporation of the mitigation measure, the impacts would be reduced to a less-than-significant level.

- b) No significant archeological resources were identified in a cultural records search or during a site investigation. Existing regulations are sufficient to ensure that any unknown artifacts identified in construction of improvements to the site would be mitigated. The impacts would be less than significant.
- c) No paleontological resources or unique geological features were identified in a cultural records search of the property. Existing regulations are sufficient to ensure that any unknown paleontological resources or unique geological features identified in construction of improvements to the site will be mitigated. The impacts would be less than significant.
- d) No human burial sites were identified in a cultural records search of the property, nor during an investigation of the site. It is possible that human remains may be on the property, as there were human activities in the area, as evidenced by the cultural resources in the area and farm directly located on the site. Because there is a possibility of human burials on site, any human remains identified in construction of improvements to the site must be mitigated. Existing regulations require that if human remains are discovered, the project must halt excavation and disturbances of the site and the applicant must contact the coroner to investigate. If the human remains are Native American, the Native American Heritage Commission must be contacted to identify the most likely descendant so that they can appropriately handle the body and associated grave goods. The impact would be less than significant.

Findings: Although the project has the potential to create significant impacts to sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the incorporation of the required

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

mitigation measures will reduce the impacts to a less than significant level. Established thresholds of significance would not be exceeded 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	
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- a) i) According to the California Department of Conservation, Division of Mines and Geology, there are no earthquake fault zones within El Dorado County. The nearest faults are located in Alpine and Butte County. Because of the fault's distance from the project site, impacts would be less than significant.
- ii) The project site is located within Seismic Risk Zone 3, and based on subsurface interpretations, is classified as Soil Profile Type S_c, which may increase risks for strong seismic shaking. Existing regulations within the locally adopted building code are sufficient to ensure that structures and improvements on the site are safe from impacts related to seismic shaking. The impact would be less than significant.
- iii) The geological characteristics on site are of a relatively shallow depth to bedrock and of a general lack of water table. These characteristics are generally not susceptible to liquefaction, and the risk is negligible. The impact would be less than significant.
- iv) The project site contains slopes in the range of 30 percent and above, with most heavily sloped lands located primarily on the western edge of the site. The potential for landslides on the site is limited by the planned grading associated with the project, and the type of soils existing on site. Existing regulations are sufficient to ensure that landslides would not pose a significant risk to persons and structures on the site. The impact would be less than significant.
- b) The proposed project can result in substantial soil erosion and substantial loss of topsoil through construction, earthmoving, grading, and typical residential uses. This typically occurs during rainy seasons and over-watering of landscaping by homeowners. In addition, exposed bare soil is more likely to be susceptible to erosion. Existing County regulations, along with those of the Resource Conservation District, are sufficient to ensure that Best Management Practices are utilized and grading plans are consistent with County policies. The overall impact would be less than significant.
- c) The potential impacts are discussed in a) through c) above. The impacts would be less than significant.
- d) Expansive clay soils have been discovered in limited areas in the project site during test drills. Expansive soils in concentrated amounts could cause distress to concrete slab-on-grade floors and foundations, affecting the structural stability of homes on the site. Standard grading conditions require areas with high concentrations of expansive soils to be called out on final soils reports filed with the County Building Services. Areas with expansive soils where residential construction is proposed are required to be sufficiently over-excavated and blended or replaced. Standard Grading conditions would reduce impacts to a less-than-significant level.
- e) Sewers are available for wastewater disposal and the project will be connected to the El Dorado Irrigation District (EID). The project does not involve the use of septic tanks or other alternative wastewater disposal systems. There would be no impact.

Findings: It has been determined that risks related to geologic features would be considered less than significant. Standard conditions would reduce impacts due to expansive soils to a less than significant level. For the geology and soils category, established thresholds would not be exceeded by development of the project and no significant adverse environmental effects would result from the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

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

Discussion:

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

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

a) 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 will only occur during construction, and household use of hazardous materials will be sporadic, temporary, and their potential

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

for impact is limited and unlikely. 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. With existing regulations, the impact would be less than significant.

- b) Hazardous materials may be used during construction, as discussed above in a). 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, including California Occupational Health and Safety Administration (CalOHS) requirements. With existing regulations, the impact would be less than significant.

