

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



<b>Agenda of:</b>	September 26, 2013
<b>Item No.:</b>	9.b
<b>Staff:</b>	Aaron Mount

**REZONE**

**FILE NUMBER:** Z12-0005/Thomson

**APPLICANT:** Alex Thomson

**REQUEST:** Zone change from One-Acre Residential District (R1A) to Planned Agriculture (PA).

**LOCATION:** South side of Green Valley Road, approximately 300 feet east of the intersection with Vista Lane, in the Placerville Periphery area, Supervisorial District 4. (Exhibit A)

**APN:** 325-080-16 (Exhibit B)

**ACREAGE:** 24.68 acres

**GENERAL PLAN:** Low Density Residential (LDR) (Exhibit C)

**ZONING:** One-Acre Residential (R1A) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration (Exhibit I)

**RECOMMENDATION:** Planning Services recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve Rezone application Z12-0005 based on the Findings in Attachment 1.

**STAFF ANALYSIS**

**Project Description:** The proposed project consists of a request for a zone change from One-Acre Residential (R1A) to Planned Agriculture (PA) which would be a downzoning as the current Zoning of R1A is not consistent with the parcel’s land use designation of Low Density Residential. The request is being made in order to pursue the by-right uses within the Ranch Marketing Ordinance, Section 17.14.190. No new development is proposed at this time as all necessary structures exist on the site and agricultural production has taken place on the site for many years. As shown on Exhibit F the intention of the owners is to be able to have on-site sales of these agricultural products.

**Site Description:** The 24.68-acre parcel is at an average elevation of 1,600 feet above sea level. Improvements include a single family residence, two small barns, a former chicken house and machine shop, and a small duplex that once housed seasonal workers and is no longer used for residential purposes. The parcel varies from flat to gently sloping, with oak grassland on the northern portion and a mixture of oak grass land and riparian vegetation in the southern area. The only permanent water on the property is a small artificial pond located downslope of the residence; the southern area contains a dense growth of willows, rushes, and other wetland species that indicate seasonal flooding. The northeastern corner of the property is currently planted in annual crops and the parcel contains approximately 50 percent choice agricultural soils.

	Zoning	General Plan	Land Use/Improvements
Site	R1A	LDR	Residential/Single Family Residence and Agriculture
North	AE/R1A	AL/LDR	Agriculture (grazing)/Single family residence
South	RE-10/R1	MDR	Residential/Single family residences
East	R1A	MDR	Residential/Single family residences
West	RE-10/R1A	LDR	Residential/Single family residences

Discussion: Exhibits C and D illustrate that the general area consists of 1 to 2-acre parcels to the east and west and larger parcels to the north and south. Two Williamson Act contracted parcels adjoin its northern boundary and are currently used for grazing.

**Project Issues:** Discussion items for this project include agricultural and land use compatibility, access and road improvements, fire protection, and wetlands.

**Agricultural and Land Use Compatibility:** The owners have requested a rezone in order to market produce that is grown on the site. The applicant’s original request at submittal was a rezone to the Estate Residential Five-Acre zone district. The Agriculture Department recommended that the applicant revise their request to the PA zone district based the site’s choice agricultural soils, adjacency to Williamson Act contracted lands, and the protection of agricultural lands. The original request for RE-5 would have allowed the parcel to be subdivided

at a future time while PA would be a downzone as it has a minimum parcel size of 20 acres which would not allow subdividing. However, the PA zone district may allow more intensive uses allowed by the Ranch Marketing and Winery ordinances. The General Plan designates the subject site as Low Density Residential (LDR) which is appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The current R1A zoning is not consistent with the LDR land use designation as shown on Table 2-4 of the General Plan, however the requested rezone to PA would be. The rezone request is consistent with General Plan Policy 8.1.1.5 that states that parcels greater than 20 acres that contain choice agricultural soils shall be zoned for agricultural uses. The project site contains over 50 percent choice agricultural soils and is 24.68 acres. Additionally, 17.36.150 of the Zoning Ordinance lists criteria for rezoning parcels to PA. As shown in Exhibits G and H the Agricultural Department and Commission have reviewed the proposal and found it to be consistent with the required criteria in 17.36.150 including parcel size and agricultural capability.

If approved this rezone may allow uses at the site consistent with the Ranch Marketing Ordinance, 17.14.190, and the Winery Ordinance, 17.14.200 which require verification of either ten acres of annual agricultural crops, five acres of permanent agricultural crop, or five acres of commercial vineyard. The intention of the applicant is to have agricultural product sales only; however future expansion of these uses could potentially happen. The most intensive use that the Ranch Marketing Ordinance allows is special events for commercial purposes not to exceed 125 persons. However, any uses at the site would be required to comply with General Plan policies regarding noise levels, traffic, and other applicable policies. At the Agricultural Commission hearing adjacent land owners expressed concern about the potential of the uses allowed by this ordinance. General Plan policies for noise would limit the hours of outdoor uses for all uses except those protected under the Right to Farm Ordinance. As shown in the “adjacent land uses table” above, the PA zone district would be compatible with the existing and proposed surrounding agricultural and single-family residential land uses to the north, west, and south and would not be expected to create significant land use conflicts. The rezone may bring about conflicts with smaller parcels that are adjacent to the east and west. Future development of the site would require the submittal of ministerial or discretionary applications to ensure compatibility with surrounding land uses. As such, the project would be consistent with General Plan Policy 2.2.5.21.

Agricultural setbacks would not apply to adjacent parcels consistent with Section 17.06.150.B of the Zoning Ordinance which states, “Where new timberland or agricultural land is created subsequent to the adoption of this ordinance outside of agricultural districts designated in the general plan the special setbacks established in subsection A shall not apply except on parcels subdivided after the establishment of the agricultural or timber zoning”.

Any existing or proposed agricultural production would be protected under the Right to Farm Ordinance, Chapter 17.13 if the rezone to PA is approved.

**Access and Road Improvements:** The developed parcel would continue to use the existing driveway on to Green Valley Road. Because of the wetlands at the southern end of the parcel, access to Missouri Flat Road would require cost prohibitive improvements and impacts to the wetlands and therefore would not be a viable alternative access. The Transportation Division

stated in their comments that improvements to Green Valley Road and the site’s encroachment may be required in the future depending on the uses that the owners propose. Additionally, the Transportation Division would recommend appropriate road improvement conditions of approval for applications that may go before the Planning Commission at a future date.

**Fire Protection:** Fire protection services would be provided to the site by the Diamond Springs-El Dorado Fire Protection District as required under General Plan Policy 5.7.1.1. Based on comments by the Fire District, the Fire District is supportive of the project provided that specific fire safe issues are addressed at the time of future development.

**Wetlands:** The National Wetlands Inventory has identified wetlands on the project parcel. No development is proposed that would impact the on-site wetlands and therefore the project is consistent with General Plan Policy 7.3.3.4.

As proposed, this project would be consistent with the policies of the General Plan. Findings for consistency with the General Plan are provided in Attachment 2.

**Rezone:** Policy 2.2.5.3 requires that the County shall evaluate future rezoning: (1) To be based on the General Plan’s general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include; but are not limited to, the following:

Criteria	Consistency
1. <i>Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands.</i>	<b>Consistent:</b> The site is currently connected to a public water system served by EID.
2. <i>Availability and capacity of public treated water system.</i>	<b>Consistent:</b> The site is currently connected to a public water system served by EID.
3. <i>Availability and capacity of public waste water treatment system.</i>	<b>Consistent:</b> The project currently utilizes existing septic systems for sewage disposal.
4. <i>Distance to and capacity of the serving elementary and high school.</i>	<b>Consistent:</b> The site is within the Mother Lode Union school district and is in the vicinity of several schools that have capacity. The zone change request would not be growth inducing.
5. <i>Response time from nearest fire station handling structure fires.</i>	<b>Consistent:</b> The Diamond Springs-El Dorado Fire Protection District would be responsible for serving the project area. The site is within less than a mile from the nearest fire station.
6. <i>Distance to nearest Community Region or Rural Center.</i>	<b>Consistent:</b> The site is located within the El Dorado-Diamond Springs Community Region.

7. <i>Erosion hazard.</i>	<b>Consistent:</b> No development is proposed but in the future current regulations would ensure that any erosion hazards are minimized.
8. <i>Septic and leach field capability.</i>	<b>Consistent:</b> The residence currently utilizes a septic system. Any expansion of uses would require additional septic analyses.
9. <i>Groundwater capability to support wells.</i>	<b>Consistent:</b> The project is served by EID public water facilities. No wells are proposed.
10. <i>Critical flora and fauna habitat areas.</i>	<b>Consistent:</b> The site is not within an area known to contain rare plant habitat and is not within a deer migration corridor.
11. <i>Important timber production areas.</i>	<b>Consistent:</b> The project site does not contain or is adjacent to any important timber production areas.
12. <i>Important agricultural areas.</i>	<b>Consistent:</b> The request is a rezone to an agricultural zone district. The request would allow the property to expand its agricultural potential.
13. <i>Important mineral resource areas.</i>	<b>Consistent:</b> The project site does not contain or is located adjacent to any important mineral resource areas.
14. <i>Capacity of the transportation system serving the area.</i>	<b>Consistent:</b> DOT reviewed the project and had no comment on the current proposal. Future expansion of the uses on the site may warrant additional analysis.
15. <i>Existing land use pattern.</i>	<b>Consistent:</b> The project site is adjacent to agricultural lands and residential uses. The proposed rezone would be consistent with the adjacent land use pattern and is not expected to have any significant conflicts with adjacent residential uses.
16. <i>Proximity to perennial watercourse.</i>	<b>Consistent:</b> There were no perennial watercourses identified by the within the project parcel. The closest perennial stream as identified on the Placerville U.S.G.S. Quadrangle is Mound Springs Creek which is located to the south of the site.
17. <i>Important historical/archeological sites.</i>	<b>Consistent:</b> A cultural resource study was conducted for the site and no significant resources were found. The residence is a historical structure but has been modified over the years. No new development is proposed.
18. <i>Seismic hazards and present of active faults.</i>	<b>Consistent:</b> As shown in the Division of Mines and Geology's publication, <i>Fault Rupture Hazard Zones in California</i> , there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, seismic ground failure, or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.

