

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



Agenda of: April 26, 2007
Item No.: 10.a.
Staff: Aaron Mount

REZONE

FILE NUMBER: Z05-0014
APPLICANT: Deborah Prisk
REQUEST: Zone change from One-half Acre Residential (R20,000) to Limited Multifamily Residential-Planned Development (R2-PD).
LOCATION: On the southwest side of Lime Kiln Road, approximately 250 feet southeast of the intersection with China Garden Road in the Diamond Springs area, Supervisorial District III. (Exhibit A)
APN: 054-332-02
ACREAGE: 0.45 acre
GENERAL PLAN: Multi-family Residential (MFR) (Exhibit B)
ZONING: One-half Acre Residential (R20,000) (Exhibit C)
ENVIRONMENTAL DOCUMENT: Negative Declaration
SUMMARY RECOMMENDATION: Recommend Approval

BACKGROUND: The subject parcel was designated Multi-family Residential (MFR) in the 1996 General Plan. S04-0026 was approved March 2, 2005, by the Zoning Administrator to expand the non-conforming residences situated on the subject parcel. Approval allowed the construction of a two-story 2,500 square foot duplex and 1,008 square feet single family residence. The subject site contains undeveloped areas sufficient for additional units.

STAFF ANALYSIS: Staff has reviewed the project for compliance with County regulations and requirements. An analysis of the permit request and issues for the Planning Commission and Board of Supervisors consideration are provided in the following sections.

Project Description: Zone change from One-half Acre Residential (R20,000) to Limited Multifamily Residential-Planned Development (R2-PD) to make the property consistent with the Multi-family Residential (MFR) General Plan land use designation to ultimately develop multifamily residential units. The parcel has a potential density of 10 dwelling units plus the potential for density bonus. No development plans have been proposed or are being processed as part of this application. The impacts from additional high density residential development would be analyzed in a subsequent initial study.

Site Description: The subject site is at an average elevation of 1700 feet above mean sea level in the town of Diamond Springs. Improvements include a single family residence. Two residential structures have been demolished and will be rebuilt under a special use permit to expand the nonconforming use. Vegetation consists of blue oaks and associated undergrowth and annual grasses. The subject parcel has street frontage along Lime Kiln Road which intersects with State Route 49.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R20,000	MFR	Single family residence
North	R20,000	MFR	Undeveloped
South	R20,000	MFR	Transportation corridor/cemetery
East	C	C	Undeveloped
West	I/CPO	C	Undeveloped

General Plan: The General Plan designates the subject site as Multifamily Residential (MFR). General Plan Policy 2.2.1.2 states this land use designation identifies those areas suitable for high-density, multifamily structures such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses), and multiplexes. Mobile home parks, as well as existing and proposed manufactured home parks shall also be permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. The minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. The provision of single-family attached dwelling units in the MFR land use designation is subject to the use of planned development design concepts which may result in zipper-lot zero-lot line, cottage-type, or comparable developments. This designation is considered appropriate only within Community Regions and Rural Centers.

This parcel is located within the El Dorado/Diamond Springs Community Region. There would be no conflict with this policy.

Policy 2.2.5.3 directs 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:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;

Discussion: A letter dated October 6, 2006 from El Dorado Irrigation District states that a six-inch water line exists in Lime Kiln Road, and a six-inch water exists in the southeast portion of the parcel. Water meters are onsite for the existing and proposed non-conforming structures. General Plan Policy 5.2.1.3 requires any future development to connect to the existing public water systems.

3. Availability and capacity of public waste water treatment system;

Discussion: A letter dated October 6, 2006, from the El Dorado Irrigation District states that the parcel does not touch a District wastewater line, however a six-inch wastewater line exists in China Garden Road and a six-inch wastewater line exists in Main Street. A line extension would be required to obtain wastewater service to this parcel. General Plan Policy 5.3.1.1 requires that any future development shall be required to connect to public wastewater collection facilities as a condition of approval.

4. Distance to and capacity of the serving elementary and high school;

Discussion: The subject parcel is approximately two miles from the nearest elementary and high school. The potential of development density of 10 multifamily units would not have a significant impact on the capacity of the serving schools.

5. Response time from the nearest fire station handling structure fires;

Discussion: Future residential development of the project would result in an increase in demand for fire protection services, however, no information was provided by the fire district stating that the minimum level of service would fall below the minimum response time of 8 minutes to 80 percent of the population, as designated by Policy 5.1.2.2 in Table 5-1 of the General Plan. The subject parcel is approximately 1,500 feet from the nearest fire station and a fire hydrant is located on-site. The Diamond Springs/El Dorado Fire Protection District has reviewed the project and recommended conditions relating to development of the parcel. Conditions will be applied to the subsequent planned development application consistent with General Plan policies and the state fire safe regulations.

6. Distance to nearest Community Region or Rural Center;

Discussion: The subject parcel is within the El Dorado/Diamond Springs Community Region.

