

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



Agenda of: February 12, 2009

Item No.: 11

Staff: Aaron Mount

GENERAL PLAN AMENDMENT/REZONE

FILE NUMBER: A08-0006/Z08-0015/Lomax Multifamily

APPLICANT: Stewart and Denise Lomax

REQUEST: The project consists of the following requests:

1. General Plan amendment amending the land use designation from High Density Residential (HDR) to Multifamily Residential (MFR).
2. Zone change from One-Half Acre Residential District (R20K) to Multifamily Residential-Design Community (RM-DC).

LOCATION: On the east side of Panther Lane, approximately 200 feet north of the intersection with Fowler Lane in the Diamond Springs area, Supervisorial District III. (Exhibit A)

APN: 054-431-15

ACREAGE: 0.5 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit B)

ZONING: One-Half Acre Residential District (R20K) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

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 General Plan amendment application A08-0006 and Rezone application Z08-0015 based on the findings in Attachment 1.

BACKGROUND

The subject parcel had a land use designation of High Density Residential (HDR) in the Diamond Springs/El Dorado Area Plan, the 1996 General Plan, and currently has the same designation of HDR in the 2004 General Plan. The subject parcel was created by a parcel map approved on December 16, 1983 and recorded as Parcel Map 32-121 on April 17, 1984.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description: General Plan amendment from High Density Residential (HDR) to Multifamily Residential (MFR) and a zone change from One-Half Acre Residential District (R20K) to Multifamily Residential-Design Community (RM-DC) to ultimately develop multi-family residential units. No development is proposed. Planning Services has proposed the addition of a Design Review overlay, and the applicant has agreed to the addition, to ensure that project specific development impacts are reviewed in a subsequent discretionary application and to ensure identification, maintenance, and enhancement of the unique identity of each existing community.

Site Description: The undeveloped parcel is at an average elevation of 1,800 feet above mean sea level in the Diamond Springs area. Vegetation is dominated by annual grasses, various shrubs, and one oak tree that may be partially on the adjacent parcel. An ephemeral drainage crosses the southern portion of the parcel from east to west. The parcel is accessed by Panther Lane, a privately maintained road, which connects to Fowler Lane, a county maintained road.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R20K	HDR	Undeveloped
North	R2	MFR	Multifamily development (apartments)
South	R20K	HDR	Single family residence
East	R20K	HDR	Single family residence
West	R2/R1	MFR	Undeveloped, Multifamily development (apartments)

Discussion: The subject and adjacent parcels are within the Diamond Springs Community Region. The large undeveloped parcel to the west has an approved Special Use Permit for a senior housing facility and parcels to the west and north contain developed multifamily housing.

Land Use: As previously discussed and shown in the Adjacent Land Use Table, the proposed General Plan amendment and rezone would be consistent with General Plan Policy 2.2.5.21. The project parcel is surrounded on two sides by multifamily residential uses that would be compatible with the proposed development.

Affordable Housing: The General Plan 2008 Housing Element has the goal to provide for housing that meets the needs of existing and future residents in all income categories. Policy HO-1.2 states *to ensure that projected housing needs can be accommodated, the County shall maintain an adequate supply of suitable sites that are properly located based on environmental constraints, community facilities, and adequate public services.* The project site is within the Diamond Spring Community Region and as discussed in the Initial Study and applicable sections in this staff report, the project has insignificant environmental constraints, adjacent public facilities, and adequate public services. The project site has the potential to add additional units to the County's affordable housing stock. The potential density of the site is from three units to twelve units.

Access/Road Improvements: The project parcel has the potential of two points of access. The Diamond Springs-El Dorado Fire Protection District reviewed the project and determined that one point of access from Panther Lane would be sufficient based on the future density proposed by the project applicant. The project parcel has the potential of a second point of access at the north end of the property onto Diamond Meadows Loop but may require proof of legal access.

Water Supply and Fire Flow: *General Plan Policy 5.2.1.3* requires that multifamily development projects shall be required to connect to a public water system when located within a Community Region. The EID would provide water to the project site. According to their letter dated April 21, 2008, the project would require approximately 9 EDUs (equivalent dwelling units) of water. At this time, there are approximately 2,426 EDUs available in the Western/Eastern Water Supply Region as of January 1, 2007. The system would connect to an existing 8-inch waterline located in Panther Lane directly adjacent to the project site which would provide the necessary fire flow.

Wastewater Disposal: *General Plan Policy 5.3.1.1* requires multifamily projects to connect to public wastewater facilities as a condition of approval. The EID has stated in their letter dated April 21, 2008 that there is a 6-inch sewer line located north of the property to be developed in Diamond Meadows Loop. This adjacent sewer line has adequate capacity at this time.

Fire Protection: Fire protection services would be provided for the proposed development as required under *General Plan Policy 5.7.1.1*. The Diamond Springs-El Dorado Fire Protection District would provide fire protection services to the project site. Based on comments by the Fire District, future development at the project site would require the buildings to contain fire sprinklers and placement or verification of a fire hydrant within 500 feet of the development. The Fire District is supportive of the project with inclusion of conditions that would be applied to future development.

General Plan:

The General Plan designates the subject site as High Density Residential. This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes.

The requested General Plan Amendment would change the land use designation to Multifamily Residential (MFR). 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. 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. The project parcel is located within the El Dorado/Diamond Springs Community Region.

The amendment from HDR to MFR would increase the density from a current potential of two dwelling units, a primary and secondary residential unit, to a potential density of twelve units. The proposed project would not physically divide an established community as the undeveloped parcel is adjacent on two sides to the proposed MFR land use designation. Existing multifamily developments touch the project site on two sides and a third adjacent multifamily development has been approved but not constructed. Any future development would require a design review application which would include analysis of any potential impacts to adjacent single family residential development. The site is suitable for multifamily development and the initial study did not find any significant impacts that could be associated with development of the site.

Additionally, the following General Plan policies also apply to this project:

Consistent with *Policy 2.4.1.1* the Design Community zone district overlay is being proposed to ensure identification, maintenance, and enhancement of the unique identity of each existing community.

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

Discussion: General Plan Policies 5.1.2.1 and 5.1.2.2 require that prior to approval of any discretionary development a determination of the adequacy of the public services and utilities to be impacted shall be made, and the development shall not result in a reduction of services below minimum established standards.

The area is served by public water and sewer. A Facilities Improvement Letter from the El Dorado Irrigation District was submitted by the applicant. The letter states that existing adjacent water facilities would provide necessary potable water and fire flow for the maximum density allowed on the project site. Additionally, sewer facilities are adjacent to the project site and contain capacity at this time.

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

Discussion: Under Policy 5.8.1.1, school districts affected by a proposed development shall be relied on to assess any impacts on school facilities. Schools in the area have experienced a decrease in enrollment and therefore there is existing capacity. Future residential development of the project area would not result in an increase in demand on existing services for the local elementary and high school district.