<p>19. <i>Consistency with existing Covenants, Conditions, and Restrictions.</i></p>	<p><b>Consistent:</b> The site does not contain any existing CC&amp;Rs and no new CC&amp;Rs would be required.</p>
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**ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (attached as Exhibit I) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment and a Negative Declaration has been prepared and a Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

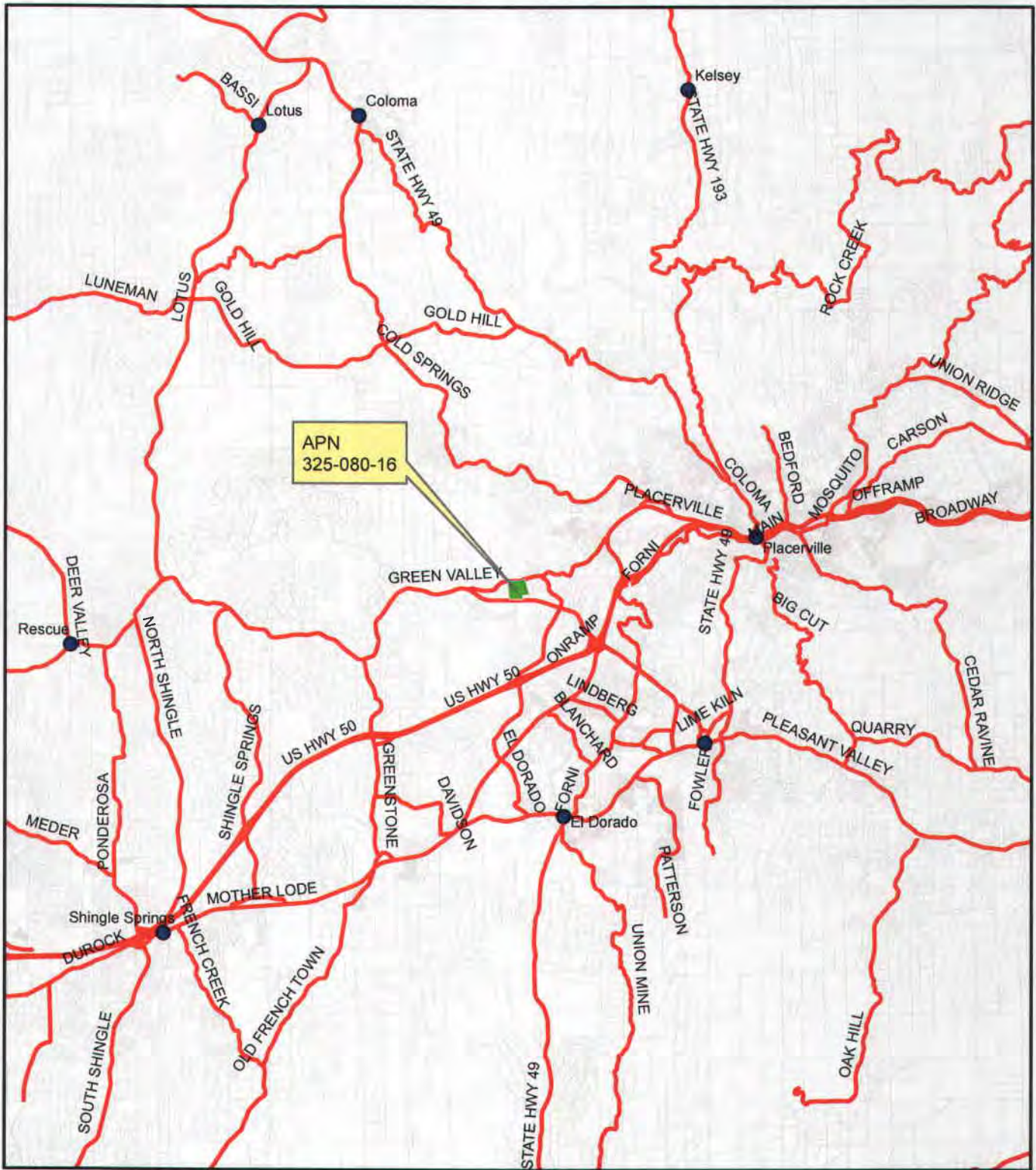
In accordance with California Fish and Game Code Section 711.4, the project is subject to a fee of \$2,156.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,156.25 is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State’s fish and wildlife resources.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

- Attachment 1 .....Findings
- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....General Plan Map
- Exhibit D.....Zone District Map
- Exhibit E.....Site Plan
- Exhibit F.....Applicant’s Letter of Intent
- Exhibit G.....Agricultural Commission Staff Report; October 5, 2012
- Exhibit H.....Agricultural Commission Memo; October 17, 2012
- Exhibit I.....Proposed Negative Declaration and Initial Study

# Exhibit A: Location Map



APN  
325-080-16

- PLACENAMES
- major\_roads
- currprcl



Z12-0005/Thomson Rezone  
Prepared By Aaron Mount

POR. SEC. 15 & W. 1/2 SEC. 14, T. 10N, R. 10E, M. D. M.