7. Erosion hazard;

Discussion: Under Policy 7.3.2.2, projects requiring a grading permit shall have an erosion control program approved, where necessary. Based on the Soil Survey of the El Dorado Area, CA, the project soil is classified as DfC, Diamond Springs very fine sandy loam, with 9 to 15 percent slopes which is characterized by an erosion hazard that is slight but high on bare slopes. No grading is being proposed with the rezone application. Future development must adhere to the County's grading and erosion control requirements.

8. Septic and leach field capability;

9. Groundwater capability to support wells;

Discussion: Future development on the subject site will require connection to public water and sewer.

10. "Critical flora and fauna habitat areas;

Discussion: No development plans have been proposed or are being processed as part of this application. Any impacts to critical flora and fauna habitat areas, especially oak tree canopy, will be examined when a development plan is submitted.

11. Important timber production areas;

12. Important agricultural areas;

13. Important mineral resource areas;

Discussion: The project parcel is not in any designated area for these criteria.

14. Capacity of the transportation system serving the area;

Discussion: The project parcel is accessed off Lime Kiln Road, which is a County maintained road. Further review of future development will include traffic circulation both on and off site, as well as other transportation related issues pertaining to type and size of the proposed project.

Since this proposal is to bring the current zoning of R20,000 into line with the General Plan's land use designation of Multi-Family Residential, the impacts for the multifamily use on the surrounding road system were analyzed in the General Plan Environmental Impact Report. That analysis showed that this land use, along with all the others assumed to be in place by 2025, would require some improvements to the County's road system. Those improvements were identified in that document and in the subsequent Traffic Impact Mitigation (TIM) Fee Program analysis. Those needed improvements are included in the recently adopted TIM fee program.

The Department of Transportation expressed concern over the site specific impact on Lime Kiln Road that would necessitate improvements. Planning Services recommended the applicant revise their request to add the planned development overlay in order to analyze these specific impacts at the

time a development plan is submitted. At that time, the Department of Transportation could complete the traffic analysis and provide final conditions necessary to mitigate traffic impacts.

15. Existing land use patterns;

Discussion: Policy 2.1.1.2 establishes *Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development...based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns.* Rezoning the project parcel will maintain conformity to the existing land use pattern of residential development in an area planned for higher density residential. All future development of the site requires a Planned Development application that will assess any incompatibility, providing the opportunity to recommend conditions that could mitigate the impacts.

- 16. Proximity to perennial water course;
- 17. Important historical/archeological sites;
- 18. Seismic hazards and present active faults; and

Discussion: As discussed in the initial study, none of these resources or constraints exist on the subject parcel or are adjacent; therefore the rezone will not have a significant impact.

19. Consistency with existing Conditions, Covenants, and Restrictions.

Discussion: The subject parcel does not contain any CC&R's.

Conclusion: As discussed above, staff finds that the project, as proposed, conforms to the General Plan.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that there is no substantial evidence that the project could have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

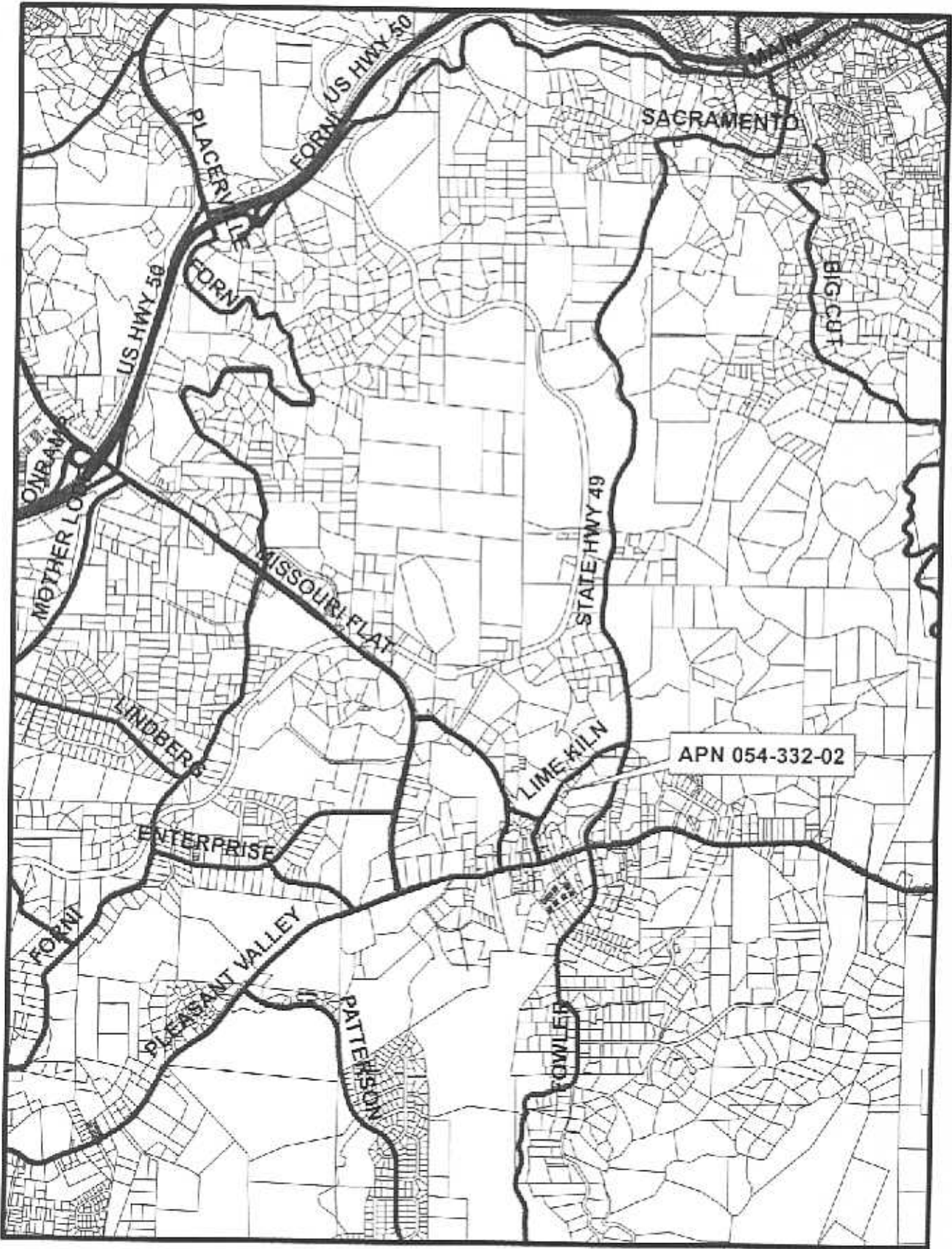
RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Aerial Photograph
Exhibit E.....	Environmental Checklist and Discussion of Impacts