Soil samples have detected the presence of trace amounts of naturally occurring asbestos (NOA) in several test sites on the project site. Earthwork can result in the reasonable upset of soils containing NOA and can expose people to asbestos. Inhalation of dust containing asbestos fibers can cause lung damage, and is considered a hazardous substance. Construction on sites known to contain NOA must adhere to California Air Resources Board ATCM, Title 17, Section 93105 and the El Dorado County Air Quality Management District Rule 223-2. A site specific Asbestos Dust Hazard Mitigation Plan must be developed and followed. All grading must be designed to control and mitigate potential exposure during and after construction, along with geologic monitoring for asbestos. Earthwork contractors must be made aware of OSHA rules and local ordinances about working in soils containing asbestos. These existing regulations ensure that the impact from release of NOA would be less than significant.

- c) The project would not emit any hazardous materials within 0.25 miles of schools. The nearest schools are Holy Trinity, Blue Oak Elementary, which are between 0.3 and 0.5 miles north of the project site. There are no schools within 0.25 miles of the project site. There would be no impact.
- d) The project site is not listed on a list of hazardous material sites. The nearest site with hazardous waste as listed on the US EPA's environmental mapping program is the Chemedent Transit Company site, approximately two miles to the east of the project site. There would be no impact.
- e) The nearest airport is the Cameron Airpark, located 2.39 miles to the northeast of the project site. The project is not located within the airport's land use plan, nor is it within two miles of the airport. There would be no impact.
- f) The project is not within the vicinity of a private airstrip. There would be no impact.
- g) The project is not expected to interfere or negatively affect any adopted emergency response or evacuation plan. Plans for the proposed project indicate that it would not block access or significantly decrease access to any roadways or evacuation routes. Instead, the project could improve emergency response as the project would upgrade some existing roadways to the property, thus improving circulation. Improved circulation can improve emergency response times and facilitate evacuations. The impact would be less than significant.
- h) The project is located in an area classified as "high fire hazard", according to the General Plan. The project could expose people or structures to significant risk of wildland fires, through the construction of homes next to wooded areas. Existing building regulations related to fire safety, such as building practices and materials, and setbacks would be insufficient alone to mitigate potential risks at this site. Existing regulations in the General Plan require the applicant to obtain a fire safe plan approved by CDF and the El Dorado County Fire District sufficient to mitigate potential fire hazards. Approved fire safe plans are standard requirements in El Dorado County to mitigate for fire hazard risks. The impacts would be less than significant.

Findings: The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials. The project site is located in an area where risk of wildland fires is high. Implementation

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

of a fire safe plan as described above would reduce this impact to less than significant. For this "Hazards and Hazardous Materials" category, the thresholds of significance would not be exceeded by the proposed project.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) There is an existing intermittent stream and three wetlands on the project site, which can be impacted during the course of construction and earthwork. Existing El Dorado County regulations requires all construction activities and improvements to be set back at least 50 feet from such waterways, in addition to the utilization of Best Management Practices (BMPs) on site to minimize potential impacts from construction-related runoff. This includes the utilization of vegetated swales or similar materials to catch runoff prior to entry into these waterways. The project is able to meet all requirements for setbacks and BMPs, thus all potential impacts can be offset through existing regulations. The impact would be less than significant.
 - b) The project would not withdraw any groundwater from the site, and is not expected to substantially interfere with groundwater recharge. Site grading, paving, and construction of homes can have a negative, but minor effect on groundwater recharge, as structures and soil compactions may make the ground less permeable to water. The impact would be less than significant.
 - c) The project would have an impact on normal drainage patterns, through site grading and the creation of additional impervious surfaces. Substantial erosion or siltation can occur without use of appropriate revegetation and erosion control measures. Drainage outfalls and stormwater collection would be channelized and carried into the existing stormwater drainage system in the area. As part of standard conditions, the applicant is required to submit an erosion control plan to the El Dorado County Resource Conservation District for review and approval. The erosion control plan includes appropriate practices and techniques to ensure that erosion and siltation resulting from construction is reduced to levels deemed acceptable to the District. Standard grading conditions would reduce the impact to be less than significant.
 - d) The project would have a minor effect on normal drainage patterns, through site grading and the creation of impervious surfaces. Substantial flooding is not expected to occur. The proposed development would increase flows in the downstream channel by as much as 15 percent during a 10-year storm, and 4 percent during a 100-year event. The sump area at the existing culvert is effective in reducing post-development runoff. Existing design characteristics of the project are appropriate to reduce potential flooding impacts. The impacts are less than significant.
 - e) The proposed project would contribute runoff water into existing stormwater drainage systems, consisting of residential runoff, mainly associated with landscaping, and would not exceed the capacity of existing systems nor would it provide substantial sources of polluted runoff.