Tax Area Code

325.08

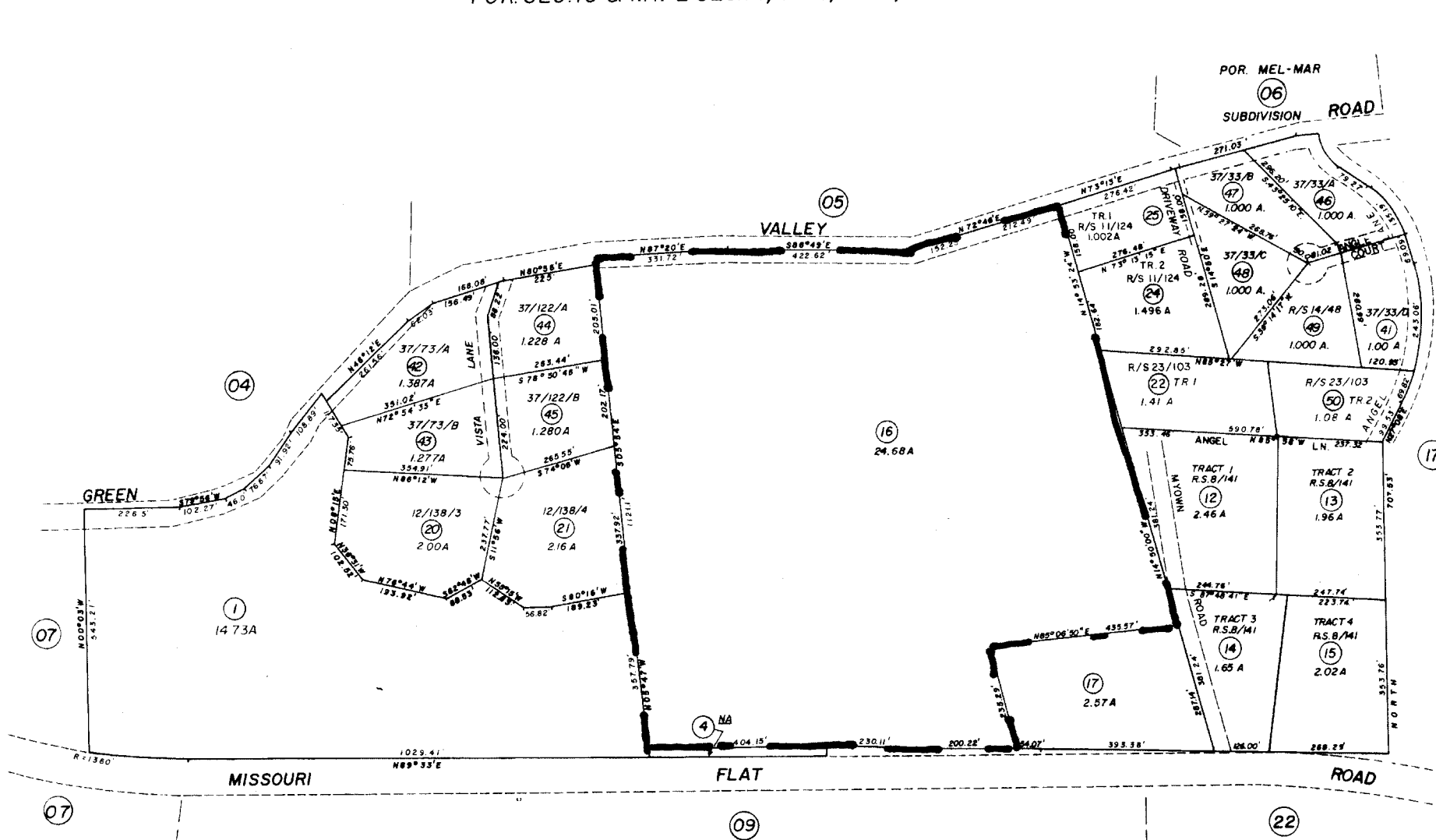


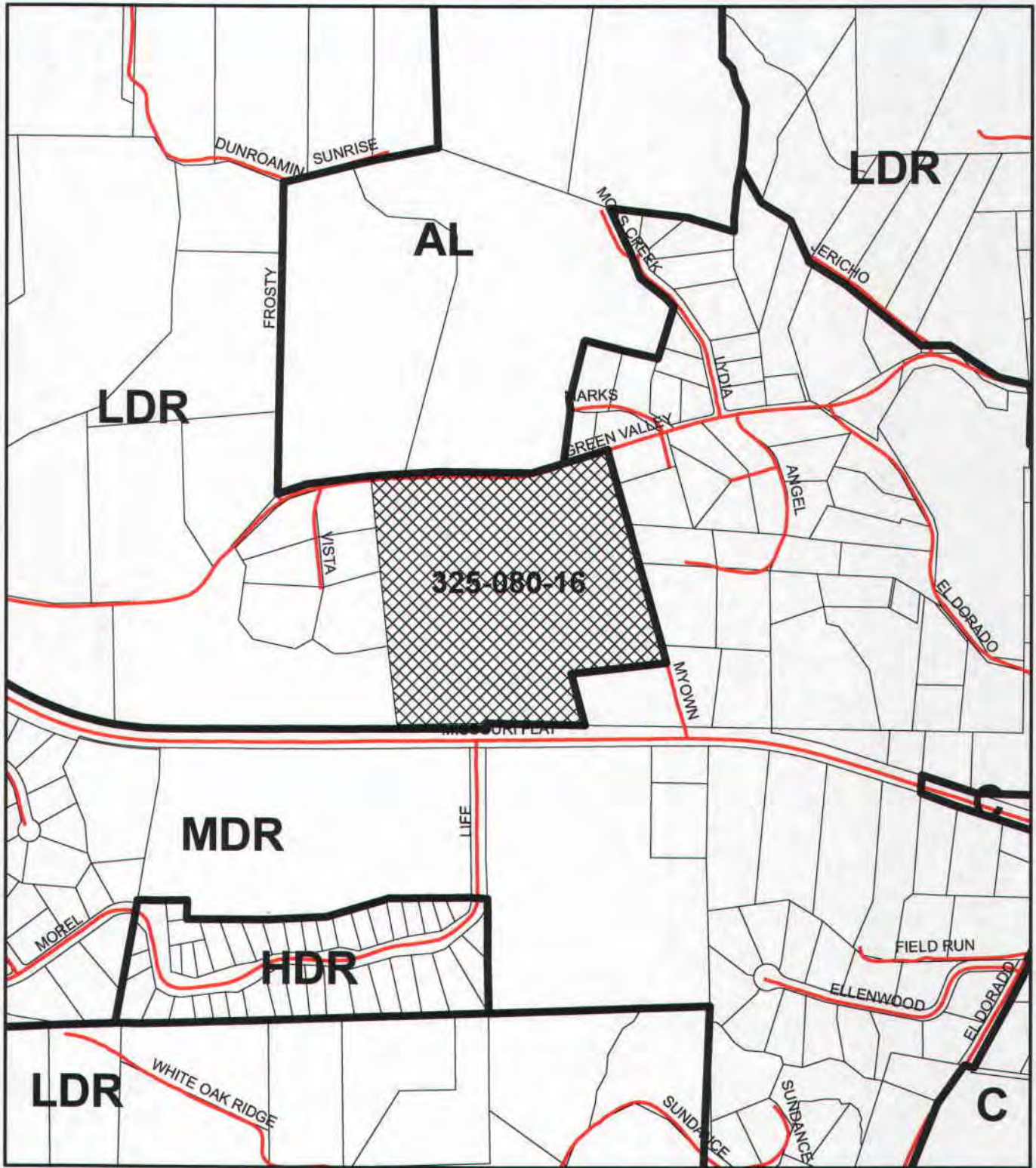
EXHIBIT B

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 325 - Pg. 08  
County of El Dorado, California



# Exhibit C: General Plan Map

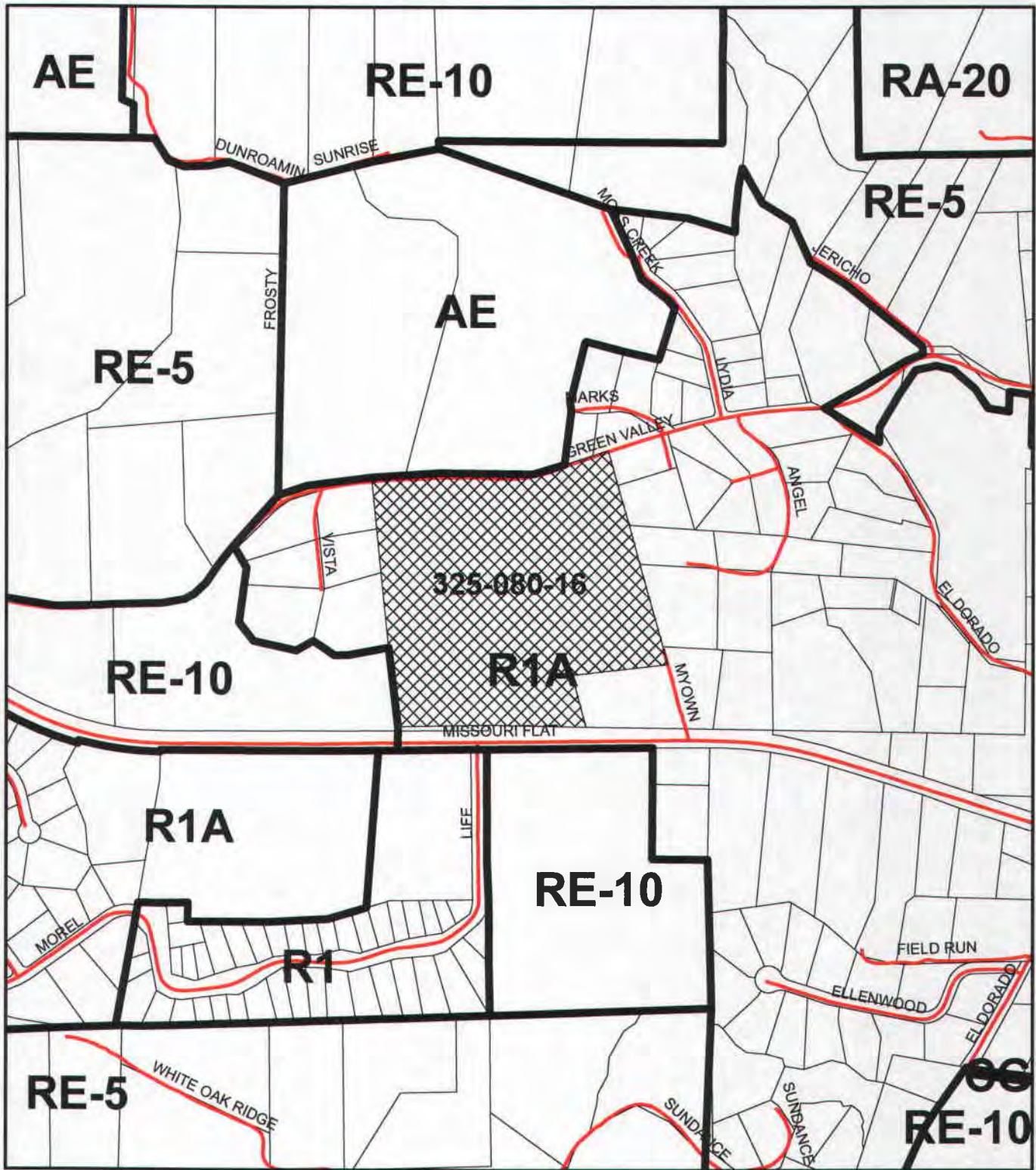





	ludesign
	gpsroads
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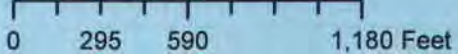
Z12-0005/Thomson Rezone  
Prepared By Aaron Mount

# Exhibit D: Zone District Map



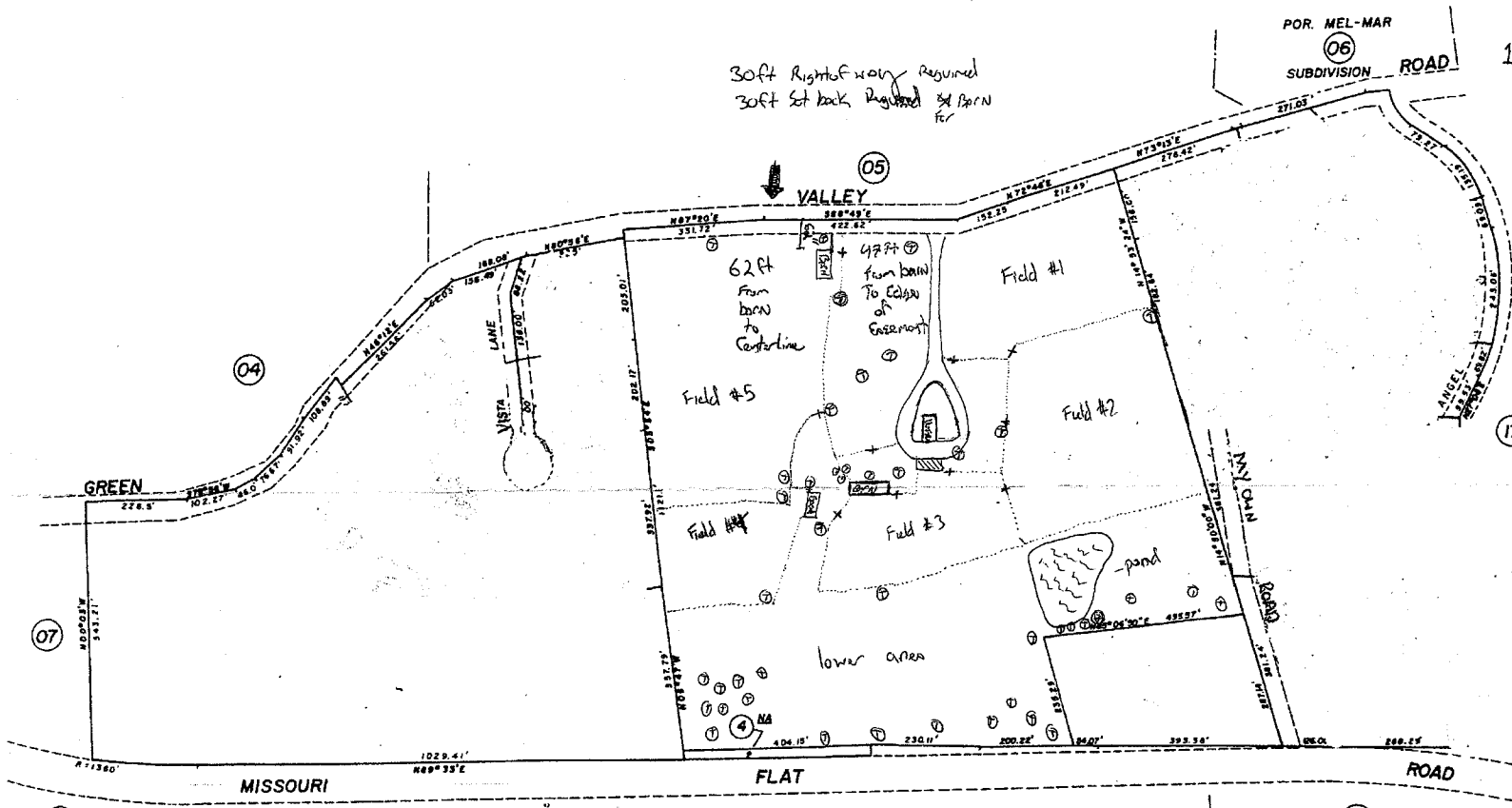
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Z12-0005/Thomson Rezone  
 Prepared By Aaron Mount  