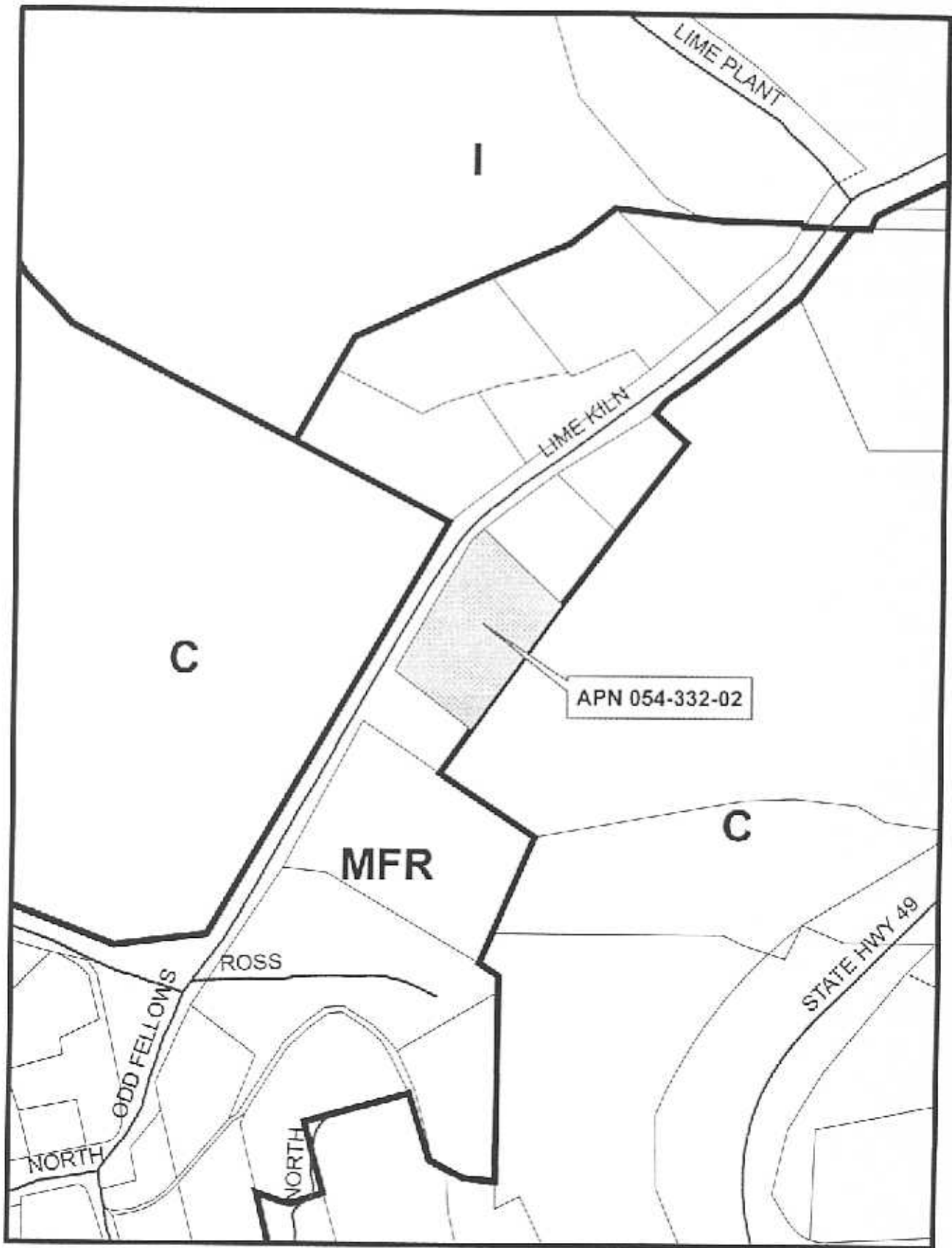
EXHIBIT A: VICINITY



PERMIT # Z05-0014
PREPARED BY AARON MOUNT



EXHIBIT B: GENERAL PLAN

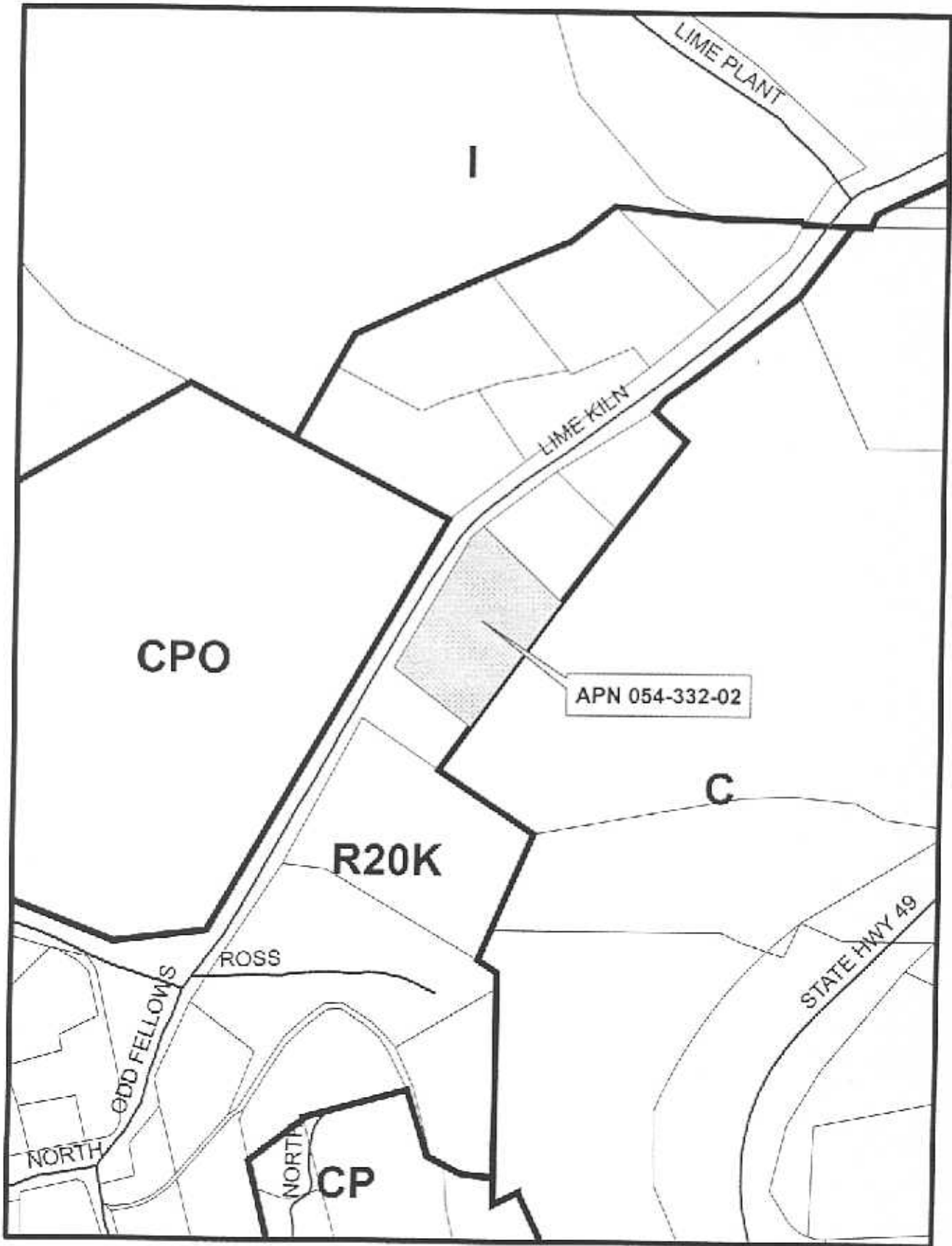


PERMIT # Z05-0014
PREPARED BY AARON MOUNT

0 0.015 0.03 0.06 Miles



EXHIBIT C: ZONING



PERMIT # Z05-0014
PREPARED BY AARON MOUNT

0 0.015 0.03 0.06 Miles





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Disclaimer:

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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z05-0014/Prisk Rezone

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

Contact Person: Aaron Mount

Phone Number: (530) 621-5355

Property Owner's Name and Address: Deborah Prisk PO Box 904 Citrus Heights, CA 95621

Project Location: Southwest side of Lime Kiln Rd. approximately 250 feet southeast of the intersection with China Garden Rd. in the Diamond Springs area.