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

Discussion: The Diamond Springs-El Dorado Fire Protection District's main station is approximately 1/8 of a mile from the subject parcel.

6. Distance to nearest Community Region or Rural Center;

Discussion: The subject parcel is within the 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.* No grading is proposed with the amendment and 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: The project parcels would be required to connect to existing public water and sewer. Public water and sewer capability is discussed under criteria 1-3 above.

10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;

Discussion: As discussed in the Initial Study, the project parcel is not in any designated areas for these criteria.

14. Capacity of the transportation system serving the area;

Discussion: The project parcel is accessed from Panther Lane, which is a privately maintained road. Approximately 211 feet from the project parcel, Panther Lane connects with Fowler Lane which is a county maintained road. General Plan policies, primarily those listed under Goal TC-X, require the developer and the County to review, and if necessary mitigate, the project's short term traffic impacts. As this is only an amendment and rezone at this point, and no more detailed project information is available, it is premature to attempt such an analysis. Impacts for residential use on the surrounding road system were analyzed in the 2004 General Plan Environmental Impact Report but future development may require additional traffic studies if projects exceed thresholds. Comments were received from the Department of Transportation detailing proposed conditions that would apply to future development. Therefore, the conversion to a multifamily designation would be consistent with Goal TC-X.

15. Existing land use pattern;

Discussion: The project site is bordered to the north and west and west by multifamily designated parcels. The site to the west is an undeveloped commercial site with land that is currently heavily wooded with pine. Single-family residences border the project site to the south and east. The amendment from high density residential to multifamily residential would be consistent with the land use pattern.

16. Proximity to perennial water course;

Discussion: The project site is approximately one mile from the closest perennial stream.

17. Important historical/archeological sites; and

Discussion: A cultural resources investigation of the project site did not identify any archaeological or historic features.

18. Seismic hazards and present of active faults.

Discussion: As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or 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.

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

Discussion: The project parcel does not have any existing CC&Rs. CC&Rs would be required for future development.

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

Zoning:

The project includes a Rezone request which would amend the Zoning district from R1 to RM-DC and is consistent with the request for a General Plan amendment from HDR to MFR. The subject parcel is consistent with the development standards for the proposed RM zone district. Specifically Ordinance section 17.28.160 specifies a minimum parcel size of 6,000 square feet. The subject parcel is approximately 0.5 acres (21,780 square feet) which greatly exceeds the minimum.

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 has determined that there is no substantial evidence that the proposed project will 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.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,993.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.⁰⁰ recording fee, is to be submitted to Planning Services and must be made

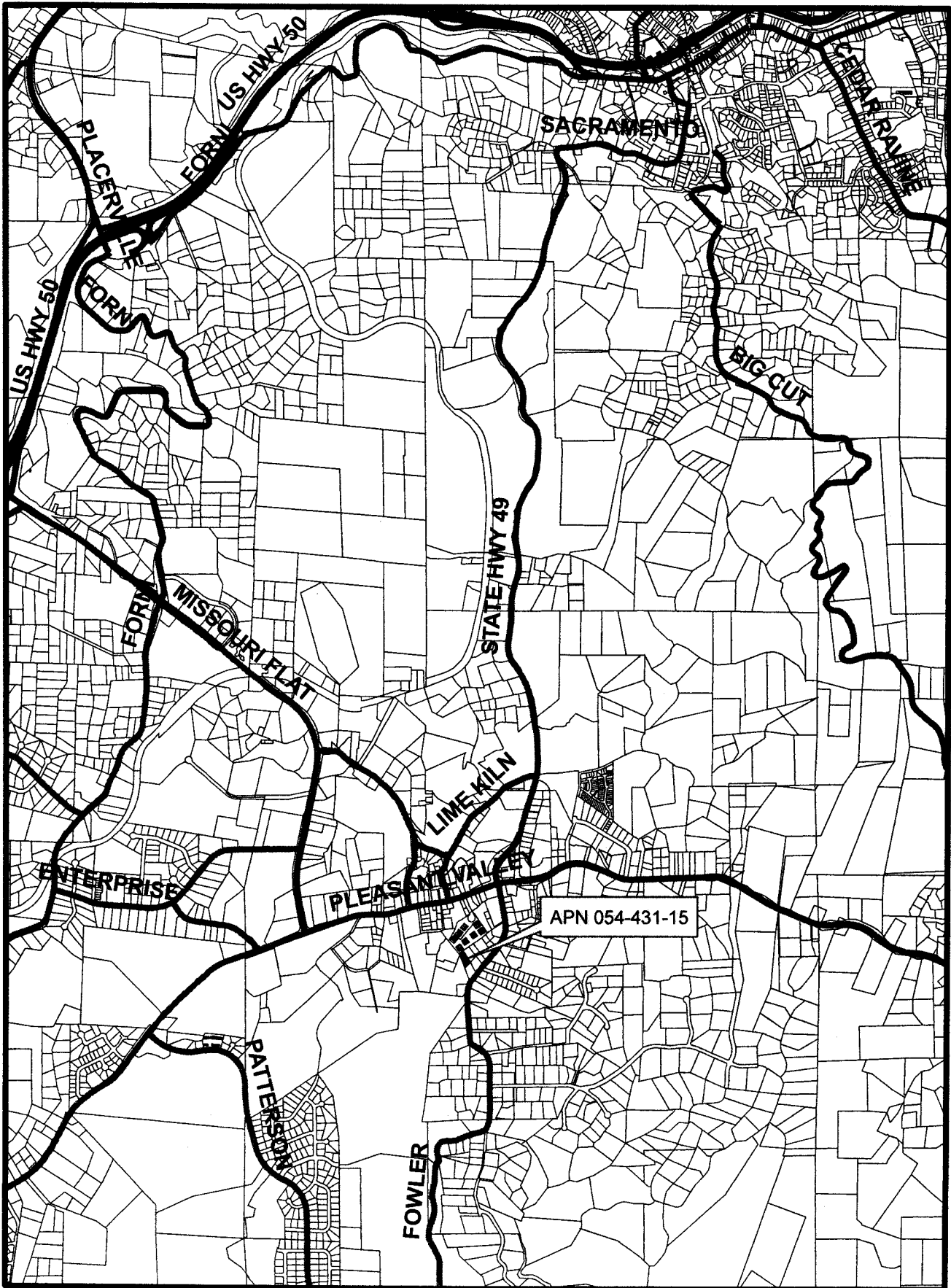
payable to El Dorado County. The \$1,993.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources

SUPPORT INFORMATION

Attachments:

Attachment 1	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Facility Improvement Letter from EID
Exhibit F	Initial Study