POR. SEC. 15 & W. 1/2 SEC. 14, T. 10 N, R. 10 E, M. D. M.

Tax Area Code 325:08



- Legend
- ⊕ = tree, oak
  - - - = Fencing
  - = House or Barn
  - ☼ = pond
  - ▨ = Garage
  - + = Gate

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 325 - Pg. 08  
County of El Dorado, California

EXHIBITE

Z12-0005

13-1303 C 11 of 55

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PLANNING DEPARTMENT  
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## Letter of Intent

The intent of the "family farm project" is to operate a farm under the *farm marketing* rules of the El Dorado County charter (17.14), "to maintain 10 acres of annual crop that are properly maintained and cared for, to produce a commercial crop and sell on-site produced agricultural products". As per requirements 17.14.18.B, specifically the growing of tomatoes, peppers, onions, varieties of summer squash and winter squash (including pumpkin), melons, blackberries, varieties of cucumbers and eggs.

Chickens raised will be open pasture, but only hens and juvenile birds will be allowed outside. A small group of roosters (4-8) will occupy the lower barn (see figure 5) for breeding, but will not be allowed outside. This should mitigate any noise issues.

Once all farm marketing requirements are met, then sales of produce on-site shall begin. Sales will first start at farm stand, then continue at upper barn (see figure 4), once upper barn meets the required standards. A parking lot will be installed according to county parking provisions (17.18), including handicap parking. Signs will be erected in accordance to county sign provisions (17.16).

Crops will be raised in fields #1, #2 and #3. Field #4 will contain hen chickens and juvenile birds. Field #5 will be a mixed use of parking, some landscaped areas, herbs, flowers, pasture and future produce. The lower area bordering on Missouri Flat Road will not be farmed or disturbed, nor will the pond be encroached upon. Currently bee hives are being maintained along the border of field #3 and the pond. This area will not be farmed.

→ current Ranch Marketing Ordinance

12 JUN 12 AM 10:51  
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PLANNING DEPARTMENT

EXHIBIT F

Z12-0005

13-1503 © 12 9 95



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE  
WEIGHTS AND MEASURES

STAFF REPORT

October 5, 2012

**TO:** The Agricultural Commission

**FROM:** Chris Flores

**SUBJECT:** Thomson Rezone; Z 12-0005

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Planning Request:

Planning Services is requesting a review and recommendation from the Agricultural Commission for a re-zone request for the subject parcel identified as APN 325-080-16, from One-Acre Residential (R1A) to Planned Agricultural (PA).

Parcel Description:

- Located between Green Valley Road and Missouri Flat Road at 7000 Green Valley Road.
- Parcel size is 24.68 acres.
- Is currently zoned One-Acre Residential (R1A) and has surrounding zoning of R1A, Residential Estate Ten-Acre (RE-10), and Exclusive Agricultural (AE).
- Has a Land Use Designation (LUD) of Low Density Residential (LDR) with surrounding LUD's of LDR, Medium Density Residential (MDR), and Agricultural Land (AL).
- Is located within and on the northern boundary of the El Dorado/Diamond Springs Community Region.
- Soils consist of half Placer Diggins (PrD) and half Sierra Sandy Loam 9 to 15% Slopes (SfC2); classified by the Department of Conservation as a Unique and Soil of Local Importance (an El Dorado County Choice Agricultural Soil).
- The elevation of the parcel is at approximately 1,600 feet.

Zoning Criteria:

- According to the El Dorado County Zoning Ordinance Section 17.36.110, the purpose of the PA district is, "...to provide for the orderly development and protection of lands having sufficient space and conditions compatible to horticulture, husbandry and other agricultural pursuits and to promote and encourage these pursuits by providing additional opportunities for the sale, packing, processing, and other related activities which tend to

increase their economic viability...”

- Section 17.36.150 of the Zoning Ordinance lists criteria for establishing a PA zone and shall be based upon one or more of the following three criteria:

A) The Capability of land for Agricultural Production shall be evaluated, using the “Soil Survey of El Dorado Area, California”.

- The subject parcel is approximately 50% Sierra Sandy Loam 9 to 15% Slopes which is a Choice agricultural soil and considered a “Unique Soil of Local Importance”.
- Through the “Procedure for Evaluating the Suitability of Land for Agricultural Use”, the parcel scored 85 points (A cumulative score of 60 points or more in all 5 categories signifies that a parcel or segment has a good agricultural capability).

B) Present Land Use: lands that do not meet the Choice soil criteria above, but are being actively used agriculturally will be considered for agricultural zoning when the land in question meets three of the four criteria for the establishment of an agricultural preserve. Additionally, when lands do not qualify as agricultural under capability criteria 1, or the above, they may be zoned agricultural if recommended by the Agricultural Commission.

- As the subject parcel meets the “Capability of land for Agricultural production” criteria above, Criteria B does not apply.

However, the following still apply:

1. The property has a potential to, and has historically contributed to the agricultural welfare of the County;
2. The property scores higher than 80 (85 points) on the County Procedure for Evaluating the Suitability of Land for Agricultural Use; and
3. The property is, at the time of application, engaged in crop production.

C) Location of the Parcel in Relation to Surrounding Land Use: Land that is within an agricultural area or adjacent to agriculturally zoned lands may be recommended for agricultural zoning. A buffer area as established by Section 17.06.150 will be required. The development of new agricultural enterprise structures or uses shall be located 100 feet from any noncompatible use (i.e. residential structures, swimming pools, etc.).

- The subject parcel has two Agricultural Preserves adjoining its northern boundary. Ag Preserve # 244 is 20 acres and active. Ag Preserve # 245 is 26.82 acres and has applied for a non-renewal with a final year of 2018. Both parcels are zoned Exclusive Agricultural and have Land Use Designations of Agricultural Land (AL).

- Section 17.06.150.B. – Special setbacks for agricultural protection (Revised in November of 2010) states “Where new timberland or agricultural land is created subsequent to the adoption of this ordinance outside of agricultural districts designated in the general plan the special setbacks established in subsection A shall not apply except on parcels subdivided after the establishment of the agricultural or timber zoning.”

General Plan Policies:

- Policy 8.1.4.1 – The County Agricultural Commission shall review all discretionary development applications...and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:
  - A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
  - B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
  - C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Photos:



Looking towards Missouri Flat Road



Existing barn



Barn near Green Valley Road





Barn to be used for selling produce.





Ag Preserve #244 in background has irrigated pasture and cattle grazing.



AE parcel to the north.



Current crop production includes pumpkins, other squash, tomatoes, peppers and more.

Staff Recommendation: *Staff recommends APPROVAL of Z 12-0005; a request to rezone Assessor's Parcel Number 325-080-16 from One-Acre Residential (R1A) to Planned Agricultural (PA) zone as the property is approximately 25 acres, has approximately 50% Choice agricultural soils, is currently being farmed and has historically been used for agricultural purposes, the parcel scored 85 points with "The Procedure for Evaluating the Suitability of Land for Agricultural Use", the rezone would not create new setback requirements for adjacent existing parcels, the Planned Agricultural zone district is consistent with the parcel's underlying Land Use Designation of Low Density Residential per General Plan Table 2-4, and the findings for General Plan Policy 8.1.4.1 can be made. The proposed rezone:*

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and*
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and*
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.*



# AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667  
(530) 621-5520  
(530) 626-4756 FAX  
[eldcag@edcgov.us](mailto:eldcag@edcgov.us)

Greg Boeger, Chair – Agricultural Processing Industry  
Lloyd Walker, Vice-chair – Other Agricultural Interests  
Chuck Bacchi – Livestock Industry  
Bill Draper, Forestry /Related Industries  
Ron Mansfield – Fruit and Nut Farming Industry  
John Smith – Fruit and Nut Farming Industry  
Tim Neilsen – Livestock Industry

## MEMORANDUM

**DATE:** October 17, 2012  
**TO:** Aaron Mount, Development Services/Planning  
**FROM:** Greg Boeger, Chair *GP*  
**SUBJECT:** Thomson Rezone; Z 12-0005

During the Agricultural Commission's regularly scheduled meeting held on October 17, 2012 the following discussion and motion occurred regarding Z 12-0005, an application to rezone Assessor's Parcel Number 325-080-16 from One-Acre Residential (R1A) to Planned Agricultural (PA). The property consists of 24.68 acres and is located on the south side of Green Valley Road, approximately 300 feet east of the intersection with Vista Lane, in the Placerville area.

