

NEGATIVE DECLARATION

FILE: P14-0004

PROJECT NAME: Billings Parcel Map

NAME OF APPLICANT: Chris Billings

ASSESSOR'S PARCEL NOS.: 098-050-20 **SECTION:** 29 T: 10N R: 11E

LOCATION: The property is on the north side of Zandonella Road, approximately 1,000 feet east of the intersection with Pleasant Valley Road in the Diamond Springs area. Supervisorial District 3.

- GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- REZONING:** **FROM:** **TO:**
- TENTATIVE PARCEL MAP** **PARCEL MAP TO SPLIT A 16.83 ACRE LOT INTO TWO LOTS OF 11.73 AND 5.10 ACRES.**
SUBDIVISION (NAME): Billings Parcel Map
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

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

This Negative Declaration was adopted by the Zoning Administrator on May 20, 2015.

Executive Secretary

EXHIBIT F



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

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: P14-0004/Billings Parcel Map

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

Contact Person: Joseph Prutch

Phone Number: (530) 621-5355

Applicant's Name and Address: Chris Billings, 1355 Zandonella Road, Diamond Springs, CA 95619

Project Agent's Name and Address: Chris Billings, 1355 Zandonella Road, Diamond Springs, CA 95619

Project Engineer's Name and Address: Northern California Geomatics (Brendan Williams), 1044 Diamante Robles Ct., Diamond Springs, CA 95619

Project Location: On the north side of Zandonella Road, 1,000 feet east of the intersection with Pleasant Valley Road in the Diamond Springs area.

Assessor's Parcel Number: 098-050-20 **Acres:** 16.83 acres

Sections: Sec. 29 **T:** 10N **R:** 11E

General Plan Designation: Medium Density Residential (MDR)

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

Description of Project: Tentative Parcel Map to create two residential parcels: parcel one is 11.73 acres and parcel two is 5.10 acres.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	MDR	Single-family residences
North	RE-5, R-2, and MP	MDR, MFR and OS	Single-family residences, mobile home park and open space
South	RE-5	MDR	Single-family residences
East	RE-5	MDR	Single-family residences
West	RE-5	MDR	Single-family residences

Briefly describe the environmental setting: The elevation of the project parcel ranges from 1,880 to 1,995-feet above sea level. The habitat is mostly pine trees, oak woodland, and grasses. There are residential structures, leach fields, and a barn structure on the property. Each residence has separate paved driveway accessing Zandonella Road. A gravel driveway encircles the barn. The site is located within the El Dorado - Diamond Springs community region.

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

1. El Dorado County Fire Protection District: Review and approval of building permit.
2. Transportation Division: Review of Conditions of Approval.
3. El Dorado County Surveyor: Certification of Parcel Map.
4. El Dorado County Environmental Management- Review Conditions of Approval.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

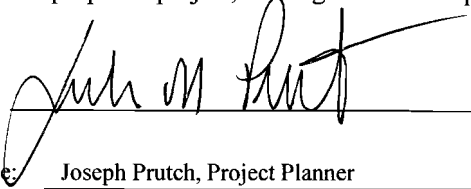
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

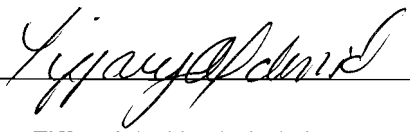
Aesthetics	Agriculture and Forestry Resources	Air Quality
Biological Resources	Cultural Resources	Geology / Soils
Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology / Water Quality
Land Use / Planning	Mineral Resources	Noise
Population / Housing	Public Services	Recreation
Transportation/Traffic	Utilities / Service Systems	

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or Mitigation Measures that are imposed upon the proposed project, nothing further is required.

Signature:  Date: 4-13-2015
 Printed Name: Joseph Prutch, Project Planner For: El Dorado County

Signature:  Date: April 13, 2015
 Printed Name: Tiffany Schmid, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the Parcel Map. The project would allow the subdividing of a 16.83 acre residential site in to two parcels of 11.73 and 5.10 acres.

Project Description

Tentative Parcel Map creating two residential parcels: parcel one is 11.73 acres and parcel two is 5.10 acres. The parcels would be developed consistent with the RE-5 zone district development standards.