EXHIBIT A: VICINITY MAP



PERMIT # A08-0006/Z08-0015
PREPARED BY AARON MOUNT

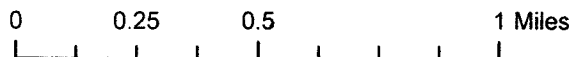
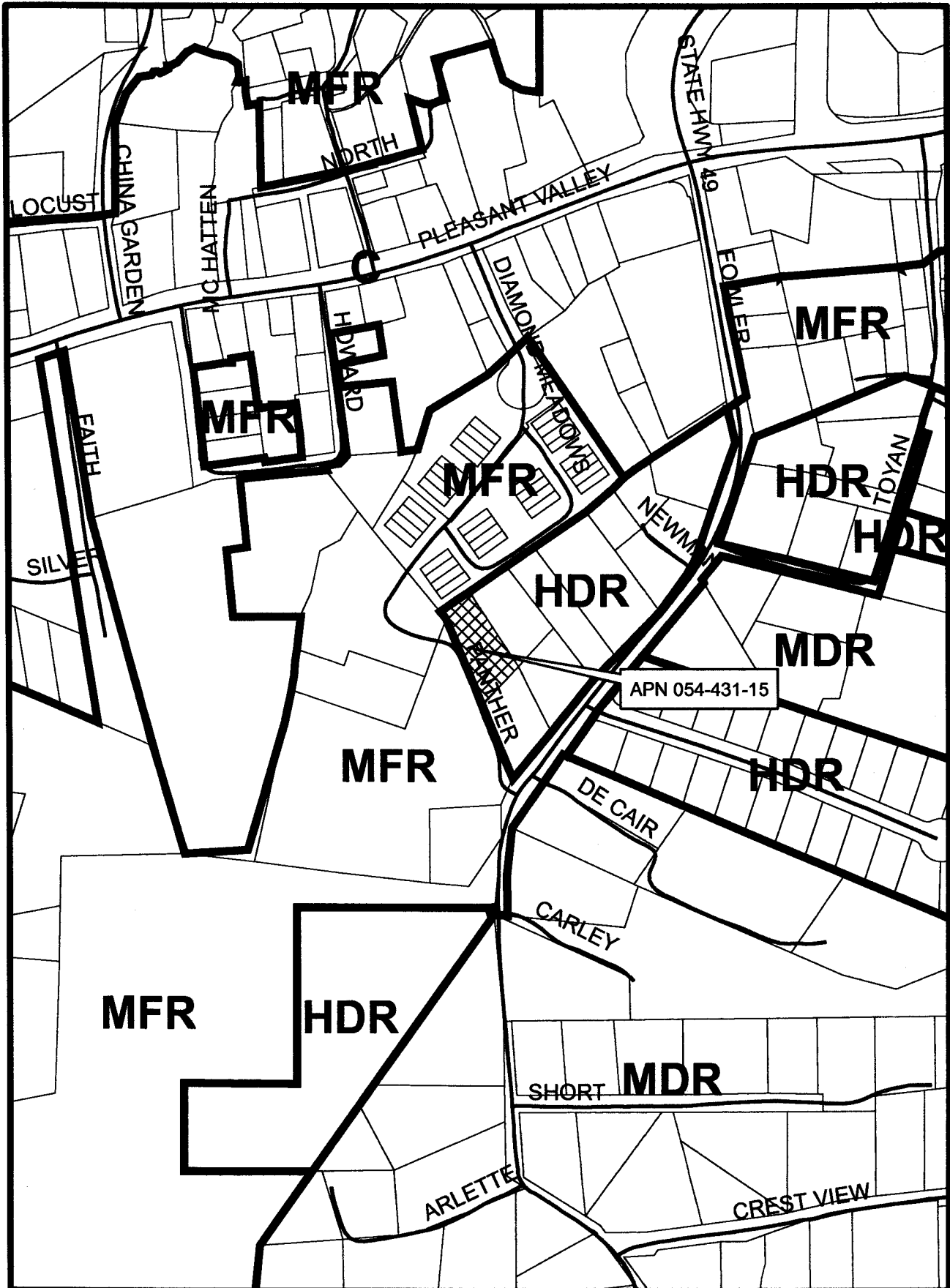


EXHIBIT B: GENERAL PLAN MAP



PERMIT # A08-0006/Z08-0015
PREPARED BY AARON MOUNT

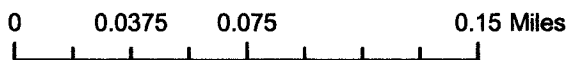
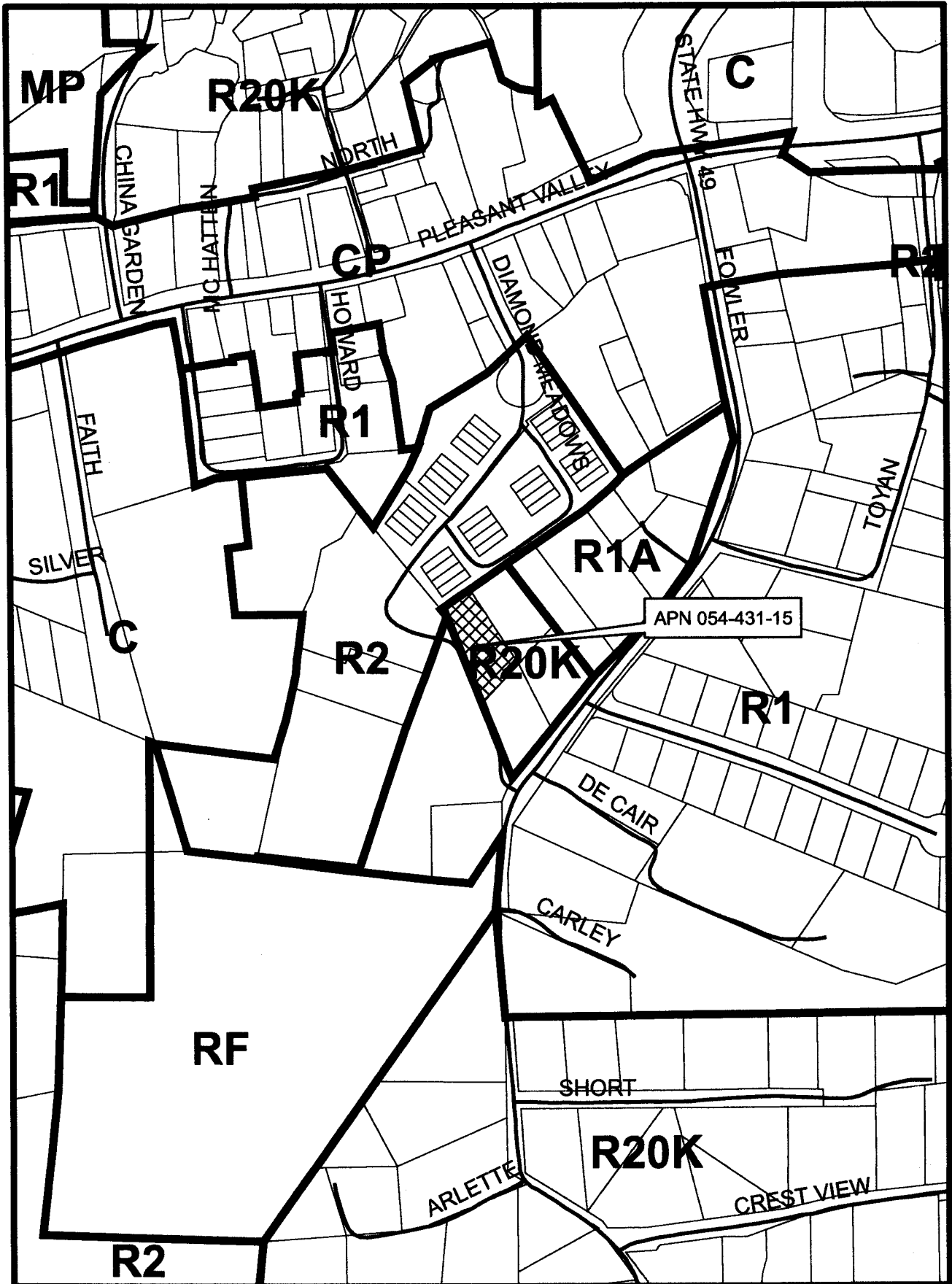