Construction activities would also contribute to runoff, as earthwork would disturb soils and vegetation on site, resulting in the land being more susceptible to runoff. The scale of the project requires the applicant to obtain a Storm Water Discharge General Permit from the National Pollution Discharge Elimination System (NPDES). Conditions contained within the General Permit would ensure that runoff created by the project is sufficiently filtered prior to entry into the regional drainage system or area waterways. The impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- f) All impacts to water quality are discussed within the sections above, as well as the Geology and Soils section contained earlier in this Initial Study. No additional impacts are anticipated with water quality. The impact would be considered less than significant.
- g) According to the General Plan, the project is not located within a 100-year flood zone. There would be no impact.
- h) According to the General Plan, the project is not located within a 100-year flood zone. There would be no impact.
- i) The project is not within any flood zone, either by levee failure or dam breach. The nearest dam is the Cameron Park Lake Dam; however it is not within the dam failure inundation zone. There would be no impact.
- j) The project is not in any area at risk for seiche or tsunami because it is not next to or near any body of water. The project is not located in an area prone to inundation by mudflows. The impact would be less than significant.

Findings: No significant hydrological impacts would result from development of the project. Implementation of standard conditions would reduce impacts due to erosion and siltation to less than significant. For the "Hydrology and Water Quality" section, it has been determined the project would not exceed the identified thresholds of significance and no significant adverse environmental effects would result from the project.

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a) The proposed project would not physically divide an established community. The site is within the Cameron Park community area, and this project would add housing adjacent to existing development. There is no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- b) The project proposes rezoning the site from RE10 to R1 & R20,000, consistent with the existing General Plan designation on the site. There is no General Plan Important Biological Overlay (IBC) zone covering the site, nor are there any additional designations which require treatment for known environmental impacts. The project must comply with all existing regulations adopted for the purposes of mitigating an environmental impact. Therefore, impacts are less than significant.
- c) There is currently no adopted HCPs or NCCPs in El Dorado County. There is no impact.

Findings: For the "Land Use Planning" section, the project would not exceed the identified thresholds of significance.

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

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) There are no known mineral resources of value on the site, according to the General Plan. Unknown mineral resources could exist beneath the ground on the site, although the potential for such an occurrence is low. Residential development of this scale is not likely to inhibit the extraction of most subterranean resources, including oil, natural gas, or other liquid or gaseous resources. The impact is less than significant.
- b) According to the General Plan, there are no known mineral resources that are of local importance for resource recovery on the property site. The mineral resource overlay zone does not cover the site. There is no impact.

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

XI. 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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

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

Discussion:

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

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

- a) The project, as proposed, would comply with the 45 dB interior noise level standard for residential development. The nearest building façade adjacent to Highway 50 would be exposed to noise levels of approximately 57 dB Ldn, and with windows open, would result in the attenuation of noise by approximately 15dB to an interior noise level of approximately 42 dB if standard residential practices are followed. The project must ensure that the building materials and construction would result in noise levels that do not exceed the standards set. The impact is less than significant with the utilization of building practices and local building codes.

During construction, the project may generate excessive noise, however it is temporary and only during construction. This is a potentially significant impact.

MITIGATION MEASURE NOI-1

Construction activities shall be limited to between the hours of 7:00 AM and 5:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays.

Building Services will be responsible for monitoring for compliance and ensure that construction documents indicate hours limitations as specified in mitigation measure. Compliance with the mitigation measures would result in a less-than-significant impact.

- b) The project may generate and expose people to excessive ground borne vibration or ground borne noise levels during construction. This may impact people residing in single-family residential homes immediately to the north of the project site, as well as occupants of homes in the first phase of development during the later phases of

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

development. However, those impacts are temporary and must be confined to standard construction hour limitations as to not disturb neighbors, as discussed above. Mitigation Measure NOI-1 would reduce impacts to a level of less than significant.

- c) The project would not result in the substantial permanent increase in ambient noise levels in the project vicinity, as the project is residential development. Vehicle usage would create limited additional noise contributions to the ambient noise levels. This may impact people residing in single-family residential homes immediately to the north of the project site, as well as future residents of the site. This contribution is expected to be minor. The impacts are less than significant.
- d) The project may generate temporary increases in ambient noise levels in the project vicinity during construction periods. However, construction must be confined to hours specified in the mitigation measure cited above. The impacts are less-than-significant with mitigation.
- e) The project is not located with an airport land use plan, nor is it within two miles of an airport, and would not expose people to excessive noise levels from airports. The nearest airport is the Cameron Airpark, located 2.39 miles away. The project is outside the CNEL 55 dB area, as shown on the General Plan. There is no impact.
- f) The project is not near a private airstrip. There is no impact.