Project Location and Surrounding Land Uses

The 16.83 acre site is located on the north side of Zandonella Road, approximately 1,000 feet east of the intersection with Pleasant Valley Road in the Diamond Springs area, and within the El Dorado - Diamond Springs Community Region. The surrounding land uses are mostly residential, with one mobile home park and a small section of undeveloped open space.

Project Characteristics

1. Transportation/Circulation/Parking

Access to both parcels would be directly from Zandonella Road via separate existing paved driveways. A gravel driveway encircles the barn on parcel 1. The project does not include residential development proposals as two residences and garages already exist.

2. Utilities and Infrastructure

The project site would be served by individual septic systems and public water. There are currently two homes on the property with two separate permitted septic systems and one shared water meter. With the creation of two parcels, each lot could build a second dwelling unit. If so, the parcels are large enough for septic system installation, according to the County Environmental Management Division. The project would be required to provide a safe and reliable water source prior to filing the Parcel Map. This can be accomplished with a "Will Serve" letter from the El Dorado Irrigation District (EID) at time of building permit application.

3. Construction Considerations

No development is proposed with this Parcel Map. Any future construction activities would be completed in conformance with the County of El Dorado Grading and Erosion Control regulations and Air Quality Management District rules and regulations and subject to a building permit. One of the two existing homes was permitted as a temporary mobile home and will need to be updated to a single family residence. For this, proper building permits and payment of various school, traffic, and other fees will be required prior to recording the Final Map.

Project Schedule and Approvals

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

This Mitigated Negative Declaration tiers off of:

The El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at <http://www.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at the El Dorado County Development Services Division located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein.
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 include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

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-b. **Scenic Vista or Resource:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, (Table 5.3-1, pages 5.3-3 through 5.3-5). The project site is not adjacent to or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.
- c. **Visual Character:** The site contains a single family residence and a mobile home and eventually could have two more second dwelling units. Since the site is surrounded by other single family homes on large rural lots and a mobile home park, the proposed project would not affect the visual character of the surrounding area. Impacts would be less than significant.
- d. **Light and Glare:** The project would create minimal new light and glare, as two second dwelling units could be developed. All future development would be required to comply with County lighting ordinance requirements, including the shielding of lights to avoid potential glare. Impacts would be less than significant.

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

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

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

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Farmland Mapping and Monitoring Program:** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan Land Use Map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. There would be no impact.
 - b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract, nor is it adjacent to lands under a contract. There would be no impact.
 - c. **Conflicts with Zoning for Forest/Timber Lands:** No conversion of forest/timber land would occur as a result of the project as the site and surroundings contain none on this category. There would be no impact.
 - d. **Loss of Forest Land or Conversion of Forest Land:** The project site and surroundings have no forest lands and there would be no loss of forest land or conversion of forest land with the project. There would be no impact.
 - e. **Conversion of Prime Farmland or Forest Land:** The project is not within an agricultural district or located on forest land and would not convert farmland or forest land to non-agriculture use. There would be no impact.

FINDING: For this "Agriculture" category, there would be no impact to agricultural or forest resources.

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

Discussion: A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated with grading and construction would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Mitigation Plan (FDMP) during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions to a less than significant level. Since no development is proposed with this Parcel Map there will be no conflict with these air quality rules and standards. There would be no impact.
- b. **Air Quality Standards:** No development is proposed with this Parcel Map. There would be no impact.
- c. **Cumulative Impacts:** The Air Quality Management District reviewed the project on February 25, 2015, and determined that with the implementation of standard Conditions of Approval for air quality, the project would have an insignificant impact on air quality; therefore, impacts would be less than significant.
- d. **Sensitive Receptors:** “Sensitive Receptors” are defined as facilities where sensitive population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include schools, playgrounds, child care centers, retirement homes, convalescent homes, hospitals, and medical clinics. There are no sensitive receptors in the immediate vicinity of the proposed project, although there is

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a mobile home park directly across Pleasant Valley Road. Since no construction is proposed, the proposed project would not expose sensitive receptors to substantial pollutant concentrations; therefore, impacts would be less than significant.