EXHIBIT C: ZONE DISTRICT MAP



PERMIT # A08-0006/Z08-0015
PREPARED BY AARON MOUNT

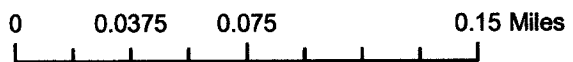
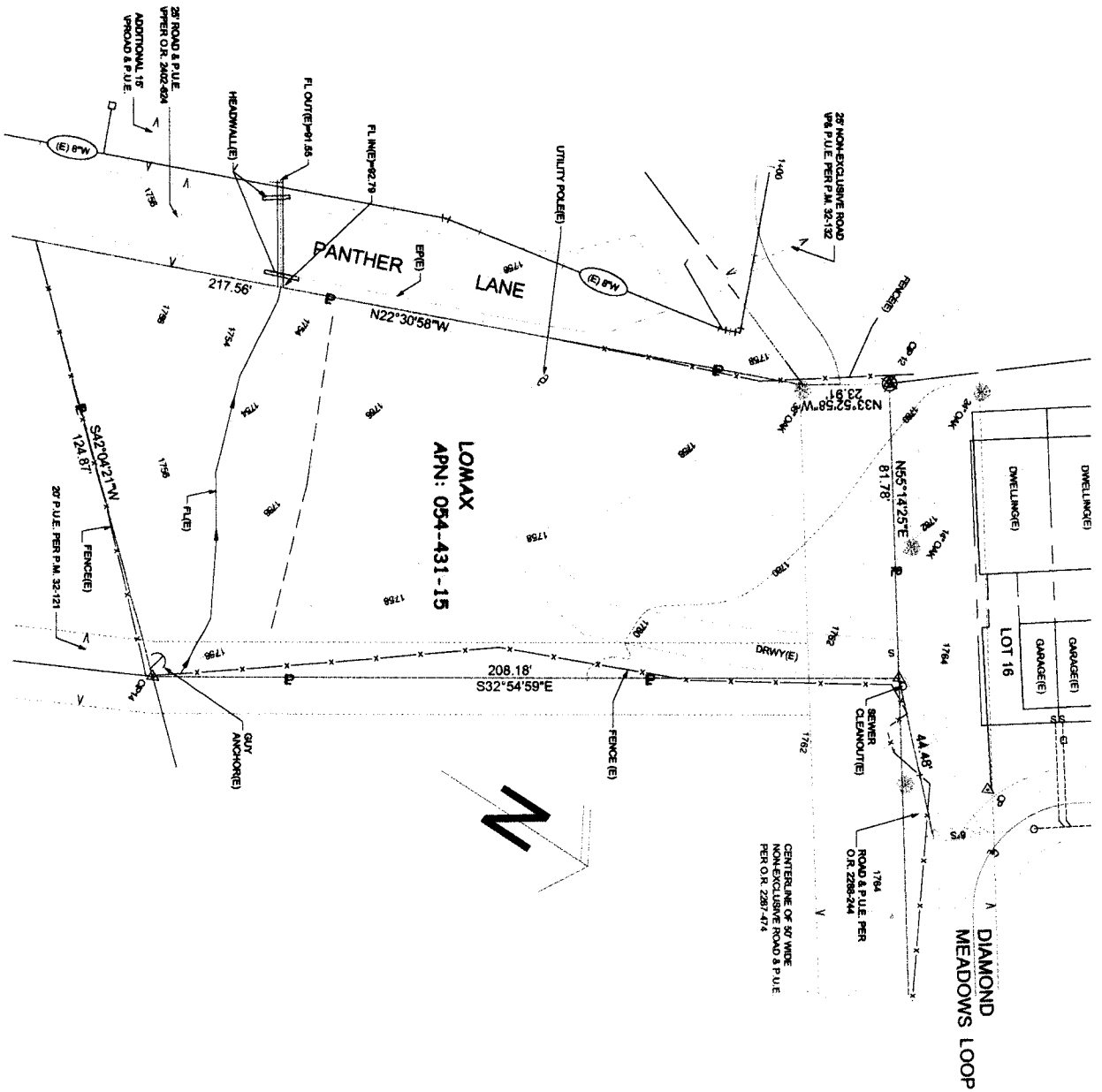


EXHIBIT D

Import site (750).pln: 1 : 358: 3/17/2004 7:19 AM



RECEIVED
PLANNING DEPARTMENT
08 MAY -8 PM 12:49

A08-0006/Z08-0015

EXHIBIT E



El Dorado Irrigation District

George W. Osborne - *President*
Division 1

George A. Wheeldon - *Vice - President*
Division 1

John R. Fraser - *Director*
Division 2

Bill George - *Director*
Division 3

Harry J. Norris - *Director*
Division 4

In Reply Refer To: FIL0408-024

April 21, 2008

Stewart Lomax
2201 Morningdale Lane
Placerville, CA 95667

Subject: Facility Improvement Letter (FIL), Lomax Sewer
Assessor's Parcel No. 054-431-15 (Diamond Springs)

Dear Mr. Lomax:

This letter is in response to your request dated February 28, 2008. This letter is valid for a period of two years. If facility improvement plans for your project have not been submitted to the El Dorado Irrigation District (District) within two years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a 12-unit multi-family development on .5 acres. Water and sewer service are requested. The property is within the District boundary.

Water Supply

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project. In terms of water supply, as of January 1, 2007, there were 2426 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. Your project, as proposed on this date, would require 9 EDUs of water supply.

Water Facilities

The El Dorado County Fire Protection District has determined that the minimum fire flow for this project is 1500 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the 8-inch waterline located in Panther Lane. The hydraulic grade line

CO MAY - 8 PM 2:09
RECEIVED
PLANNING DEPARTMENT

A08-0006/Z08-0015

for the existing water distribution facilities is 1993 feet above mean sea level at static conditions and 1947 feet above mean sea level during fire flow and maximum day demands. The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is a 6-inch sewer line located north of the property to be developed in Diamond Meadows Loop. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed.