Findings: For the "Noise" category, the thresholds of significance have not been exceeded and no significant adverse environmental effects would occur from the proposed development with the incorporation of the short-term construction mitigation measures.

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

Discussion:

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

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County's current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) The project would induce some population growth in the area directly by proposing new homes and indirectly through extension and improvement of roads and infrastructure. However, construction of 45 single-family

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

residential buildings would not induce substantial population growth to the area. The population growth to the area is minor and the impacts are less than significant.

- b) There is no existing housing on the site and the project would not displace any existing housing. No replacement housing is needed. The proposed project would add more housing. There is no impact.
- c) The project would not displace any people, as discussed above, but would allow people to live there. No replacement housing is needed. There is no impact.

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

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

Discussion:

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

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

- a) The site and project would continue to be served by the El Dorado County Fire Protection District. In addition, the El Dorado County FPD maintains an agreement in which the Cameron Park CSD serves as the first responder to the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

site in case of emergency fire and medical request. The proposed project is not expected to substantially increase nor substantially expand demand for fire services. The property has already been designated for residential uses and is consistent with the General Plan; thus the impacts to public services have already been considered. Requirements of the El Dorado County FPD have been incorporated as conditions of project approval, and are therefore considered part of the project. These include the installation of eight new fire hydrants, submittal and approval of a Fire Safe Plan, acceptable to the District and the California Department of Forestry and Fire Protection, and minimum roadway widths. The impacts to fire services are less than significant.

- b) Police services would continue to be provided by the El Dorado County Sheriff's Department. Because of the size and scope of the proposed project, it is not expected to substantially increase nor substantially expand demand for police services. The property has already been designated for residential uses and is consistent with the General Plan; thus the impacts to public services have already been considered. The impact is less than significant.
- c) School services would continue to be provided by the Buckeye Union School District. The student increase resulting from construction of 45 new homes would be minor. The proposed homes are required to pay the impact fees adopted by the District to offset potential impacts resulting from the development. The impact is less than significant.
- d) Parks services would continue to be provided by El Dorado County. Although the proposed project is not expected to substantially increase nor substantially expand demand for parks, it can have a minor increase in service and usage for parks. In addition, the construction of homes on the project site can reduce open space opportunities for residents and neighbors. Payment of parkland in-lieu fees is sufficient to ensure that the impacts generated by the project are fully mitigated. The impact is less than significant.
- e) There are no other services that are anticipated which can be adversely impacted by the proposed project. The impacts are less than significant.

Findings: The proposed project would result in increased demand for public services. Increased demand would be offset by the payment of fees and the construction of infrastructure such as fire hydrants as part of the project. No significant public service impacts are expected. For this "Public Services" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- 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) The project could cause increased usage of existing parks or recreational facilities. Payment of in-lieu fees are sufficient to ensure that the impacts resulting from the new homes are adequately mitigated. The impact is less than significant.
 - b) The project does not include recreational facilities or require construction or expansion of additional facilities. The project would increase demand for existing facilities, as discussed above. The impact is less than significant.

Findings: No significant impacts to recreation or open space would result from the project. For this "Recreation" section, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- 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) As required by County policy, a traffic study was prepared to analyze the potential traffic impacts resulting from the project. The *Protzel Property Traffic Impact Analysis*, dated June 23, 2006, provides analysis and conclusions relative to traffic impacts generated by the project. According to the report, the project would cause an increase in traffic on area roadways and intersections. The traffic study concluded that the project is expected to generate 41 AM and 52 PM peak hour trips, with 499 total average daily trips (ADT). This can result in delays by as much as 7 seconds at area intersections. The intersection at Cambridge Road and the US 50 WB Ramps/Merrychase Dr currently operates at LOS F and E, respectively, during peak hours. This intersection is proposed to be signalized in the near future, with funding to be provided through the County's Capital Improvements Program (CIP). Signalization of the intersections would improve the operation of the intersection to LOS A. Payment of Traffic Impact Mitigation (TIM) fees required would ensure that the project contributes to the improvements called out in the CIP, thus reducing the impact to a level of less than significant.
- b) The *Protzel Property Traffic Impact Analysis* indicated that the project would cumulatively impact the level of service at the intersection at Cambridge Road and the US 50 WB Ramps/Merrychase Dr. The proposed project would add more traffic to the roadways which currently operate at a level below County standards. Implementation of the intersection improvements provided in the County CIP would reduce impacts to a level of less than significant.
- c) The project would not change air traffic patterns that results in safety risks, as this is a residential project. The site is not within the approach path of any area runway. There is no impact.
- d) The project does not have any substantial design hazards. The *Protzel Property Traffic Impact Analysis* indicated that there would be no dangerous intersections or roadway conditions. Proposed land uses would be compatible with adjacent existing and proposed land uses. The impacts are less than significant.
- e) The project, as proposed and conditioned by the El Dorado County Department of Transportation, would have adequate emergency access. The impacts are less than significant.
- f) The project has sufficient parking capacity for residents and guests. The impact is less than significant.
- g) The project does not conflict with adopted plans, policies, or programs regarding alternative transportation. There is no impact.