- e. **Objectionable Odors:** The requested Parcel Map would not generate or produce objectionable odors as it would create residential lots for single family homes. There would be no impact.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The project is not likely to result in increased emissions because no construction is proposed; however if homes are built in the future, existing regulations would reduce any impacts to a less than significant level. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

- a. **Special Status Species:** This Parcel Map request would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The parcel does not fall within designated critical habitat or core areas for the Red-legged frog species or within an important biological corridor. (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7). No development is proposed with this Parcel Map. Impacts would be less than significant.
- b-c. **Riparian Habitat and Wetlands:** No rivers, streams, wetlands, or bodies of waters were identified at the project site. No riparian habitats were found on the subject parcel. The proposed project is not anticipated to significantly impact a habitat considered to be a sensitive habitat or wetland. No development is proposed with this Parcel Map. Therefore, impacts would be less than significant.
- d. **Migration Corridors:** Review of the Department of Fish and Game’s Migratory Deer Herd Maps and General Plan DEIR Exhibit 5.12-7 indicate that there are no mapped deer migration corridors on the project site. The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. No development is proposed with this Parcel Map. Impacts would be less than significant.
- e. **Local Policies:** The project would not conflict with any local policies or ordinances protecting biological resources, nor the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. These include elements of the Important Biological Corridor (IBC) overlay, oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. There would be no impact.
- f. **Adopted Plans:** This project would not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. For this Parcel Map request, there would be no impact.

FINDING: No impacts to protected species, habitat, wetlands, or oak trees were identified for this project. For this ‘Biological Resources’ category, impacts would be less than significant.

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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. <i>Would the project:</i>			
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 property that is historically or culturally significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-b. **Historic or Archeological Resources.** According to the El Dorado County Historical Society, there is no knowledge of any remaining cultural resources at the project site. Although the current alignment of Pleasant Valley Road along the north property boundary appears to go directly through the old Ringgold schoolhouse site. No construction is proposed with this parcel map. However, a standard condition of approval would stop work activities during any future development of the property in the event any archaeological or historic artifacts are found. Therefore, impacts are less than significant.

c. **Paleontological Resources.** Cultural resource analysis includes the potential for discovery/disturbance of paleontological resources. However, due to characteristics of the geologic formation of the County, the potential for such resources are localized in the Mehrten Formation comprising thick accumulations of sedimentary rocks. Under the 2004 General Plan EIR, this formation was mapped and found to be in areas east of Placerville. As such, the project site does not lie within this formation and the potential for discovery of paleontological resources is less than significant.

d. **Human Remains.** With no construction proposed there is no chance of discovering human remains at the project site. However, there is some likelihood of human remain discovery during any future construction if additional second dwelling units or accessory structures are built. A standard condition of approval of the parcel map addresses accidental discovery of human remains during any future grading/construction. With this standard condition, impacts would be less than significant.

FINDING: Standard Conditions of Approval would be required for accidental discoveries during future project construction. This project would have a less than significant impact within the Cultural Resources category.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
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.

a. **Seismic Hazards:**

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

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts have been addressed through compliance with the Uniform Building Code (UBC) during building permit approvals.

iii) El Dorado County is considered an area with low potential for seismic activity. For this Parcel Map request there would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- iv) Any previous grading activities had to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. With no development proposed for this Parcel Map there would be no impact.
- b. **Soil Erosion:** Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado - Grading, Erosion, and Sediment Control Ordinance adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance 4949). For development proposals, all grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County’s California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Since no development is proposed there would be no impact.
- c-d. **Geologic Hazards, Expansive Soils:** The site would not be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have expansive soils. Any development would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for any homes or other structures would be required to implement the Seismic construction standards. For this Parcel Map request there would be no impact.
- e. **Septic Capability:** The project would be served by individual sewage disposal areas. Two homes already exist on the site and were permitted through the building permit process. The building permits included approval of individual septic systems adequate for each home. Since no development is proposed there would be no impact to septic capability.

FINDING: Any grading activities would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Any development would be required to comply with the Seismic construction standards which would address potential seismic related impacts. Each proposed lot has adequate soils for septic capability. For this ‘Geology and Soils’ category there would be no impact.

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

- a-b. **Generate Greenhouse Gas Emissions and Policy:** The project could result in the generation of greenhouse gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the two-lot parcel map would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. The proposed project is a subdivision of two single-family lots with two homes already existing and in use. The GHG emissions from this project are estimated at much less than the Sacramento Regional GHG threshold of 1,100 MTCO₂e per year, thus GHG emission impacts are considered to be less than significant.

FINDING: For this “Greenhouse Gas Emissions” category, impacts would be less than significant.