Chris Flores presented her staff report. The subject parcel is located between Green Valley Road and Missouri Flat Road at 7000 Green Valley Road. The subject parcel is zoned R1A and has surrounding zoning of R1A, Residential Estate Ten-Acre (RE-10) and Exclusive Agricultural (AE). The subject parcel's land use designation (LUD) is Low Density Residential (LDR) with surrounding LUD's of LDR, Medium Density Residential (MDR) and Agricultural Land (AL). The subject parcel is located on the northern boundary of the El Dorado/Diamond Springs Community Region. The parcel has approximately fifty percent (50%) "Choice" agricultural soils and is located at an elevation of approximately 1,600 feet.

According to the El Dorado County Zoning Ordinance Section 17.36.110, the purpose of the PA district is, "...to provide for the orderly development and protection of lands having sufficient space and conditions compatible to horticulture, husbandry and other agricultural pursuits and to promote and encourage these pursuits by providing additional opportunities for the sale, packing, processing, and other related activities which tend to increase their economic viability..."

Section 17.36.150 of the Zoning Ordinance lists criteria for establishing a PA zone and shall be based upon one or more of the following three criteria:

The Capability of land for Agricultural Production shall be evaluated, using the "Soil Survey of El Dorado Area, California". -The subject parcel is approximately 50% Sierra Sandy Loam 9 to 15% Slopes which is a Choice agricultural soil and considered a "Unique Soil of Local Importance". Through the "Procedure for Evaluating the Suitability of Land for Agricultural Use", the parcel scored 85 points (A cumulative score of 60 points or more in all 5 categories signifies that a parcel or segment has a good agricultural capability).

Present Land Use: lands that do not meet the Choice soil criteria above, but are being actively

used agriculturally will be considered for agricultural zoning when the land in question meets three of the four criteria for the establishment of an agricultural preserve. Additionally, when lands do not qualify as agricultural under capability criteria 1, or the above, they may be zoned agricultural if recommended by the Agricultural Commission. - *As the subject parcel meets the "Capability of land for Agricultural production" criteria above, Criteria B does not apply. However, the following still apply: (1) The property has a potential to, and has historically contributed to the agricultural welfare of the County; (2) The property scores higher than 80 (85 points) on the County Procedure for Evaluating the Suitability of Land for Agricultural Use; and (3) The property is, at the time of application, engaged in crop production.*

Location of the Parcel in Relation to Surrounding Land Use: Land that is within an agricultural area or adjacent to agriculturally zoned lands may be recommended for agricultural zoning. A buffer area as established by Section 17.06.150 will be required. The development of new agricultural enterprise structures or uses shall be located 100 feet from any non-compatible use (i.e. residential structures, swimming pools, etc.). - *The subject parcel has two Agricultural Preserves adjoining its northern boundary. Ag Preserve # 244 is 20 acres and active. Ag Preserve # 245 is 26.82 acres and has applied for a non-renewal with a final year of 2018. Both parcels are zoned Exclusive Agricultural and have Land Use Designations of Agricultural Land (AL).*

Section 17.06.150.B. of the Zoning Ordinance – Special setbacks for agricultural protection (Revised in November of 2010) states “Where new timberland or agricultural land is created subsequent to the adoption of this ordinance outside of agricultural districts designated in the general plan the special setbacks established in subsection A shall not apply except on parcels subdivided after the establishment of the agricultural or timber zoning.”

General Plan Policy 8.1.4.1 requires the Agricultural Commission to review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and make recommendations to the reviewing authority. A determination by the reviewing authority must be made that the proposed use: A) Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and B) Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and C) Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Staff showed photos of the subject parcel and the adjacent parcels. The AE zoned parcels to the north are in Williamson Act Contracts and have irrigated pasture for grazing. The subject parcel has been historically used for agriculture and continues to be farmed.

The applicant was present and gave the Agricultural Commission a brief history of the property and the reasoning behind the rezone request.

A neighbor, John Olsen, stated he was in support of the applicant’s request but voiced concerns about the “Right to Farm” that goes along with the agricultural zoning and had concerns about possible future owners of the property and what would be allowed to occur without recourse.

Concerns about pesticide use were raised. Agricultural Commissioner, Charlene Carveth, stated that pesticide use is regulated by the County Agriculture Department and independent of the zoning, pesticides are not allowed to drift off-site.

Discussion ensued about possible zoning choices and which zones would fit the applicant's plans for the parcel. It was decided that the Planned Agricultural Zone was the best choice at this time.

***It was moved by Mr. Smith and seconded by Mr. Bacchi to recommend APPROVAL of Z 12-0005; a request to rezone Assessor's Parcel Number 325-080-16 from One-Acre Residential (RIA) to Planned Agricultural (PA) zone as the property is approximately 25 acres, has approximately 50% Choice agricultural soils, is currently being farmed and has historically been used for agricultural purposes, the parcel scored 85 points with "The Procedure for Evaluating the Suitability of Land for Agricultural Use", the rezone would not create new setback requirements for adjacent existing parcels, the Planned Agricultural zone district is consistent with the parcel's underlying Land Use Designation of Low Density Residential per General Plan Table 2-4, and the findings for General Plan Policy 8.1.4.1 can be made. The proposed rezone:***

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and***
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and***
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.***

***Motion passed***

**AYES:** Bacchi, Draper, Neilsen, Boeger, Smith  
**NOES:** Walker  
**ABSENT:** Mansfield

If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (530) 621-5520.

Cc: Alex Thomson  
Ron Briggs, Board of Supervisor (District 4)

**Exhibit I**

**NEGATIVE DECLARATION**

**FILE:** Z12-0005

**PROJECT NAME:** Thomson Rezone

**NAME OF APPLICANT:** Alex Thomson

**ASSESSOR'S PARCEL NO.:** 325-080-16

**SECTION:** 15 T: 10N R: 10E

**LOCATION:** South side of Green Valley Road, approximately 300 feet east of the intersection with Vista Lane, in the Placerville Periphery area.

- GENERAL PLAN AMENDMENT:** FROM: TO:
- REZONING:** FROM: One-Acre Residential (R1A) TO: Planned Agriculture (PA)
- TENTATIVE PARCEL MAP SUBDIVISION (NAME):**  **SUBDIVISION TO SPLIT** ACRES INTO LOTS
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:**

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**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 Board of Supervisors on** \_\_\_\_\_ **(date).**

\_\_\_\_\_  
Executive Secretary



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

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**

**Project Title:** Z12-0005/Thomson

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

**Contact Person:** Aaron Mount

**Phone Number:** (530) 621-5355

**Property Owners/ Applicant's Name and Address:** Alex Thomson 7000 Green Valley Road

**Project Location:** South side of Green Valley Road, approximately 300 feet east of the intersection with Vista, in the Placerville Periphery area

**Assessor's Parcel Number:** 325-080-16      **Acres:** 24.68

**Zoning:** One-Acre Residential (R1A)

**Sections:** 15T: 10N R: 10E

**General Plan Designation:** Low Density Residential (LDR)

**Description of Project:** The proposed project consists of the following request:  
Zone change from One-Acre Residential District (R1A) to Planned Agricultural (PA).

**Surrounding Land Uses and Setting:**

	Zoning	General Plan	Land Use/Improvements
<b>Site</b>	R1A	LDR	Residential & Agricultural/Single Family Residence and Agriculture
<b>North</b>	AE/R1A	AL/LDR	Agriculture (grazing)/Single family residence
<b>South</b>	RE-10/R1	MDR	Residential/Single family residences
<b>East</b>	R1A	MDR	Residential/Single family residences
<b>West</b>	RE-10/R1A	LDR	Residential/Single family residences

Briefly describe the environmental setting: The 24.68-acre parcel is at an average elevation of 1,600 feet above sea level. Improvements include a single family residence, two small barns, a former chicken house and machine shop, and a small duplex that once housed seasonal workers and is no longer used for residential purposes. The parcel varies from flat to gently sloping, with oak grassland on the northern portion and a mixture of oak grass land and riparian vegetation in the southern area. The only permanent water on the property is a small artificial pond located downslope of the residence; the southern area contains a dense growth of willows, rushes, and other wetland species that indicate seasonal flooding. The northeastern corner of the property is currently planted in annual crops and the parcel contains greater than 50 percent choice soils.

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

1. El Dorado County Board of Supervisors
2. El Dorado County Agricultural Department



**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	Mandatory Findings of Significance


**DETERMINATION**

**On the basis of this initial evaluation:**

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

Signature:  Date: 8/21/2013

Printed Name: Aaron Mount For: El Dorado County

Signature:  Date: 8/21/13

Printed Name: Peter Maurer 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 proposed rezone project.

### **Project Description**

Request to rezone a 24-acre parcel from One-Family Residential, (R1) to Planned Agriculture (PA). The current zoning is not consistent with General Plan land use designation of Low Density Residential. The rezone would allow existing agricultural activities to expand on the site consistent with the PA zone district and the Ranch Marketing Ordinance.

### **Project Location and Surrounding Land Uses**

The 24.68-acre site is located on the South side of Green Valley Road, approximately 300 feet east of the intersection with Vista Lane, in the Placerville Periphery area which is within the El Dorado and Diamond Springs Community Region. The surrounding land uses are existing single family residential development in all directions except for north which is agricultural land within a Williamson Act Contract and is used for grazing.

### **Project Characteristics**

1. Transportation/Circulation/Parking

The northern portion of the project would be accessed from Green Valley Road, a County-maintained roadway. No new development is proposed with this project and no new encroachments or road would be required.