Easement Requirements

Proposed water lines, sewer lines, and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- ◆ The future availability of water supply
- ◆ Approval of the County's environmental document by the District (if requested)

Letter No.: FIL0408-024
To: Stewart Lomax



April 21, 2008
Page 3 of 3

- ◆ Approval of an extension of facilities application by the District
- ◆ Approval of facility improvement plans by the District
- ◆ Construction by the developer of all onsite and offsite proposed water and sewer facilities
- ◆ Acceptance of these facilities by the District
- ◆ Payment of all District connection costs

Services shall be provided in accordance with District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Kevan Samsam at (530) 642-4137.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevan Samsam", with a long horizontal flourish extending to the right.

Kevan Samsam, P.E.
Co-Manager
Customer and Development Services

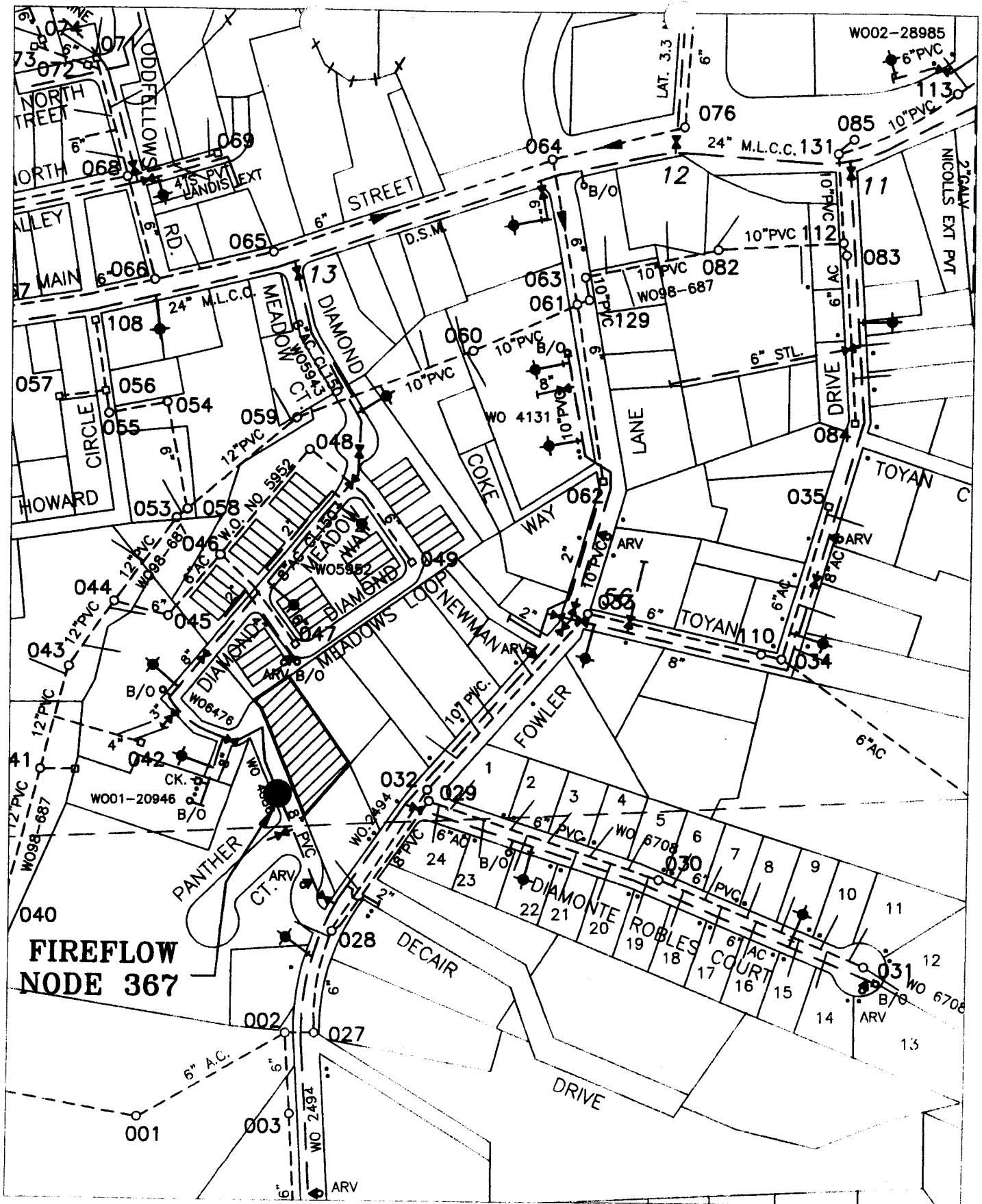
KS/MM:nm

Enclosures: System Map

cc: Erik Peterson, Assistant Fire Chief – Fire Marshal, Diamond Springs/El Dorado Fire Protection District, P.O. Box 741, Diamond Springs, CA 95619-0741

H:\ENG\TRANSFER\MARCUS\Customer Service\Files\2008\Lomax Sewer\Lomax Sewer.dwg

20051115.111412



El Dorado Irrigation District
System Map

DATE: April 14, 2008

WARNING: For schematic purposes only
Exact pipe location must be
field verified.

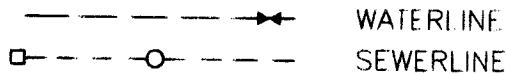
Lomax Sewer

APN: 054-431-15

SYS No 86-1



Scale: 1" = 250'





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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: General Plan Amendment A08-0006/Rezone Z08-0015/Lomax

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

Contact Person: Aaron Mount, Associate Planner

Phone Number: (530) 621-5355

Property Owner's Name and Address: Stewart and Denise Lomax 2201 Morningdale Lane, Placerville, CA 95667

Project Applicant's Name and Address: Stewart and Denise Lomax 2201 Morningdale Lane, Placerville, CA 95667

Project Location: East side of Panther Lane approximately 200 feet north of the intersection with Fowler Lane in the Diamond Springs area.

Assessor's Parcel Number(s): 054-431-15

Zoning: One-Half Acre Residential District (R20K)

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

General Plan Designation: High Density Residential (HDR)

Description of Project: General Plan amendment from High Density Residential (HDR) to Multifamily Residential (MFR) and a zone change from One-Half Acre Residential District (R20K) to Multifamily Residential (RM). No development is proposed. Planning Services has proposed the addition of a Design Review overlay to ensure that project specific development impact are reviewed in a discretionary application.