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

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

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

a-b. **Hazardous Materials:** The project would not involve the transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. Since no development is proposed, there would be no impact.

c. **Hazardous Materials near Schools:** The project is not located near a school. There would be no impact.

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- d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List that lists known hazardous sites in California. There would be no impact.
- e-f. **Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety District combining zone. The project site is located approximately two miles from a public airport. However, the project would not be subject to any land use limitations contained within the Airport Land Use Comprehensive Plan and is well outside the influence of the airport. There would be no impacts.
- g. **Emergency Plan:** The project was reviewed by the El Dorado County Fire Protection District and the Transportation Division for circulation. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan as no new roads or improvements are required for this parcel map. The road accessing both lots is already built to the satisfaction of the Fire District and Transportation Division. Impacts would be less than significant.
- h. **Wildfire Hazards:** The project site is in a high wildland fire hazard area and subject to General Plan Policy 6.2.2.2, Wildland Fire Hazards, which requires the County to preclude development in areas of high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. The El Dorado County Fire District did not require a Fire Safe Plan or provide any conditions of approval as the two homes are existing structures with approved building permits. When the mobile home is converted to a single family residence, the Fire District would review the building permit for fire safety at that time. Therefore, impacts would be less than significant.

FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. The Wildfire Fire Safe Plan would include Conditions of Approval to reduce potential hazards relating to wildfires. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

IX. 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

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IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
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?	No	Yes	X
f. Otherwise substantially degrade water quality?	No	Yes	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?	No	Yes	X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No	Yes	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?	No	Yes	X
j. Inundation by seiche, tsunami, or mudflow?	No	Yes	X

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards:** Since no development is associated with this Parcel Map, there would be no additional runoff that could violate water quality standards. There would be no impact.
- b. **Groundwater Supplies:** The project would be served by public water supplied through EID. Since no water wells will be used for domestic water, there would be no impact.
- c-f. **Drainage Patterns:** The proposed Parcel Map currently has two dwellings and other improvements built with approved building permits. As such, no new development is proposed and there would be no changes or impacts to existing drainage patterns. There would be no impact.
- g-h. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas, and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. There would be no impact.

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- i. **Dam or Levee Failure:** The subject property is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. There would be no impact.
- j. **Inundation by Seiche, Tsunami, or Mudflow:** The proposed project is not located near a coastal area or adjacent to a large body of water such as a lake, bay, or estuary, volcanoes, or other volcanic features, and the site is located on relatively stable soils. Due to the project location, there is no potential for impacts from seiche, tsunami, or mudflow at this site. There would be no impact.

FINDING: No development is proposed and therefore there would be no impact to erosion and sediment control. No significant hydrological impacts are expected with the Parcel Map either directly or indirectly. For this “Hydrology” category, there are no impacts.

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

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community:** The project is located within the Rural Region of El Dorado-Diamond Springs. The project is surrounded by single family residential development on smaller lots, a mobile home park, and undeveloped land. The project would not conflict with the existing land use pattern in the area or physically divide an established community. There would be no impact.
 - b. **Land Use Consistency:** The parcel has a land use designation of Medium Density Residential (MDR) and a zoning designation of Estate Residential Five-Acre (RE-5). The medium density residential designation establishes areas for detached single family residences with larger lot sizes. The maximum allowed density is one dwelling unit per one acre. The RE-5 Zoning District requires a five acre minimum lot size. The parcels would be 5.10 and 11.73 acres in size and would already contain single family dwellings. The proposed project would be consistent with the policies and objectives of the General Plan. There would be no impact.

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- c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Natural Community Conservation Plan, or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. There would be no impact.

FINDING: For the 'Land Use Planning' category, the project would have no impact.

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

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a-b. **Mineral Resources.** There are no known mineral resources on the site according to General Plan DEIR Exhibit 5.9-6. There are no known mineral resources of local importance on or near the project site. There would be no impact.

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

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

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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- d. **Noise Standards, Groundborne Noise and Ambient Noise:** The existing noise environment at the project site is defined primarily by local traffic on Pleasant Valley Road.