2. Utilities and Infrastructure

The developed site currently utilizes EID for public water and individual septic systems for waste water disposal. All necessary utilities are on site.

3. Population

The rezone would reduce the density potential of the parcel and therefore would not have a growth inducing potential.

4. Construction Considerations

No improvements are proposed with this project.

### **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 Negative Declaration tiers off of the El Dorado County 2004 General Plan EIR (State Clearinghouse Number 2009072001) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the El Dorado County 2004 General Plan EIR analysis and all Mitigation Measures are identified herein. The following impact areas are tiering off the El Dorado County 2004 General Plan EIR:

Aesthetics, Air Quality, Biological Resources, Traffic/ Circulation

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

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

<b>I. AESTHETICS. <i>Would the project:</i></b>			
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. **Scenic Vista:** 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, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts.
- b. **Scenic Resources:** The project site is not within 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 (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>)). There would be no impacts.
- c. **Visual Character:** The project does not propose any improvements other than expanding the agricultural activities. The project parcel would maintain the rural and agricultural uses and structures that exist at this time. This would continue the visual character that has existed at the site for well over 100 years. Impacts would be less than significant.
- d. **Light and Glare:** If approved as proposed, additional lighting may be installed as uses expand on the site. Section 5.3-3 of the *Executive Summary Table* in the General Plan EIR states “the potential significant impacts would be mitigated by including design features, namely directional shielding for street lighting, parking lot lighting, and other significant lighting sources, that could reduce the effects from nighttime lighting.” All lighting would be required to meet the County lighting ordinance and must be shielded to avoid potential glare affecting day or nighttime views for those that live or travel through the area.

Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with lighting resources. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies, impacts would be less than significant. As proposed, impacts from outdoor lighting would be less than significant with this project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**FINDING:** It could be found that as proposed, the project would not significantly impact designated scenic highways, scenic viewpoints as well as outside-in views, and lighting impacts not normally anticipated from similar low density residential developments. As a result, there would be less than significant levels of impact.

<p><b>II. AGRICULTURE AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:</p>					
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:** The United States Department of Agriculture Soil Conservation Service Soil Survey, El Dorado Area, California, issued April of 1974 shows that the parcel contains at least fifty percent Sierra Sandy Loam soils. This soil type is a choice agricultural soil and considered a unique soil of local importance. The rezone would ensure the continued agricultural use of this soil type. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. **Williamson Act Contract and Agricultural Zoning:** The project adjoins a Williamson Act parcel to the north. The project would have no effect as this project is a rezone to an agricultural zoning which would allow agricultural uses to expand on the site. There would be no impact.
- c-e. **Loss of Forest land or Conversion of Forest land, Conversion of Prime Farmland or Forest Land:** Neither the General Plan nor the Zoning Ordinance designates the site as an important Timberland Preserve Zone nor the soil type and elevation are not those known to support timber production. As discussed above in Section a, there would be no loss or conversion of prime farmland as well. There would be no impact.

**FINDING:** This project would not negatively impact properties subject to a Williamson Act Contract. The project would ensure the protection of agricultural uses on the site. For this "Agriculture" category, there would be 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<sub>x</sub>, 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 PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, 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<sub>x</sub>, and O<sub>3</sub>). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Dust Mitigation (FDM) plan during any future grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance. No improvements are proposed therefore there would be no impacts.

- b. **Air Quality Standards:** The project could create air quality impacts which may contribute to an existing or projected air quality violation during construction. Any future construction activities associated with the project may include grading and site improvements. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10. This is a temporary but potentially significant effect.

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 agricultural uses. This is a less-than-significant impact. Air quality impacts by the project would be less than significant.

- c. **Cumulative Impacts:** As the project does not propose any development, an air quality study was not required. Future development of the parcel will include review by the AQMD for potential air quality impacts. In addition, the General Plan DEIR Section 5.11 addresses air quality from transportation sources, specifically those generated by vehicles that travel on roadways in the County, partially from US Highway 50 as a generator. Such source emissions have already been considered with the adopted 2004 General Plan and EIR. Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with air quality standards. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies as well as the consistency rezone resultant of the subject applications, impacts would be less than significant.

- d. **Sensitive Receptors:** The CEQA Guide identifies sensitive receptors as facilities that house or attract children, the elderly, and people with illnesses, or others that are especially sensitive to the affects of air pollutants. Hospitals, schools and convalescent hospitals are examples of sensitive receptors. The project is identified as not being within the asbestos review area. Green Valley Community Church is adjacent to the south and contains a private school. However, by implementing ADMD Rules 223, 223 – 1, a Fugitive Dust Control Plan, as well as implementing typical conditions for the development of the site as it relates to pollutant concentrations based on Environmental Management rules, regulations, and standards, the impacts associated with this category would be less than significant.

- e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed residential use as a use known to create objectionable odors. Impacts would be less than significant.

**FINDING:** The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less-than-significant level. Additional impacts to air quality would be less than significant. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts. Standard conditions of approval, as required by the El Dorado County Air Quality Management District (AQMD), would be included in future development of the project site. As such, the proposed rezone to PA would have a less than significant impact in this category.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
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.

a. **Special Status Species and Sensitive Natural Communities:** The project parcel was previously developed and no physical expansion is proposed. The soil type is not known to be habitat for Pine Hill endemics and on-site wetlands would not be disturbed. There would be a low potential of impacts on special status species, therefore impacts would be less than significant.

b-c. **Riparian Habitat, Wetlands:** The site supports potentially jurisdictional waters of the U.S. These areas are likely regulated by the U.S. Army Corps of Engineers (Corps) and the El Dorado County General Plan. As stated in Policy 7.3.3.4 of the General Plan, El Dorado County requires a 100-foot setback from all perennial streams, rivers, and lakes and a 50-foot setback from all intermittent streams and wetlands (El Dorado County 2004). No development is proposed within or adjacent to the known wetlands and therefore



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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impacts would be less than significant. Any future development would be reviewed to ensure consistency with all applicable requirements.

- d. **Migration Corridors.** Review of the project site determined that the habitat onsite would not be suitable for a migration corridor. The ability of wildlife to move across the site would not be unique to the other developed areas in the project area. Review of the California Department of Fish and Game California Wildlife Habitat Relationship System indicates that there are no mapped critical deer migration corridors on the project site. The project would not appear to 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. Impacts would be less than significant.
- e. **Local Policies:** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. The project site is located in Rare Plant Mitigation Area 2 which is defined as lands not know to contain special status plant species, or to contain soil types capable of sustaining the Pine Hill Endemic plant species.

As discussed above, riparian and wetland areas are located on the project site. The El Dorado County General Plan Policy 7.3.3.4 requires setbacks from intermittent and ephemeral riparian areas. The areas are located outside of the proposed development areas.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. Impacts to oak woodlands have been addressed in the El Dorado County General Plan EIR, available for review online at <http://co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at El Dorado County Planning Services offices located at 2850 Fairlane Court, Placerville, CA, 95667. Mitigation in the form of General Plan policies has been developed to mitigate impacts to less than significant levels. In this instance, adherence to General Plan Policy 7.4.4.4 and measures contained within the Oak Woodlands Management Plan would mitigate impacts to oak woodland to less than significant levels.

No improvements are proposed with this project. Future development may require removal of native oak trees. The applicant would initiate compliance with that Condition during the grading and building permit processes.

- f. **Adopted Plans:** This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be a less than significant impact in this category.

**FINDING:** There would be no significant impacts to Biological resources. Any future development would be evaluated to ensure there would be no impacts to known existing resources.

<b>V. CULTURAL RESOURCES.</b> <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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>V. CULTURAL RESOURCES. <i>Would the project:</i></b>			
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-c. Historic or Archeological Resources:** The submitted cultural resource study, *Thomson Property Rezoning, Sharon A. Waechter*, reported that multiple historic structures exist on the property and that all are in use at this time. No prehistoric sites or artifacts were found within the project area. Standard Conditions of Approval would be implemented if future development is proposed which require protective measures be implemented during project construction in the event of accidental discovery of historic or archeological resources. Adherence with State and Federal laws concerning accidental discovery of cultural resources would reduce the impacts to a less than significant level.

**d. Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

**FINDING:** No significant cultural resources were identified on the project site. Standard Conditions of Approval would be required with requirements for accidental discovery during project construction. This project would have a less than significant impact within the Cultural Resources category.

<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>			
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

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>				
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. 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 would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be less than significant.

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

- b. **Soil Erosion:** According to the Soil Survey for El Dorado County, the soil type onsite is classified as Sierra Sandy Loam which has a slight to moderate and none to slight, respectively, erosion hazard.

All 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). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. No grading is proposed as part of this project. Any future grading would require grading plans and activities that would be designed to address pre-and post construction Best Management Practices (BMPs) for erosion and sediment controls. As a result, impacts within this category would be less than significant.

- c. **Geologic Hazards:** The onsite soil types have a slow to medium runoff potential with zero to moderate erosion potentials. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

- d. **Expansive Soils:** All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance; impacts would be less than significant. According to the *Soil Survey of El Dorado Area, California, 1974* Based on the *Soil Survey of El Dorado Area, CA*, issued April 1974 the area where development would occur has stable soil types that are suitable for development. There are no fault lines on the property and the project is not located within a seismic fault buffer. Any future development of the property must be designed to conform to the *County of El Dorado Grading, Erosion, and Sediment Control Ordinance* and the *Uniform Building Code (UBC)*. As a result, impacts within this category would be less than significant.

- e. **Septic Capability.** The project would be served by EID for wastewater services. There would be no impacts related to septic systems.

**FINDING:** A review of the soils and geologic conditions of the property finds that the site comprises of stable soils that are suitable for the type of development that a project approval would allow. The site has areas of variable slopes with different degrees of steepness. All grading would be designed to meeting *County of El Dorado Grading and Drainage* standards. Any future construction of residential or agricultural development would be designed to meet the *Uniform Building Code (UBC)* Seismic Safety Zone 3 construction standards that would apply to residential development. In this category, the threshold of impacts has not been exceeded.