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:	R20K	HDR	Undeveloped
North:	R2	MFR	Multifamily development (apartments)
East:	R20K	HDR	Single family Residence
South:	R20K	HDR	Single family residence
West:	R2/R1	MFR	Undeveloped, Multifamily development (apartments)

Briefly Describe the environmental setting: The undeveloped parcel is at an average elevation of 1,800 feet above mean sea level in the Diamond Springs area. Vegetation is dominated by annual grasses and the site also contains two to three oak trees. An ephemeral drainage crosses the southern portion of the parcel from east to west. The parcel is accessed by Panther Lane, a privately maintained road, which connects to Fowler Lane, a county maintained road.

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

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 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: _____

Printed Name: Aaron mount For: El Dorado County

Signature: _____ Date: _____

Printed Name: Pierre Rivas For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

ENVIRONMENTAL IMPACTS

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

Discussion:

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

(a -c)

The project is not located within a designated scenic vista or adjacent to a state scenic highway. Any future development would be analyzed by a discretionary application which would review specific impacts on the existing visual character of the site and its surroundings. There would be no impact.

d) Any future development would require a Design Review process, thus all future outdoor lighting would conform to Section 17.14.170 of the County Code and would be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation so as to minimize impacts from glare to less than significant. There would be no impact.

Finding: No impacts to views and viewsheds would be expected with the proposed application and any future development plan proposal would be analyzed on its own merit upon submittal and review of a design review application. For this "Aesthetics" category, impacts would be no impact.

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

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

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) El Dorado County has established the Agricultural District (-A) General Plan land use overlay designation and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that there are no areas of "Prime Farmland" or properties designated as being within the Agricultural District (-A) General Plan land use overlay designation adjacent to the project site. The project would not result in the conversion of farmland to non-agricultural uses. There would be no impacts.

b & c)

The project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. No existing agricultural land would be converted to non-agricultural use as a result of the proposed request. There would be no impacts.

Finding: No impacts to agricultural land would occur and no mitigation is required. For this "Agriculture" category, there would be no impacts.

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:

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

- 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) The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed amendment and rezone would not conflict with or obstruct the implementation of this plan. There would be no impact.

b & c)

Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). 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 (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

- Short-term impacts related to construction activities; and
- Long-term impacts related to the project operation.

Short-term minor grading and excavation activities associated with any future proposed development would be required to comply with the El Dorado County Air Pollution Control District's permitting process requiring adherence to District Rule #223 for fugitive dust emissions. Additionally, a Fugitive Dust Prevention and Control Plan would need to be submitted prior to any grading.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. As no development is proposed there would be no impact.

- d) Sensitive receptors include such groups as young children and the elderly and such sites as schools, hospitals, daycare centers, convalescent homes, and high concentrations of single-family residences. General Plan Policy 6.7.6.1 requires that the County ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution. Any future development proposal would be required to address possible pollution concentrations and the effect of a particular multifamily proposal on this concentration of receptors during the required Design Review process. As no development is proposed there would be no impact.
- e) The Multifamily Residential zone district does not permit activities, which would not normally generate objectionable odors. Those activities, which might result in more than the minimal amount of objectionable odors, dust, or smoke,

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

require the review and approval of a special use permit. The subsequent design review discretionary permit would require environmental review addressing the potential impacts resulting from the exact proposed activity that would be described in the development plan with that application and it would be determined at that time whether a special use permit would be more appropriate. As no development is proposed there would be no impact.

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. As discussed above, the proposed amendment and rezone would not directly impact air quality. Any future development proposal would have all potential environmental impacts analyzed during the required Design Review process. For this "Air Quality" category, there would be no impacts.

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

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

- 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) The project proposes no impacts to 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. The 0.5-acre parcel is undeveloped and is surrounded on one side by a roads. The parcel contain minimal scattered tree canopy but there are no wetland features except for a natural drainage swale that has no defined channel or high water marks on site. Any future development proposal would be further analyzed as to all potential environmental impacts to the existing tree canopy habitat during the required Design Review process. Impacts would be less than significant.
- b) The project proposes a less than significant impact to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by the California Department of Fish and Game. The site contains am ephemeral drainage. Best Management Practices (BMPs) will be designed during any future grading and improvement phase to limit the potential of surface run-off pre- and post-construction to meet County and Regional Water Quality Control Board (RWQCB) standards. All grading, drainage and construction activities associated with any future development plan proposal, including those necessary for road frontage improvements and those necessary to prepare and develop the site road access and turnaround, would be required to implement proper BMPs. There would be no impacts to oak woodland tree canopy with the approval of this project as none are to be removed. As a result, impacts would less than significant.
- c) The project does not propose impacts to 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. The project site contains an ephemeral drainage. The drainage channel on the site would be further protected by requiring proper grading and drainage design to include pre- and post-construction BMPs to reduce the level of run-off that may result from any future development project. Impacts would be less than significant.
- d) The project site contains non-native grasslands with one oak tree. The current proposal would not directly create any uses that would significantly interfere 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 as there is no development plan that accompanies this request and any future plan would require Planning Commission review with a Design Review application submittal. Impacts would be less than significant.
- e) The project would not conflict with any local policies or ordinances protecting biological resources, such as the County's oak woodland canopy preservation policy. As the single oak tree would be retained there would be no direct impacts to oak woodland tree canopy from the subject applications. There would be adequate site area to make improvements to the existing roadway to comply with road standards and to make the necessary adjustments to the existing encroachments along the property for future development plans. There is an existing native oak canopy of approximately 2.7 percent and General Plan Policy 7.4.4.4 would exempt the site as it is less than one acre and contains less than 10 percent oak canopy. The direct impacts from the current applications would be less than significant.
- f) The project does 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. Impacts would be less than significant.

Finding: There would be a less than significant impact to listed local, state, or federal biological resources with this project. There would be no impact to recognized or defined jurisdictional waters of the US, wetlands, or watercourses. Appropriate buffers and project conditions to address surface run-off by incorporating proper BMPs will ensure the ephemeral drainage

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

would not significantly be affected by this project. There would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy. Any potential impact to biological resources would be fully analyzed and mitigated during the required Design Review process. This Design Review process would require review by Planning Services, and would occur prior to the issuance of any building or grading permit for the subject 0.5-acre parcel. For this "Biological" category, and in reference to this amendment and rezone alone, impacts would be less than significant.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
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-d) A *Cultural Resource Study of Assessors Parcel Number 054-431-15, Panther Lane, Diamond Springs* was completed for the project site, (Historic Resources Associates, June, 2008) which reported there were no significant prehistoric and historic-period cultural resources sites, artifacts, historic buildings, structures or objects found. There would be a less than significant impact.

There are no known unique paleontological resources or sites or unique geologic features on the site or in the vicinity. There would be a less than significant impact.

Finding: Based upon the cultural resource study prepared for the site, it is determined that for this "Cultural Resources" category, impacts would be less than significant.

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

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:			X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X
ii) Strong seismic ground shaking?			X
iii) Seismic-related ground failure, including liquefaction?			X
iv) Landslides?			X
b. Result in substantial soil erosion or the loss of topsoil?			X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

Discussion:

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

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

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

adjacent to the project site where near-field effects could occur. There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. All other faults in the County, including those closest to the project site are considered inactive. (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001). Impacts would be less than significant.