The project is for a Parcel Map with no proposed development as two homes already exist and the parcel map will be divided in such a way to have one home on each proposed lot. As such, there would be no excavation, grading, or construction activities and therefore, no short-term noise impacts. The newly created lots with one residence each would be allowed by right to develop a second dwelling unit. There could be additional noise associated with that additional dwelling unit. However, these are large lots on heavily vegetated properties and the project is not expected to generate noise levels exceeding the performance standards contained within Chapter 6 of the 2004 General Plan. Therefore, impacts would be less than significant.

e. **Airport Noise.** The project is not located adjacent to an airport but is located within two miles of the Placerville Airport. However, the project site is not located within the airport's noise contours. Impacts would be less than significant.

f. **Private Airstrip Noise.** The project is not located adjacent to or within two miles of a private airstrip. There would be no impact.

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

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

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

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or

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- Conflict with adopted goals and policies set forth in applicable planning documents.
- a. **Population Growth:** The proposed project would include two lots each with one existing approved residence. Since two homes currently exist and contain residents, there would be no increase in population from the proposed parcel map. Assuming both residential lots construct a secondary dwelling unit, the population could increase by approximately six persons. Assuming growth beyond the primary dwelling units, the additional population would not be considered a significant population growth. Therefore, impacts would be less than significant.
 - b. **Housing Displacement:** The project would result in the creation of two residential lots. There are two existing houses on the property that will remain with one home on each proposed lot. No existing housing stock would be displaced by the proposed project. There would be no impact.
 - c. **Replacement Housing:** The existing houses on the property will remain and become the primary residences on both lots and remain in use. Therefore, no persons would be displaced by the proposed project. There would be no impact.

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

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

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.

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- a. **Fire Protection:** The El Dorado County Fire Protection District provides fire protection to the site. The District did not require any fire protection measures as the two homes currently exist and no new development is proposed. When the mobile home is converted to a single family residence the Fire District will review and approve the building permit and include any fire protection measures at that time. Therefore, impacts would be less than significant.
- b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project and the fact that the two homes already exist, the demand for additional police protection would not be required. Impacts would be less than significant.
- c-e. **Schools:** School services would be provided by the Gold Oak School District. The mobile home conversion to a single family residence would require the applicant to pay school impact fees adopted by the District. Impacts would be less than significant.
- d. **Parks.** As discussed in the 'Recreation' category below, the project may be required to pay park in-lieu fees at time of recording the final map pursuant to Section 120.12.090 of the El Dorado County Subdivisions Ordinance. Impacts would be less than significant.
- e. **Government Services.** There are no other services that would be significantly impacted as a result of the project. There would be no impact.

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

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. **Parks.** With minimal additional residents from approval of these two lots the project would not substantially increase the local population and therefore not substantially increase the use of parks and recreational facilities. Payment of in-lieu fees at recording of final map, pursuant to Section 120.12.090 of the County Major Land Divisions Ordinance, may be required and would be sufficient to ensure the impacts from the new development would be mitigated. Impacts would be less than significant.

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- b. **Recreational Services.** The project would not include additional recreation services or sites as part of the project. The increased demand for services would be mitigated by the payment of the in-lieu fees as discussed above. Impacts would be less than significant.

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

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

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

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

- a-b. **Traffic Increases, Levels of Service Standards:** The project would create two residential parcels which would not exceed the thresholds for traffic established by the General Plan. As a result, a Traffic Impact Analysis was not required for the project. Payment of Traffic Impact Mitigation (TIM) fees at time of building permit for conversion of mobile home to single family home would help to reduce potential impacts related to traffic. Upon payment of applicable TIM fees, impacts would be less than significant.

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- c. **Air traffic.** The creation of two residential parcels would not result in a change in air traffic patterns as the closest airport is approximately two miles away. There would be no impact.
- d. **Design Hazards.** The project would not create any significant traffic hazards as no road or driveway improvements are required as part of this project. Each house already has an encroachment permit for driveways connecting to Zandonella Road. There would be no impact.
- e. **Emergency Access.** The proposed parcels would be accessed via existing approved driveways from Zandonella Road. When converting the mobile home to a single family home any additional driveway improvements would be handled during building permit review, although no driveway improvements are anticipated. Impacts would be less than significant.
- f. **Alternative Transportation.** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There is no public transit, bicycle lanes or pedestrian paths at this property or along Zandonella Road. There would be no impact.