Assessor's Parcel Number(s): 054-332-02

Zoning: One-half Acre Residential (R20,000)

Section: 30 **T:** 10N **R:** 11E

General Plan Designation: Multi-Family Residential (MFR)

Description of Project: Zone change from One-half Acre Residential (R20,000) to Limited Multi-Family Residential-Planned Development (R2-PD)

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R20,000	MFR	Single Family Residence
North:	R20,000	MFR	Undeveloped
East:	C	C	Undeveloped
South:	R20,000	MFR	Transportation corridor/Cemetery
West:	I/CPO	C	Undeveloped

Briefly Describe the environmental setting: The subject site is at an average elevation of 1700 feet above mean sea level on the west slope of the Sierra Nevada mountains in the town of Diamond Springs. Improvements include a single family residence. Two residential structures have been demolished and will be rebuilt under a Special Use Permit to expand the nonconforming use. Vegetation consists of blue oaks and associated undergrowth and annual grasses. The subject parcel has street frontage along Lime Kiln Road which intersects with Highway 49.

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

None required

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.

Acoustics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology / Soils
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	

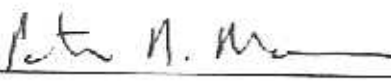
DETERMINATION

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: 2/28/07

Printed Name: Aaron Mount, Associate Planner For: El Dorado County

Signature:  Date: 2/28/07

Printed Name: Peter Maurer, Principal Planner For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

Discussion:

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

- a. **Scenic Vista.** The project site is not adjacent to U.S. Highway 50. The project site and vicinity is not identified by the County as a scenic view or resource. (El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH # 2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impact as a result of development of the proposed project.
- b. **Scenic Resources.** The subject parcel is partially graded flat. There are no rock outcrops, trees, or historic buildings that would contribute to exceptional aesthetic value. There would be no impact.
- c. **Visual Character.** Rezoning the property to Limited Multi-Family Residential/Planned Development (R2/PD) would not be inconsistent with the surrounding visual environment within the Diamond Springs Community Center/Multi-family Residential (MFR) General Plan land use designation and would not directly result in any topographic alteration that would change the natural landscape. Impacts would be less than significant.
- d. **Light and Glare.** All future outdoor lighting will be required conform to § 17.14.170 of the El Dorado County Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

Finding: No impacts from light and glare will directly result from the approval of this zone change request. No development plan accompanies this rezone request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. For this "Aesthetics" category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

a-c.

Agricultural Resources. The project parcel is neither designated nor surrounded by land designated for agricultural use, or under a Williamson Act contract.

Finding: No impacts to agricultural land exist and no mitigation is required. The rezone request is compatible with the surrounding land uses. For this "Agriculture" category, the thresholds of significance have not been exceeded.

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

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

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan.** El Dorado County has adopted the El Dorado County California Clean Air Act Plan establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O3). This plan also contains a schedule for implementation and funding of Transportation Control Measures (TCM) to limit mobile source emissions. Implementation measures from this plan are required to be implemented at the project level and would be dealt with during the review of any future Planned Development permit. In addition, a project is required to comply with the National Ambient Air Quality Standards as required under the Federal Clean Air Act as well as the State of California Ambient Air Quality Standards, which are equal to or more stringent than the National Standards.
 - b. **Air Quality Standards.** El Dorado County is classed as being in “severe non-attainment” status for Federal and State ambient air quality standards for ozone. Additionally, the County is classified as being in “non-attainment” status for particulate matter (PM₁₀) under the State’s standards. The California Clean Air Act of 1988 requires the County’s Air Pollution Control Program to meet the State’s ambient air quality standards. The El Dorado County Air Pollution Control District administers point source air pollution control. The County requires project emissions of ROG, No_x, and PM₁₀ be quantified using URBEMIS 7G or other approved model acceptable to the District. The property would be rezoned with a Planned Development overlay and any future potential impacts to air quality would be further analyzed during the review of any future discretionary permit.
 - c. **Ambient Air Quality.** The El Dorado County Air Quality Management District will review the submitted development plans during the Planned Development application process and will address all impacts to air quality at that time. The rezoning of the property to R2/PD will not directly permanently impact air quality in a significant way.
 - d. **Sensitive Receptors.** Sensitive receptors include such groups as young children, the elderly, schools, hospitals, day-care centers, convalescent homes, and high concentrations of single-family residences. Potential future project grading would temporarily impact any adjacent sensitive receptors. There could potentially be intermittent short term diesel exhaust emissions during construction. The dust temporarily produced during the grading and trenching stages should be controlled by any future applicant adhering to District Rules 223 and 223.1 which they are required to do.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Objectionable Odors.** The rezoning of the property to R2/PD will not directly permit uses that would generate any odors. The potential uses allowed by sections 17.28.100 to 17.32.040 would not be anticipated to create objectionable odors.

Finding: A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. No development plan accompanies this rezoning request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. As discussed above, no impacts on air quality are expected and no mitigation is required. For this "Air Quality" category, the thresholds of significance have not been exceeded.