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		

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a. **Generate Greenhouse Gas Emissions:** The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. These measures would be included as standard grading permit requirements if future development is proposed and would reduce impacts to a level of less than significant.
- b. **Conflict with Policy:** The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.

**FINDING:** The project would generate amounts of greenhouse gases would be negligible compared to global emissions or emissions in the County. For this 'Greenhouse Gas Emissions' category impacts would be less than significant.

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>			
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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**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 may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, household cleaning supplies, and agricultural materials. The use of these hazardous materials would only occur during construction and agricultural uses. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Health- Hazardous Waste Division of El Dorado County. The impact would be a less than significant level.
- c. Hazardous Materials near Schools:** The project would not directly allow any operations that would use acutely hazardous materials or generate hazardous air emissions. The closest school to the project site is the adjacent church which has a private school. There would be no direct impact.
- d. Hazardous Sites:** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), [http://www.dtsc.ca.gov/database/Calsites/Cortese\\_List](http://www.dtsc.ca.gov/database/Calsites/Cortese_List)). No activities that could have resulted in a release of hazardous materials to soil or groundwater at the subject site are known to have occurred. There would be no direct impact with the approval of this project request.
- e. Aircraft Hazards:** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. Private Airstrips:** There are no private airstrips in the vicinity of the project site. There would be no impact.
- g. Emergency Plan:** The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. There would be no impact.
- h. Wildfire Hazards:** The project site is in an area of moderate hazard for wildland fire pursuant to Figure V.4-2 of the 1996 General Plan Draft EIR and Figure 5.8-4 of the 2004 General Plan Draft EIR. Any future development would require compliance with the conditions required by the Diamond Springs-El Dorado Fire Protection District, approved Fire Safe Plan, and implementation of California Building Codes which would reduce the impacts of wildland fire to a less than significant level.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**FINDING:** The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The Diamond Springs-El Dorado Fire Protection District would require Conditions of Approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

<b>IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>				
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
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- 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:** Any grading and improvement plans required by the El Dorado County Department of Transportation (DOT) and/or Building Services would be prepared and designed to meet the *County of El Dorado Grading, Erosion and Sediment Control Ordinance*. These standards require that erosion and sediment control be implemented into the design of the project. Combined with the design standards outlined by the *El Dorado Design and Improvement Standards Manual (DISM)*, as well as the *Off-Street Parking and Loading Ordinance*, all stormwater and sediment control methods required by the ordinance would be implemented and engineered correctly for the final design, including those necessary for site grading and drainage facilities. Grading and drainage designs would be designed pursuant to a project specific Storm Water Mitigation Plan (SWMP). This would address Storm Water Prevention and Pollution Program (SWPPP) standards in order to adhere to the state requirements, as well as the federal, National Pollution Discharge Elimination System (NPDES) requirements for water quality and water discharge. As a result, impacts would be less than significant.
- b. **Groundwater Supplies:** The project is currently connected to public water and would not utilize any groundwater as part of the project. There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Construction activities may have a short-term impact as a result of groundwater discharge however; adherence to the Grading Ordinance would ensure that impacts would be less than significant.
- c, d. **Drainage Patterns:** Any future grading and drainage activities would be required to implement *El Dorado County Grading, Erosion and Sediment Control Ordinance* standards to ensure that grading and/or ground disturbance include proper designs that would reduce and/or eliminate run-off pre-and post construction. Any stair-step effects from grading would be required to be minimized through the use of Contour Grading. The final drainage plan would be required to be designed to meet the *El Dorado County Grading Erosion and Sediment Control Ordinance*. As proposed and with strict adherence to County Code, there would be a less than significant impact in these categories.
- e. **Stormwater Runoff:** No new development is proposed with this rezone. Stormwater runoff has the potential to increase due to the introduction of impervious surfaces into areas not previously developed. Primary increases in runoff would be attributed to road surfaces and the future single-family dwellings and supporting infrastructure. The rate of surface runoff from development would be minimized through the application review process; there would be a less than significant impact from the current proposal's minor road improvements and future impervious surfaces created with development on the new parcels. The access roads and lot pad areas would require modifications to comply with DOT and Fire Code regulations, and strict adherence to Resource Conservation District Best Management Practices.

The Drainage Manual Sections 1.3 & 1.4 requires that a project mitigate for increased runoff. The pre-project runoff and post-project 10-year flows must be equal or post-project flows must be less. If post-project flows exceed pre-project flows, the project must incorporate detention for the stormwater drainage. An area would be required by DOT to be set aside for stormwater detention due to stormwater runoff to



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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assure stormwater is handled as discussed above. As proposed by DOT and with strict adherence to County Code, impacts would be reduced to less than significant levels.

**f. Degradation of Water Quality:** The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. Stormwater and sediment control measures outlined by the *Grading, Erosion and Sediment Control Ordinance* that implement a project specific Storm Water Mitigation Plan (SWMP), the state's Storm Water Pollution and Prevention Program (SWPPP) and National Pollutant Discharge Elimination Systems (NPDES) would be required to be designed with grading and drainage plans. The designs would also include and implement pre- and post-construction Best Management Practices (BMPs), as well as permanent drainage facilities, in order to address the issue of water quality. As discussed above in the *Biological Resources* section, a 50-foot building setback line would be required from the high-water mark surrounding the wetland located within proposed Lot 17. As a result, there would be less than significant impacts.

**g-j. 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. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

**FINDING:** The drainage facilities on and off-site would be proposed to handle the run-off that would be associated to the project. Water would be provided for this project by connections to the EID system. All grading, drainage, to include BMPs for pre-and-post-construction for erosion and sediment controls would be incorporated into the final grading and drainage design for the project. Impacts within this category would remain below significant.

<b>X. LAND USE PLANNING. <i>Would the project:</i></b>			
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 would not create any physical divisions of an established community. The project area is part of the El Dorado – Diamond Springs Community Region and is

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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designated by the General Plan for Low Density Residential land uses. By rezoning the project parcel to PA, the project would allow existing agricultural uses on the site to expand. It could be found that the density and pattern of parcel development for the project vicinity has been established and this project is consistent and compatible with the dominant pattern of the land adjoining the parcel to the north and west, also similarly designated by the General Plan for residential and agricultural uses. General Plan policies concerning noise and traffic would reduce conflicts with adjoining residential uses. As a result, impacts would remain below significant.

- b. **Land Use Consistency:** The parcel is zoned One-Acre Residential (R1A) which would be inconsistent with the Low Density land use designation and does not allow agricultural uses, therefore a rezone request to PA is requested. The proposed rezone as proposed could be interpreted to be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan, and could be consistent with the development standards contained within the El Dorado County Zoning Ordinance.
- c. **Habitat Conservation Plan:** There are no adopted habitat conservation plans or natural community plans within the project vicinity. Impacts are less than significant. As noted in Item IV (Biological Resources), the project site is not located in an ecological preserve mitigation area established for the Pine Hill rare plants or red-legged frog core area. The project would not conflict with any known habitat conservation plan. Impacts would be less than significant.

**FINDING:** For the 'Land Use Planning' category, the project would have a less than significant impact. With an approved rezone, the proposed use of the land would be consistent with the zoning and the General Plan policies for agricultural and residential uses. As proposed, there would be no significant impacts from the project due to a conflict with the General Plan or zoning designations for use of the property. For this "Land Use" category, the thresholds of significance have not been exceeded.

<b>XI. MINERAL RESOURCES. <i>Would the project:</i></b>				
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:** The project site is not located within a Mineral Resource Zone (MRZ) as mapped by the State of California Division of Mines and Geology and is not classified or affected by any Mineral Resource overlays of the El Dorado County General Plan.

The western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2 contain discovered mineral deposits that have been measured or indicate reserves that have been identified and calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. There would be no impact.

**FINDING:** There are no mapped mineral resources or deposits on this property. No impacts to energy and mineral resources are expected with the proposed project either directly or indirectly. For this "Mineral Resources" category, there would be no impact.

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

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- 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 Exposures:** The project may result in an increase in existing ambient noise levels in the project vicinity. Presently, a parcel must have either five acres of permanent crop or ten acres of annual crop under cultivation to qualify for inclusion in ranch marketing or winery activities. The present zone district allows residential uses only, while the rezone would allow ranch marketing and its accessory uses by right. Presently, a parcel must have either five acres of permanent crop or ten acres of annual crop under cultivation to qualify for inclusion in ranch marketing or winery activities. The accessory uses include

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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those specified in Section 17.14.190 of the Zoning Ordinance. These accessory uses, specifically those involving outdoor events, may result in a permanent or temporary increase in ambient noise levels. While the project, as proposed, does not include a request for special or promotional events or picnic area uses, the County must consider the maximum use that would be allowed under the rezone. The noise standards in a community region are applied at the property lines. Agricultural uses would be regulated under the Right to Farm ordinance. All outdoor events, which have the potential to increase the ambient noise levels, are subject to the following Noise Level Performance Protection Standards contained in table 6-2 of the General Plan:

<b>TABLE 6-2 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION* SOURCES</b>						
Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly $L_{eq}$ , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

\*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Under General Plan Policy 6.5.1.14, a noise ordinance will be adopted by the County to control unnecessary noise that will include, but not be limited to, “amplified music in commercial establishments.”

Consistency with the General Plan noise standards will ensure that any potential impacts would be less than significant.