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

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

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

- Breach published national, state, or local standards relating to solid waste or litter control;

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- 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 Requirements:** The project does not require wastewater treatment as each lot will utilize separate septic systems with leachfields. There would be no impact.
- b. **Construction of New Facilities:** The existing homes would utilize individual septic systems for wastewater and EID public water. Therefore, an expansion to existing systems would not be necessary to serve the project. There would be no impact.
- c. **New Stormwater Facilities:** No development is proposed with this two lot parcel map as two homes and driveways currently exist and there is no need for road improvements. There would be no impact.
- d. **Sufficient Water Supply:** The project would be served by EID for public water. The property currently has one water line leading from Zandonella Road into the property to service the two homes. As a condition of project approval, the applicant will be required to obtain a second water meter for Parcel 2 prior to recording the parcel map. Therefore, impacts would be less than significant.
- e. **Adequate Wastewater Capacity:** The project does not require wastewater treatment as each lot would have individual on-site septic facilities. There would be no impact.
- f. **Solid Waste Disposal:** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. Approximately six million tons of waste was deposited between 1979 and 1993, equating to approximately 46,000 tons of waste per year for this period.

 After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.
- g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. Impacts would be less significant.

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

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

Discussion:

- a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned or mitigated, and with adherence to County permit requirements, this project would 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 the design of the project and required standards that would be implemented prior to recording the final parcel map or with the building permit processes and/or any required project specific improvements on the property.
- 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, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees, as required to extend the necessary infrastructure. The project would not contribute substantially to increased traffic in the area and would not require an increase in the wastewater treatment capacity of the County.

As discussed throughout this environmental document, the project would not contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions.

As outlined and discussed in this document, and with strict compliance with County Codes, this project would have a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. All impacts identified in this Negative Declaration would be less than significant. Therefore, the proposed project would not result in environmental effects that would cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