Findings: Environmental impacts due to traffic would be reduced by payment into the CIP. The payment of TIM fees as discussed above would reduce potential traffic impacts to a less than significant level. Potential environmental impacts from the CIP are considered to be less than significant. For the "Transportation/Traffic" category, the identified thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
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.
- a) Wastewater treatment would be provided for the site by the El Dorado Irrigation District (EID). The Regional Water Quality Control Board sets treatment requirements for the collection, processing, and disposal of waste, which must be complied with by EID. EID has indicated that it is willing and able serve the proposed project, consistent with the requirements of the RWQCB. The impacts are less than significant.
 - b) The proposed project would not require or result in the construction of new water or wastewater treatment facilities that could cause significant environmental effects. EID has indicated that it is willing and able to serve the proposed project. The addition of 45 residential units would not result in a substantial increase in demand for services. The

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

project would contribute to the demand on the existing regional wastewater treatment facilities, which may need to be expanded or upgraded at some point in the future. The impact to this expansion is minimal. The impacts are less than significant.

- c) The proposed project would not require construction of new or expansion of stormwater drainage facilities, of which could cause significant environmental effects. Construction related stormwater would be pre-treated, as discussed earlier in this Initial Study, to minimize potential impacts. On-site stormwater drainage facilities are considered within this Initial Study as part of the project. No additional offsite facilities are required to serve the project. The impacts are less than significant.
- d) The proposed project would be served by EID, which has indicated the ability to adequately serve the project. This 45-unit residential development is not expected to need new or expanded entitlements, as EID is able to serve the project from existing resources. The impacts are less than significant.
- e) EID has determined that it can serve the proposed project, and that it has adequate capacity to handle the proposed development. The impacts are less than significant.
- f) In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years. The impacts are less than significant.
- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. The impacts are less than significant.

Findings: No significant impacts would result to utility and service systems from development of the project. For the "Utilities and Service Systems" section, the thresholds of significance have not been exceeded and no significant environmental effects would result from the project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		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		

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less-than-significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

Discussion:

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

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

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

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Superior Court of California, County of Sacramento (Honorable Cecily Bond)

Ruling of Submitted Matter (February 5, 1999)

El Dorado County Taxpayers for Quality Growth, et al. Petitioners v. El Dorado County Board of Supervisors, Respondents.

Superior Court of California, County of Sacramento (Honorable Cecily Bond)

Final Writ of Mandate (July 19, 1999)

El Dorado County Taxpayers for Quality Growth, et al. Petitioners v. El Dorado County Board of Supervisors, Respondents.

Air Quality Analysis for the Protzel Property Residential Development Proposed for Cameron Rimpo and Associates (November 25, 2005)

Traffic Impact Analysis – The Protzel Property

Kimley-Horn and Associates, Inc. (November 28, 2005, revised June 23, 2006)

Phase I Cultural Resources Assessment for the 32-Acre Protzel Property
Michael Brandman Associates (November 10, 2005)

Cultural Resource Investigation of CA-ELD-783H, The Johnson-Smith Farm Near Marble Valley
Historic Resources Associates (May 2006)

Biological Resources Assessment for the ±32.6-Acre Protzel Project Site
North Fork Associates (December 9, 2005)

Master Drainage Study for Campobello
CTA Engineering Surveying (December 2005)

Geotechnical Engineering Study for Protzel Property
Youngdahl Consulting Group, Inc. (July 2005)

Tree Survey for the Campobello
Rob Bjorgum, ISA Certified Arborist (November 22, 2005)

Land Capability Report for Campobello
CTA Engineering Surveying (October 2005)

Environmental Noise Analysis – Protzel Property
J.C. Brennan & Associates, Inc. (December 7, 2005)

Wetland Delineation for the ±32.6-Acre Protzel Project Site
North Fork Associates (December 7, 2005)