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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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 & b. **Special Status Species and Sensitive Natural Communities.** Review of the California Natural Diversity Database and Important Biological Resources map available at Planning Services, in combination with a site visit that revealed a previously developed site, did not reveal the likelihood of special status species and sensitive natural communities. Future development requires discretionary review of specific impacts. There would be a less than significant impact.
- c. **Wetlands.** Review of the U.S. Department of Interior National Wetlands Inventory Map determined that there are no wetlands or riparian habitat areas on or adjacent to the project. There would be no significant impact.
- d. **Wildlife Interference.** The California Department of Fish and Game's Migratory Deer Herd Maps indicate the project is not located within any mapped deer herd ranges.
- e. **Biological Resources.** General Plan Policy 7.4.4.4 requires analysis of the impacts to the canopy coverage of native El Dorado County oak trees. Airphoto analysis shows adequate area for development of the potential of ten units within the existing canopy. Development specific analysis would occur during the future Planned Development permit process. There will be no direct conflict with any county ordinance or preservation plan by the current subject rezone request.
- f. **Habitat Conservation Plan.** The proposed project will not conflict with the provisions of a proposed or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan since there are neither in the project vicinity. There would be no impact.

Finding: No development plan accompanies this rezone request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. For this "Biological" category, the thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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-b.

Historic Resources. An archaeological record search performed by North Central Information Center (NCIC) on July 30, 2004 revealed no reported cultural resources on site but it was found that there is a moderate possibility of Native American and/or historic period use of the project area. NCIC made the recommendation that due to 20th-century development physical evidence of any prehistoric or historic occupation would likely have been obscured or destroyed. Consequently, no further archival or field study is recommended.

c. **Paleontological Resources.** The project site does not have any known paleontological sites or known fossil locales.

d. **Human Remains.** There are no historic period structures or buildings within the project site. No human remains were unearthed during any past site grading.

Finding: No impacts on cultural resources are anticipated with the proposed rezone request and no mitigation is required. For this "Cultural Resources" category, the thresholds of significance have not been exceeded.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site			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>			
landslide, lateral spreading, subsidence, liquefaction or collapse?			
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. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur. Although there are no known faults on the project site, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The Melones Fault Zone is the closest fault to the site at approximately 1 mile to the east. The Bear Mountains Fault is considered only "potentially active", with the last activity estimated at more than 2 million years ago. The nearest active fault, according to Alquist-Priolo criteria, is the Dunnigan Hills Fault 45 miles to the northwest of the county line.
- b&c. **Soil Erosion and loss of topsoil.** 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 (Ordinance No. 3983, adopted 11/3/88). 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. During site grading and construction of the foundation and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project being considered is for a rezoning of the property to R2/Planned Development. All grading would be subject to the requirements of a grading permit, which include erosion control measure being incorporated. There would be no impact related to erosion or loss of topsoil as a direct result of this rezone request.

- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high.

The U.S. Department of Agriculture, "Soil Survey of El Dorado County" lists the soil type DfC, Diamond Springs very fine sandy loam, with 9 to 15 percent slopes which is characterized by an erosion hazard that is slight, but high on bare slopes. No grading is being proposed with the rezone application. Any future building permit application that would potentially follow a Planned Development application approval will require a geotechnical report to be reviewed prior to issuance. There would be no direct impact related to expansive soils.

- e. **Septic.** The subject site has an existing septic system and has an approved Special Use Permit to expand the existing non-conforming uses on the site. General Plan Policy 5.3.1.1 requires that multi-family projects connect to public wastewater collection facilities as a condition of approval in Community Centers. Any future development will require connection to a public wastewater system.

Finding: No significant geophysical impacts are expected from the rezone request. No development plan accompanies this rezone request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. For this "Geology and Soils" category, the thresholds of significance have not been exceeded.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			Z
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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?		X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X	

Discussion:

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

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

- a & b. **Hazardous Substances.** The project being considered is a zone change to R2/PD which does not directly involve physical changes to the environment. There would be no impact related to the routine use, transport, storage, or disposal of hazardous materials in such quantities that would create a hazard to people or the environment. Impacts would be less than significant.
- c. **Hazardous Emissions.** The proposed rezone would not directly allow any operations that would use acutely hazardous materials or generate hazardous air emissions. Any future development proposal would be evaluated for those impacts at that time. There would be no direct impact.
- d. **Hazardous Materials 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). 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 rezone request.
- e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrip Hazards.** There are no private airstrips in the vicinity of the project site. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- g. **Emergency Response Plan.** The emergency response plan for any future development proposal would be analyzed for impacts at that time.
- h. **Fire Hazards.** The rezone request and potential approval, would not directly allow any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk under normal circumstances of office usage. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would also be analyzed by future required discretionary approvals.