- b. **Ground borne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be less than significant.
- c. **Permanent Ambient Noise Increases:** The existing ambient noise in the project vicinity is defined primarily by existing traffic on Missouri Flat Road and Green Valley Road. This project would not add significantly to the existing ambient noise levels of the surrounding area. The overall types and volumes of noise would not be anticipated to be excessive and would be similar in character to surrounding land uses which are agricultural and residential in nature. Prior to approval of any use which may generate noise beyond established thresholds, an acoustical analysis may be required which would ensure that the proposed uses would not exceed the established thresholds. Impacts would be less than significant.
- d. **Temporary Ambient Noise Increases:** No new development is proposed as part of this project. Any construction noise would be temporary and would be minimized by compliance with Policy 6.5.1.11 of the El Dorado County General Plan Noise Element. Project operation would also result in periodic noise generation above current levels from the use of vehicles, farming equipment, etc. The overall types and volumes of noise from project operation would not be excessive and would be similar in character to anticipated and expected surrounding land uses which include agricultural and residences. Thus, as a result, this impact would be less than significant.
- e-f. **Aircraft Noise:** The project is not located adjacent to or in the vicinity of a private airstrip and would not experience noise from a private airport. There would be no impacts within this category.

**FINDING:** No significant impacts to or from noise is expected directly as a result of this proposal. For this “Noise” category, the thresholds of significance have not been exceeded.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Create substantial growth or concentration in population;
  - Create a more substantial imbalance in the County’s current jobs to housing ratio; or
  - Conflict with adopted goals and policies set forth in applicable planning documents.
- a. **Population Growth:** The proposed project would not induce growth directly or indirectly by providing infrastructure that would create development beyond what is currently anticipated in the General Plan because the land use designation would not change and the existing designation of Low Density Residential (LDR) permits one dwelling unit per 5.0 acre. The project is a rezone from residential zoning to agricultural zoning which would reduce the potential for population growth. The proposed project would not induce growth in the area that was not previously anticipated when the General Plan Low-Density Residential land use designation was adopted. Impacts would be less than significant.
- b. **Housing Displacement.** The project is a rezone from residential to agricultural. The rezone would reduce the density potential of the parcel and therefore would not have a growth inducing potential. No displacement or relocation housing would result as part of the project. There would be no impact.
- c. **Population Displacement:** The proposed project would not displace any people. The rezone would reduce the density potential of the parcel and therefore would not have a growth inducing potential. There would be no impact

**FINDING:** There is limited potential for a significant impact due to substantial growth with the proposed applications, the proposed project either directly or indirectly. The project would not displace housing. Impact due to substantial growth with the proposed rezone either directly or indirectly as the project site was designated by the General Plan for the proposed density. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

<b>XIV. PUBLIC SERVICES.</b> <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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**Discussion:** A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
  - Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
  - Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
  - Place a demand for library services in excess of available resources;
  - Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Be inconsistent with County adopted goals, objectives or policies.
- a. **Fire Protection:** The Diamond Springs–El Dorado Fire Protection District (Fire District) currently provides fire protection services to the project area. The District was solicited for comments to determine compliance with fire standards, El Dorado County General Plan, and State Fire Safe Regulations as adopted by El Dorado County and the 2007 California Uniform Fire Code. The District did not respond with any concerns that the level of service would fall below the minimum requirements as a result of the proposed project. Development of the project would result in a minor increase in demand for fire protection services. The District would review building permit plans to determine compliance with their fire standards. Fire districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. The impacts would be less than significant.
- b. **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department (Department) with a response time depending on the location of the nearest patrol vehicle. The minimum Department service standard is an eight-minute response to 80 percent of the population within Community Regions and their stated goal is to achieve a ratio of one sworn officer per 1,000 residents. If approved as proposed, the project would allow expansion of the existing agricultural uses. The development of additional uses on the project site may result in a small increase in calls for service but would not be anticipated to significantly impact the Department any more than was anticipated by the General Plan for lands designated for medium density residential uses. An approved project would not be anticipated to significantly impact current Sheriff's response times to the project area as well. The impacts would be less than significant.
- c. **Schools:** The proposed rezone would have a negligible effect on the local school system. The project proposes expansion of agricultural uses and does not have additional residential uses proposed. The parcel currently has one residence and the potential for a second residence only. The impacts would be less than significant.
- d. **Parks:** The project proposes expansion of agricultural uses and does not have additional residential uses proposed. The parcel currently has one residence and the potential for a second residence only. The impacts would be less than significant.
- e. **Government Services:** No other government services would be required as a result of the rezone. The impacts are expected to be incremental and would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**FINDING:** Adequate public services are available to serve the project. Increased demands to services would be addressed through the payment of established impact fees. The project would not result in a significant increase of public services to the project. For this 'Public Services' category, impacts would be less than significant.

<b>XV. RECREATION.</b>			
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:** The project proposes expansion of agricultural uses and does not have additional residential uses proposed. The parcel currently has one residence and the potential for a second residence only. Therefore, the project is not anticipated to contribute significantly to increased demand on recreation facilities or contribute to increased use of existing facilities. Impacts to parks would be less than significant.
- b. **Recreational Services:** The project proposes expansion of agricultural uses and does not have additional residential uses proposed. The parcel currently has one residence and the potential for a second residence only. The 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.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>			
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/Transportation.** The Transportation Division determined that a traffic study was not required as the project does not include specific development. The site is accessed by a County maintained road that has adequate capacity for the uses currently taking place at the site. Future development of the site may require additional analysis and potential road improvements

The Transportation Division determined that the project would not cumulatively impact the levels of service of the access roads, therefore improvements have not been required and they determined that the project impacts would not exceed the level of service thresholds established by the General Plan. Impacts would be less than significant.

**c. Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Design Hazards.** The project would not create any significant traffic hazards. The project would use existing encroachments and no improvements are proposed at this time. Impacts would be less than significant.
- e. **Emergency Access.** The project would be required to construct new access roads which would be built to County Design Standards and Diamond Springs-El Dorado Fire Protection District Fire Safe standards to connect to existing roadways in the project area. Adequate primary and secondary access would be provided throughout the project site. The applicant would also to adhere to the approved Diamond View Estates Wildland Fire Safe Plan, Bill Draper, Registered Professional Forester #898, March 7, 2009. As proposed, impacts would be less than significant.
- f. **Alternative Transportation:** The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

**FINDING:** As discussed above, and as proposed, no significant traffic impacts can directly be expected for the proposal. For this "Transportation/Traffic" category, the thresholds of significance have not been exceeded.

<b>XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>			
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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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.** Wastewater treatment would be provided for the project by individual septic systems. The site currently utilizes this type of waste water disposal. The project is required to comply with requirements for the treatment, collection, processing, and disposal of waste as established by the Regional Water Quality Control Board (RWQCB). Impacts would be less than significant.
- b. **New Facilities:** No new water or wastewater treatment plants are proposed or are required because of the project. For future development the applicant would be responsible for the installation of all extension improvements, to the District's Water, Sewer and Recycled water Design and Construction Standards, necessary to provide these services. The exact improvements required would be determined by an applicant supplied Facility Plan Report of the system which would be given to EID to analyze to see if the proposed system is adequate to supply the domestic water at the correct pressure. Upon satisfaction of the EID requirements for sewage and domestic water services, impacts would be less than significant.
- c. **New Stormwater Facilities:** On-site storm water drainage facilities would be installed and maintained on and adjacent this property in order to control, reduce, and/or eliminate run-off from this development. All storm water drainage facilities shall be designed to meet the *El Dorado County Grading, Erosion, and Sediment Control Ordinance*, as well as the *Drainage Manual* standards in order to reduce discharge levels to County, state, and federal standards, and to maintain such flow based on the outcome identified by the preliminary drainage study prepared for future development of the site. No added improvements would be required as a result of the rezone to PA. Impacts would be less than significant.
- d & e. **Sufficient Water Supply.** The project is served by EID public water. No new public water improvements would be required; the existing water lines in the area are capable of providing the required water meters and fire flow. Impacts would be less than significant.
- f. **Solid Waste Disposal.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed project would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

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

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

County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed project would be handled through the local waste management contractor. Adequate space is available at the site for solid waste collection and storage of trash, recycling and related refuse containers. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For residential development some on-site separation of materials is required and areas are required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319. Chapter 8.42.640C of the county Ordinance requires that solid waste, recycling and storage facilities must be reviewed and approved by the County prior to building permit issuance. Impacts would be less than significant.

**FINDING:** Adequate water and sewer systems are available to serve the project. No significant utility and service system impacts are expected either directly or indirectly. There is a safe and reliable water source available, available capacity in the County refuse and recycling system, and associate collection areas that are available for this project. For this 'Utilities and Service Systems' category, impacts would be less than significant.

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<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>			
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 proposed, and with adherence to County requirements, this project and the existing and proposed agricultural uses, would not be anticipated to 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 with the grading and building permit processes and/or any required project specific improvements on or off 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." 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. Other rezones or discretionary level projects involving ranch marketing have been either proposed or approved in the vicinity of this project. Due to the type of project proposed and types of activities proposed, which have been disclosed in the Project Description and analyzed in Items I through XVI there would be less than significant impacts related to agriculture resources, air quality, geology/soils, hazards/hazardous materials, land use/planning, mineral resources, population/housing, public services, recreation, traffic that would combine with similar effects such that the project's contribution would be cumulatively considerable. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. With adherence to County policies outlined by this document in the various sections and categories listed, impacts within this category would also be reduced below a level of significant.
- c. Environmental effects, which would appear to have the potential to cause substantial adverse effects on human beings directly or indirectly have not been identified during the project distribution and analysis of the project elements. As proposed and with strict adherence to County General Plan policies and permit

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requirements, this rezone and the typical agricultural uses expected to follow, are not likely to cause project-related environmental effects which would result in substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

**SUPPORTING INFORMATION SOURCE LIST**

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

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

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

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

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

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

County of El Dorado - Grading, Erosion, and Sediment Control Ordinance 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 16 - County Code)

Soil Survey of El Dorado Area, California

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

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

**Project Specific Resource Material**

Thomson Cultural Resource Review, Sharon A. Waechter