- b & c) **Soil Erosion and loss of topsoil.** All grading activities exceeding 50 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, 3-13-07 (Ordinance #4719). 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 future site grading and construction of foundations and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions. The issuance of a grading permit would address potential impacts. Impacts would be less than significant.
- 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. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site contains one soil type; Diamond Springs very fine sandy loam, 9 to 15 percent slopes, and has a low shrink swell capacity. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Impacts would be less than significant.
- f) Any future development would be required to connect to a public sewer system. A facilities improvement letter from the local public water/sewer provider stated that adequate facilities exist adjacent to the project site. There would be no impact.

Finding: Based on the review of information about the on-site soil conditions, a less than significant level of impact would result from any geological or seismic conditions that could have the potential to affect this property. Review of grading, building, and/or construction plans would include grading design and shall address BMPs and UBC Seismic IV construction standards in order to address any potential impacts in the 'Geology and Soils' category. As such, impacts within this category would be less than significant.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) The proper use and storage of any hazardous material or substances would limit exposure and the potential for explosion or spills. If explosives would be used in the future for road or site construction, such activity would only occur in conformance with State and County applicable laws. In this case, the El Dorado County Hazardous Waste Management Plan serves as the implementation program for the management of any hazardous wastes in order to protect the health, safety, and property of residents in the vicinity of the project. Any future development proposal would be required under State and local law to provide a Hazardous Materials Management Plan for the site. This plan would identify the location of all hazardous and toxic materials and provide a plan of action in the event of a spill or leak of hazardous materials. This compliance would mitigate the potentially significant impact to a less than significant level. Any future development proponent will also be required to comply with applicable provisions of Title 49 Code of Federal Regulations Parts 100-185 and all amendments through September 30, 2001 (Hazardous Materials Regulations). As no development is proposed there would be no impact.

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

- b) No significant amounts of hazardous materials are proposed to be utilized for the project. The amendment and rezone would not directly result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. As no development is proposed there would be no impact.
 - c) There are no existing or proposed school sites within 0.25 mile of the proposed project. There would be no impact.
 - d) There are no hazardous material sites in the project vicinity that have been identified on the Facility Inventory Data Base: Hazardous Waste and Substances Sites List compiled pursuant to California Government Code 65962.5. El Dorado County Environmental Management Hazardous Materials Division would require that any Phase I site assessments be updated and submitted for review prior the review of any future Design Review application proposal. If any potential impacts are identified from agricultural, mining, commercial or other historical uses, a Phase II site assessment would be conducted under permit issued by the Division. If significant contamination is discovered, appropriate remedial action would be conducted under permit issued by the Division. As for the subject application requests, impacts would be less than significant.
- e & f)
The project parcel is not located within an airport land use plan, or within two miles of a public or private airport. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site. The subject applications would have a less than significant impact.
- g) The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based on the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is overseen by the County Sheriff's Department. Impacts would be less than significant.
 - h) The Diamond Springs/El Dorado Fire Protection District reviewed the project and did not find that the proposed project would expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. Impacts would be less than significant.

Finding: No Hazards or Hazardous conditions are expected because of the amendment and rezone alone. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Hazards" category, impacts would be less than significant.

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

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

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
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;
 - 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) Any future grading or improvement plans for this project would be reviewed by the El Dorado County Department of Transportation engineering staff, as well as Development Services staff, to ensure that such plans are prepared to conform to County of El Dorado *Design and Improvement Standards Manual*, the *Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, and the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods must meet the *Grading, Erosion and Sediment Control Ordinance*. The project would be required to provide pre- and post- construction BMPs for run-off prior to the approval of grading, improvement and/or building activities. Staff would require that any such BMPs meet County standards which include RWQCB standards for run-off. Impacts would be less than significant.

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

b) El Dorado County lies within the Central Sierra Nevada geomorphic province. The geology of the Western Slope portion of El Dorado County is principally hard crystalline, igneous or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. There are 357 defined groundwater basins in California, but no designated basins are identified in El Dorado County. No development plan accompanies the subject requests and thus the percolation and infiltration that exists today would not change. A facilities improvement letter from the public water provider was submitted and states that adequate water supplies exist to provide potable water and fire flow to the project site. Impacts would be less than significant.

c - e)
The project would be subject to conditions of approval that would separate runoff for any future specific multifamily proposal on the site pursuant to the County's Storm Water Management Plan. Compliance with the Plan as well as the *Grading, Erosion and Sediment Control Ordinance's* Best Management Practices would reduce construction erosion and operational runoff to less than significant.

g - i)
The FEMA Flood Insurance Rate Map, Panel No. 060040-0750B, dated October 18, 1983, establishes that the subject 0.5-acre site is within Flood Zone "C", area of minimal flooding. There would be no impacts.

j) 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. 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. As the project's operational facilities are sited outside of the 100-year event, there would be no impact.

Finding: No significant hydrological impacts would be directly expected from this amendment. Any future development proposal would have all potential environmental impacts analyzed further during the impacts would be less than significant.

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;

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

- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a) The proposed project would not physically divide an established community as the undeveloped parcel is adjacent on two sides to the proposed MFR land use designation. Existing multifamily developments touch the project site on two sides and a third adjacent multifamily development has been approved but not constructed. Any future proposed use would have any potential impacts on adjacent single family residences at the time of the Design Review application submitted with any future development plan. The subject applications would have less than significant impacts on the current surrounding land uses.
- b) Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. The amendment and rezone request would be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and would be consistent with the development standards contained within the El Dorado County Zoning Ordinance. There would be a less than significant impact.
- c) 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. There would be a less than significant impact.

Finding: No significant impacts would be expected directly from this amendment to any current land use policies and rezoning to commercial uses. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Land Use Planning" category, impacts would be less than significant.

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
--------------------------------	---	------------------------------	-----------

- a) The project site is not mapped as a known Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology as shown on the Folsom, Placerville, Georgetown, and Auburn 15-minute Mineral Resource Zone quadrangles or by El Dorado County as depicted on the 1996 General Plan Exhibit V-7-4 and 2004 General Plan Exhibit 5.9-6. It can be found that no potential mining of important mineral resources would be prevented by the proposed amendment. There would be no impact.
- b) 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 location of Mineral Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves 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 the subject property does not contain mineral resources of known local or statewide economic value, but as stated above, it can be determined that this specific site does not contain them. There would be no impact.