Finding: No Hazards or Hazardous conditions are expected with the rezone request and no mitigation is required. No development plan accompanies this rezone request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. For this "Hazards" category, the thresholds of significance have not been exceeded.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or			

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
dam?			
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards.** Any future development will be required to connect to a public wastewater system. Stormwater runoff from potential future development is required to be directed to an engineered drainage system and to contain water quality protection features in accordance with an NPDES stormwater permit if it is deemed applicable. The requirements will be further analyzed when a subsequent discretionary application is submitted. The amount of runoff and types of constituents that would be discharged to the storm drain system would be conditioned so as to not violate water quality standards. There would be no direct impact.
- b. **Groundwater.** Potable water for any future multi-family development will be analyzed at the Planned Development review stage. The parcel contain a connection to a public water provider. There would be no direct impact.
- c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. A grading permit through the Department of Transportation would be required for any future development to address grading, erosion and sediment control.
- d. **Existing Drainage Pattern.** The proposed project encompasses .45 acres. With the implementation of the future Drainage, Erosion Control and Grading Plans by the Department of Transportation through the Planned Development conditions and ministerial building permit process, the rate of surface runoff from potential future development site will be minimized therefore; there would be no direct impact.
- e. **Stormwater Runoff.** There would be no direct impact from stormwater runoff directly caused by the approval of this rezone request. Future potential impacts will be analyzed by future development application review processes.
- f. **Water Quality.** Wastewater and stormwater runoff from any future potential development would be analyzed further to assure water quality protection standards have been established. The project being considered is for rezoning of the property to R2/PD which does not directly involve physical changes to the environment. There would be no direct impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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g, h and i. **Flooding.** No portion of the project is within the limits of the floodplain, as identified on the Flood Insurance Rate map, dated October 18, 1995. Therefore, no flooding impacts are expected.

FIRM. The Flood Insurance Rate Map (Panel No. 060040 0750 B, revised October 18, 1983) for the project area establishes that the project site is not within a mapped 100-year floodplain.

j. **Inundation.** A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami is considered less than significant because the project site is not located within the vicinity of a water body. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. The potential for a mudflow is considered to be less than significant because the project site is not located within the vicinity of a dam or other water body.

Finding: Any future development plans submitted for a building permit would be analyzed by the Department of Transportation to address erosion and sediment control. No development plan accompanies this rezone request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. No significant hydrological impacts are expected with the project. For this "Hydrology" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a. **Established Community.** The project site is in an area designated by the General Plan as a Community Region and Multi-family Residential. The parcels directly to the north and south are designated the same as well. The project site adjoins a County maintained road near the intersection with Highway 49 which is another major roadway. The rezoning of this parcel to R2/PD would be in keeping with the General Plan intended development pattern and would not physically divide an established community. There would be no impact.

b. **Land Use Plan.** Land Use designation for the site is Multi-family Residential. The purpose of this category is to identify those areas suitable for high-density, multifamily structures such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses) and multiplexes. The current zoning designation for the site is R20,000 Table 2.4 of the 2004 General Plan shows that this zone district is incompatible with the Multi-Family Residential land use designation. The rezone to R2/PD would make the zone district designation compatible.

The Planned Development zoning would allow use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development. The permitted uses, when the Planned Development is used in combination with other zones, will be limited to those listed within the basic zone with which the Planned Development zone is combined. In this case, the MFR District would be the base zone for the site, with the Planned Development as an overlay zone. Therefore, there would be no change in the basic land use with the zone change to R2/Planned Development.

The proposed project is for rezoning of the property to R2/Planned Development, which does not directly involve physical changes to the environment. There would be no direct impact.

c. **Habitat Conservation Plan.** The proposed project is not located in an area covered by a Habitat Conservation Plan. There would be no impact to rare plants with the project.

Finding: The proposed rezone to R2/PD of the subject parcel will be consistent with the General Plan. There will be no significant impact from the project due to a conflict with the General Plan. No significant impacts are expected. For this "Land Use" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a. & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist are present, (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001), and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7). There are no mining activities adjacent to or in the vicinity of the project site. There would be no impact.

Finding: No impacts to energy and mineral resources are expected and no mitigation is required. For this "Mineral Resources" category, the thresholds of significance have not been exceeded.

XI. NOISE. <i>Would the project result in:</i>			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
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. **Noise Standards.** Future construction would temporarily raise noise levels, but the proposed uses allowed in the R2 Zone District do not inherently involve increased noise levels. Any future development project would be required

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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not to generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan.

- b. **Groundborne Noise.** Persons adjacent to the project vicinity will not be subjected to long-term, excessive groundborne noise or groundborne vibration as a result of future project construction or upon completion of the project, although short-term, intermittent impacts can be anticipated during future construction phases.
- c & d. **Ambient Noise.** The uses which would be permitted by the new R2 Zone District designation would not typically introduce excessive noise. There could be temporary, intermittent noises from construction not untypical with any development project, but the end project would not be permitted to result in a substantial increase in existing ambient noise levels in the project vicinity.
- e. **Airport Noise.** The Project is not located within an airport land use plan, or within two miles of a public airport or public use airport.
- f. **Private Airstrip Noise.** The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected excessive noise from a private airport.