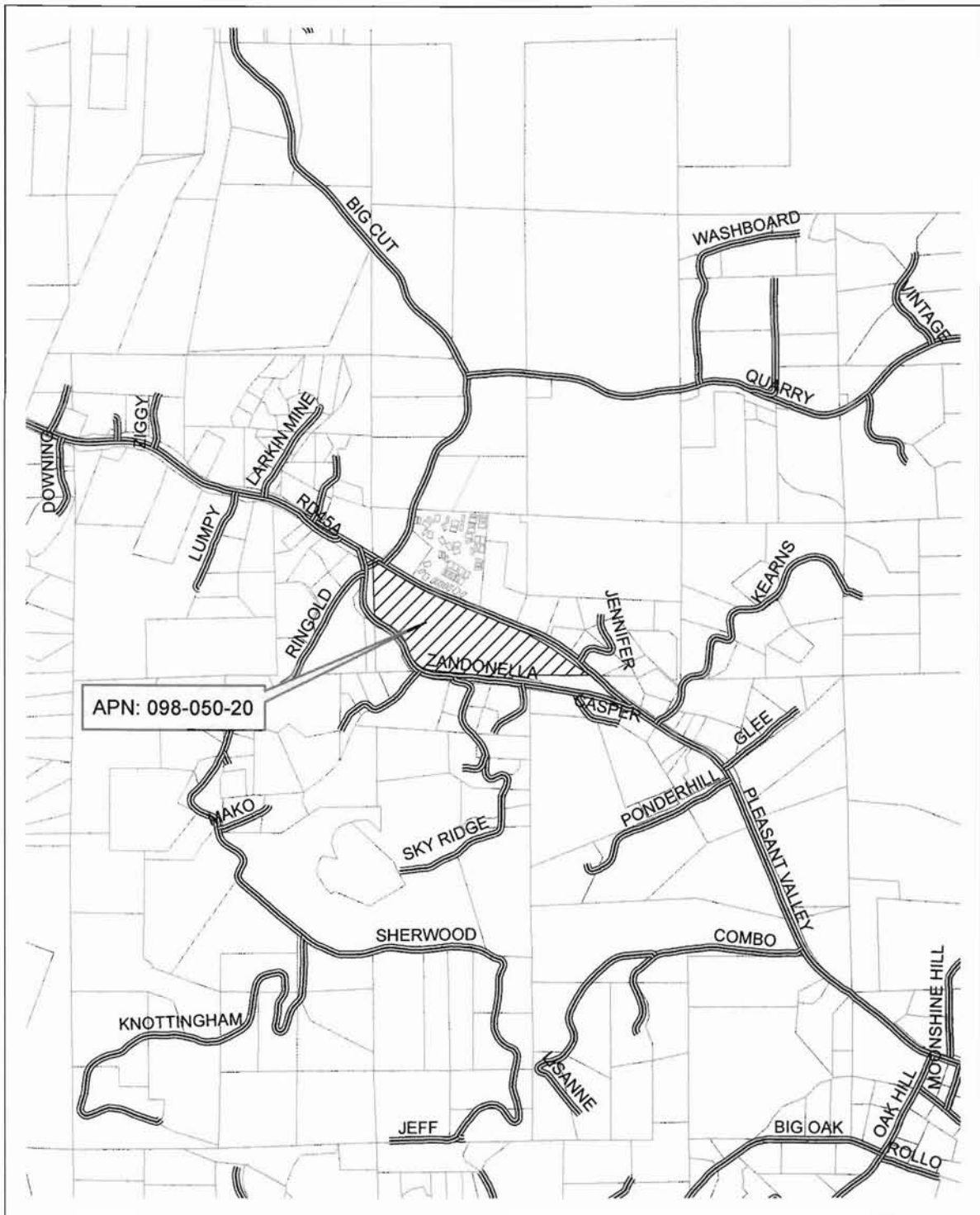
INITIAL STUDY ATTACHMENTS

- Attachment 1 Location Map
- Attachment 2 Tentative Parcel Map

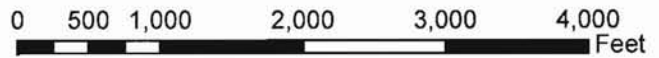
SUPPORTING INFORMATION SOURCE LIST

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

- El Dorado County General Plan Draft Environmental Impact Report
 Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
 Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
 Appendix A
 Volume 3 of 3 – Technical Appendices B through H
- El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)
- Findings of Fact of the El Dorado County Board of Supervisors for the General Plan
- El Dorado County Zoning Ordinance (Title 130 - 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 Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance 4949).
- El Dorado County Design and Improvement Standards Manual
- El Dorado County Subdivision Ordinances (Title 120 - 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.)



File No. P14-0004
Location Map



ATTACHMENT 1

LEGEND

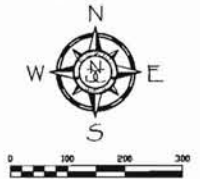
○	DIMENSION POINT ONLY
⊢	FIRE HYDRANT PROPOSED WATER
●	SEPTIC TANK
⊙	LEACH SYSTEM VENTS
⊖	OVERHEAD UTILITY POLE
—○—	WATER LINE WITH SIZE
—○—	SEWER LINE EXISTING
(P)	PROPOSED

NOTES

1) THIS PROJECT CONSISTS OF A SPLITTING A PARCEL INTO TWO LOTS. THE EXISTING PARCEL CURRENTLY HAS TWO HOUSES ON IT EACH WITH THEIR OWN SEPTIC AND LEACH FIELDS. EACH PARCEL ALSO HAS ITS OWN DRIVEWAY ENCROACHMENT ONTO ZANDONELLA ROAD.

Tentative Parcel Map

ZANDONELLA ROAD – BILLINGS Job# 1082014
 A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29 T.10N., R.11E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 JANUARY, 2015 SHEET 1 of 1
 1"=100'