Finding: No direct significant impacts are expected with the proposed amendment to any current land use policies. 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;

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

- 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)

No development is proposed with this application. All future development projects will continue to be regulated by the General Plan Land Use Element, Zoning Ordinance and Noise Ordinance. All future development will be subject to General Plan Policy 6.5.11 regarding construction noise. Construction activities would be limited to 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on weekends and federally recognized holidays. Adherence to California Building Code requirements for onsite noise would be required. Specific impacts related to future development would be analyzed during the Design Review process. For the current applications, impacts would be less than significant.

e&f)

General Plan Policy 6.5.2.1 requires that all projects, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within an airport land use plan, or within two miles of a public or private airport. As such, there is no significant noise exposure resulting from private airport operations and aircraft overflights in the vicinity of the project site. The subject applications would have a less than significant impact.

Finding: No significant impacts to or from noise is expected directly as a result of this amendment and rezone proposal. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Noise" category, impacts would be less than significant.

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

Discussion:

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

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

a) The proposed amendment and rezone would not induce growth directly or indirectly by providing infrastructure that would create development beyond what is currently anticipated in the General Plan. The amended land use and rezone

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

to Multifamily Residential, in keeping with Policy 2.2.1.2, gives the subject parcel a potential residential density of three to twelve units. There would be a less than significant impact.

b-c)

The proposed project would not displace people or existing housing, which would require the construction of replacement housing elsewhere as the parcel is an undeveloped parcel that has a potential density of three to twelve units. The current zoning would only permit one primary residential unit and a potential secondary residential unit. There would be a less than significant impact.

Finding: There is no potential for a significant impact due to substantial growth with the amendment and rezone either directly or indirectly. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Population and Housing" category, impacts would be less than significant.

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

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

General Plan, State Fire Safe Regulations as adopted by El Dorado County and the 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 amendment and rezone. The impacts would be less than significant.

- b) **Police Protection:** The project site would be served by the El Dorado County Sheriff’s Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff’s Department service standard is an 8-minute response to 80% of the population within Community Regions. The Sheriff’s Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The amendment and rezone would not significantly impact current Sheriff’s response times to the project area. The impacts would be less than significant.
- 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 project proposal would not directly generate the need for additional school facilities and would not impact school enrollment, as the project would not result in more than 12 residential units. The impacts would be less than significant.
- d) **Parks:** Section 16.12.090 of the County Code establishes the method to calculate the required amount of land for parkland dedication, and the in-lieu fee. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code. The project proposal would not increase the demand for parkland. The impacts would be less than significant.
- e) **Other Facilities:** No other public facilities or services would be directly impacted by the project. The impacts would be less than significant.

Finding: As discussed above, no significant impacts are expected to public services with the amendment and rezone proposal. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this “Public Services” category, impacts would be less than significant.

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.

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

a&b)

The land use amendment and rezone to multifamily would have a less than significant impact on the use of recreational facilities in the area, nor does it include the construction or expansion of recreational facilities in its proposal. The project has the potential of only adding 3 to 12 residential units. There would be a less than significant impact.

Finding: No significant impacts to recreation and open space resources would be expected from the subject amendment and rezone either directly or indirectly. For this "Recreation" category, there would be a less than significant impact.

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)

Access to the site is off of Panther Lane which is a privately maintained road. Panther Lane connects to Fowler Lane which is a County maintained road. Impacts of adding 0.5 acres of multifamily land use to Market Area #3, Diamond

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

Springs, would amount to approximately a 0.09 percent increase to the Market area which could be considered a less than significant impact. (El Dorado County General Plan E.I.R., Table 3-5, page 3-29, EDAW, May, 2003). Specific traffic impacts from the future development of the site would be addressed during the required Design Review process. Impacts would be less than significant.

c) The project would not result in a major change in established air traffic patterns as the project site is northeast of the traffic pattern of Placerville Airport and lower in elevation. There would be no impact.

d - f) The primary access to the project parcel is via Panther Lane which encroaches onto Fowler lane. There is a secondary access that would be available to Diamond Meadows Road. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process and would be required allow sufficient room for emergency vehicle turn-around as directed during that review process. All parking would be required to comply with Chapter 17.18 of the County Code. Impacts would be less than significant.

g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. There would be no impact.

Finding: As discussed above, no significant traffic impacts directly expected with amendment of the land use and rezone to commercial. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Transportation/Traffic" category, impacts would be less than significant.

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

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

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) The El Dorado Irrigation District provided a letter dated April 21, 2008 stating that a six-inch sewer line abutting the northern property line has adequate capacity to serve the proposed project. (*Facility Improvement Letter Lomax Sewer, El Dorado Irrigation District, April 21, 2008*) Therefore, future development would not exceed water quality standards. Impacts would be less than significant.
- b) El Dorado Irrigation District provided a letter dated April 21, 2008 indicating that it has adequate water supplies and sewer facilities to serve the project. Therefore, no new or expanded off-site water or wastewater facilities would be necessary to serve future development. Impacts would be less than significant.
- c) All new stormwater drainage facilities or expansion of existing facilities proposed by a future multifamily project would be reviewed by El Dorado County Department of Transportation with the applicant's grading permit. Impacts would be less than significant.
- d) El Dorado Irrigation District provided a letter dated April 21, 2008 indicating that it has adequate water supplies to serve any future projects. Impacts would be less than significant.
- e) The El Dorado Irrigation District provided a letter dated April 21, 2008 stating that a six-inch sewer line abutting the northern property line has adequate capacity to serve the proposed project. (*Facility Improvement Letter Lomax Sewer, El Dorado Irrigation District, April 21, 2008*) Therefore, any future projects would not exceed water quality standards. Impacts would be less than significant.
- f) 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.

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

- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the project site would be handled through the local waste management contractor. Solid waste collection and disposal within California is subject to the provisions of the California Integrated Waste Management Act. This legislation mandates a 50 percent diversion from the solid waste stream going to landfills by 2000. According to the most recent information available from the California Integrated Waste Management Board (2005), unincorporated El Dorado County currently meets the 50 percent diversion rate. The solid waste collection service provided to the project site includes a recycling program, which would ensure continued compliance with state diversion requirements. The impacts would be less than significant.

Finding: No significant utility and service system impacts would be directly expected by amending the land use and rezoning to commercial. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Utilities and Service Systems" category, impacts would be less than significant.

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) This amendment of the land use designation and rezone to multifamily would not directly have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Both short-term and long-term environmental effects directly associated with this amendment, in and of itself, would be less than significant. Any potentially significant impacts would be reduced through compliance with existing standards and requirements.
- b) Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts. Based on the analysis in this Initial Study it has been determined that the project would not result in cumulative impacts. Impacts would be less than significant.
- c) Based upon the discussion contained in this document it has been determined that the proposed amendment would not have any environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly (no impacts identified, or mitigation has been included in the project design to reduce the impact). Any future

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

development proposal would have all potential environmental impacts analyzed further during the required Design Review process. Impacts would be less than significant

SUPPORTING INFORMATION SOURCE LIST

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

A Cultural Resource Study of Assessors Parcel Number 054-431-15, Panther Lane, Diamond Springs, Historic Resources Associates, June, 2008

Facility Improvement Letter, Lomax Sewer, El Dorado Irrigation District, April 21, 2008

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.)