Finding: As discussed above, no significant noise impacts are expected with the Project. No development plan accompanies this rezone request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. For this "Noise" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a - c. **Population Growth.** The project site is in an area zoned for residential use, and utility services are available at the project site. The zone change has a resulting potential density of ten dwelling units. This would be a less than significant change in population growth.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Finding: The existing zoning and requested rezone are residential zone districts. There is no potential for a significant impact due to substantial growth either directly or indirectly with the Project. For this "Population and Housing" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

- a. **Fire Protection.** The Diamond Springs/El Dorado Fire Protection 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, State Fire Safe Regulations as adopted by El Dorado County and the 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 rezone.
- b. **Police Protection.** The project site will be served by the El Dorado County Sheriff's Department with a response time of 8 minutes to 80 percent of the population located in the Community Regions. Currently, the County has 0.89 sworn officers per 1,000 daytime population. The rezoning to R2/PD would not significantly impact current response times to the project area.

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- c. **Schools.** The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The rezone will not directly generate the need for additional school facilities and will not impact school enrollment, as the project would not result in a substantial increase in residences.
- d. **Parks.** Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, and an in-lieu fee amount for the subdivision of land. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code because the project is not for a residential subdivision. The rezone will not increase the demand for parkland.
- e. **Other Facilities.** No other public facilities or services will be directly substantially impacted by the project. Any future potential impacts would be further analyzed in the Planned Development process.

Finding: As discussed above, as conditioned, no significant impacts are expected with the project either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

- 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 & b. The proposed project is for rezoning of the property to R2/PD and potential density would not substantially contribute to an increase in demand on recreation facilities or contribute to increased use of existing facilities. There would be a less than significant impact.

Finding: No significant impacts to recreation and open space resources are expected with the rezone. For this "Recreation" category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X	
e. Result in inadequate emergency access?		X	
f. Result in inadequate parking capacity?			X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- 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. **Capacity and Level of Service.** The proposed project is a requested zone change of the property to R2/Planned Development. No development project is included in the proposal. Lime Kiln Road is a minor arterial road with an ADT of 1700. The potential impact of the highest possible density of the site is 62.9 ADI's. Any future development plan would be analyzed first for its impacts on the existing traffic through the initial submittal of the "Meeting Request for Initial Department of Transportation Project Review" and later potentially through a traffic study if deemed applicable.

Future development applications could also potentially be required to widen Lime Kiln Road along the entire parcel frontage, to irrevocably offer to dedicate, in fee title a portion of the road and public utility easement along the parcel frontage, and other potential improvements to be determined at the time of application. The rezone in and of itself would thus have a less than significant impact and the potential density of the site would have a less than significant impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Traffic Patterns.** The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing fields in the project vicinity. The project site is not within an airport safety zone. There would be no impact.
- d. **Hazards.** The subject parcel currently contains an encroachment onto Lime Kiln Road. The portion of Lime Kiln that fronts the parcel does not contain any curves or line of site issues that would lead to future encroachments causing a significant impact.
- e. **Emergency Access.** The project site is situated on Lime Kiln Road. Emergency access to a potential future residential project would be analyzed would be required to be addressed during the Planned Development review that would be specific to the particular future development proposed. There would be no direct impact.
- f. **Parking.** Section 17.18 of the Zoning Ordinance lists the parking requirements by use. A full parking analysis will be completed during a Planned Development application review. There would be no direct significant parking impacts.
- g. **Alternative Transportation.** Policies 9.1.2.4 and 9.1.2.8 direct that discretionary projects be evaluated with regard to their ability to implement, integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use. The proposed rezone does not conflict with the ability to incorporate these alternative transportation options, or programs supporting alternative transportation during the Planned Development review process.

Finding: As discussed above, no significant traffic impacts are expected with the project. No development plan accompanies this rezone request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. For this "Transportation/Traffic" category, the thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		X

Discussion:

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

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

- a, b & c. **Wastewater.** The amount of runoff and types of constituents that would be discharged to a storm drain system would be further analyzed during the planned development, grading and building permit processes. The subject parcel currently contains septic systems for the existing structures. Any future development will be required to connect to a public wastewater system. This would be further analyzed during any future development application.
- c. **Stormwater Drainage.** The residential development potentially allowed by this rezone would generate increased stormwater flows as a result of the creation of new impervious surfaces. All required drainage facilities for the proposed development would be required to be designed in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation, in conjunction with a Residential Grading Permit issued for the development. The project itself is for rezoning of the property to R2/PD which does not directly involve physical changes to the environment. Impacts would be less than significant.
- d. **Potable Water.** The subject parcel currently is supplied by a public water system. Any future development would require evidence that additional water meters would be available. There would be no impact.
- f. **Landfill.** 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.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste 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. This facility has more than sufficient capacity to serve the County for the next 30 years. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- g. **Solid Waste.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. The project is for rezoning of the property to R2/PD which does not involve physical changes to the environment. There would be no impact.

Finding: No significant utility and service system impacts are expected with the rezone. No development plan accompanies this rezone request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. For this "Utilities and Service Systems" category, the thresholds of significance have not been exceeded.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. <i>Does the project:</i>					
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. As discussed in Item V (Cultural Resources), the proposed project would have no significant effect on historical or unique archaeological resources. There would be no effects on fish or wildlife habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV).
- b. Due to the existing site specific conditions and 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 no 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.
- c. No development plan accompanies this rezone request. With the addition of the Planned Development overlay, any future development plan would require the submittal of a Planned Development application and the potential project specific impacts would be analyzed at that time. There would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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.)