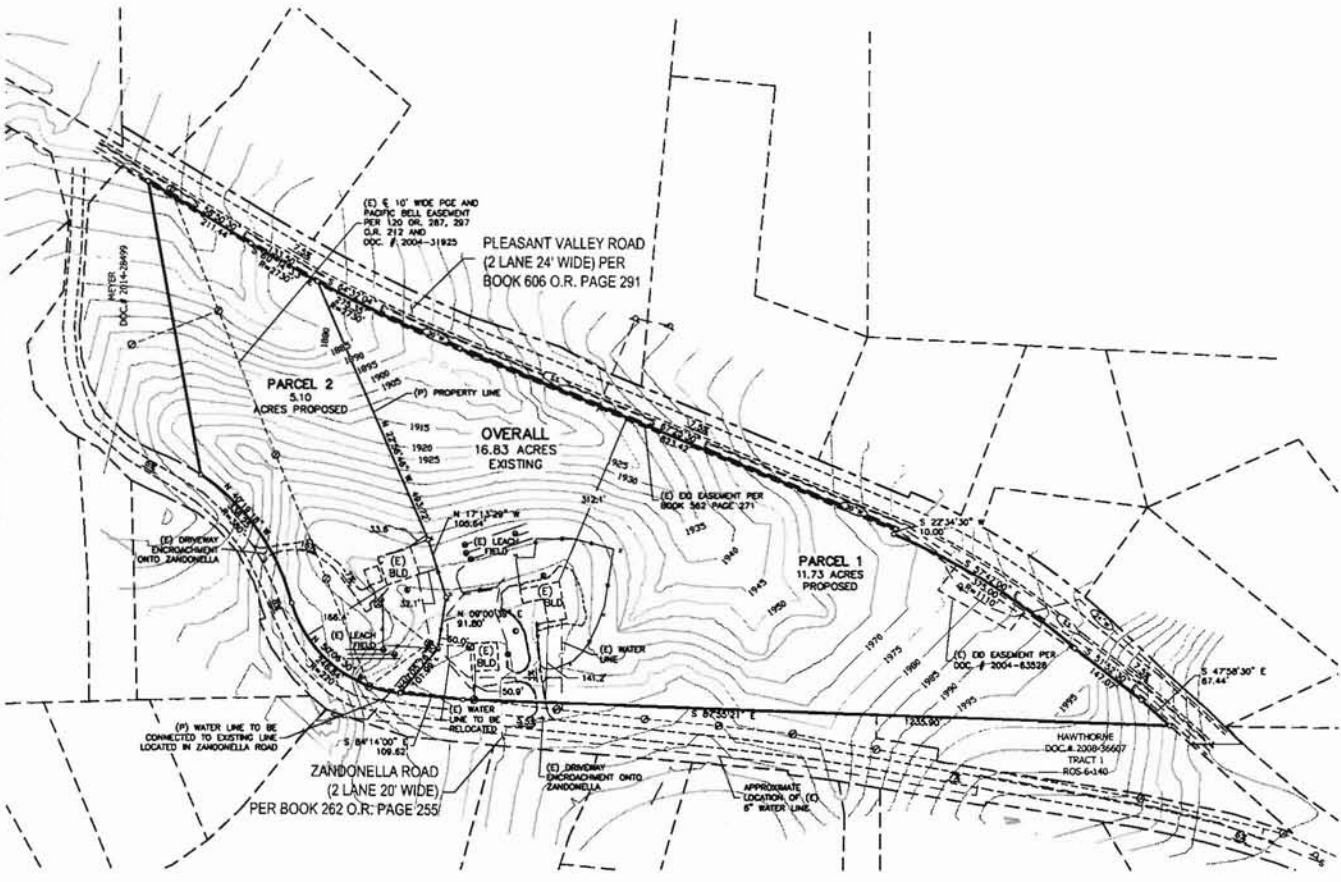
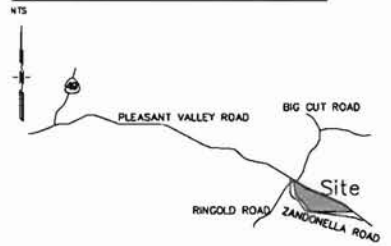


OWNER / APPLICANT: CHRIS AND ANGELA BILLINGS
 1355 ZANDONELLA ROAD
 DIAMOND SPRINGS, CA 95619
 (707) 430-7062

MAP PREPARED BY:  1044 DIAMANTE ROBLES CT.
 DIAMOND SPRINGS, CA 95619
 (530) 957-0293

SCALE OF MAP: 1"=100'
CONTOUR INTERVAL: 1'
SOURCE OF TOPOGRAPHY: USGS QUAD MAP
SECTION, TOWNSHIP, RANGE: SECTION 29, T. 10 N., R. 11 E
ASSESSOR'S PARCEL NO. 098-050-20
PRESENT ZONING: RE 5
PROPOSED ZONING: RE 5
TOTAL PARCEL AREA: 17.83 ACRES
TOTAL NUMBER OF PARCELS: 2
MINIMUM PARCEL AREA: 5.20 ACRES
WATER SUPPLY: EL DORADO IRRIGATION DISTRICT
SEWAGE DISPOSAL: SEPTIC
STRUCTURAL FIRE PROTECTION: EL DORADO COUNTY FPD
DATE OF PREPARATION: AUGUST, 2014

VICINITY MAP



ZONING ADMINISTRATOR: _____
APPROVAL / DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL / DENIAL DATE: _____