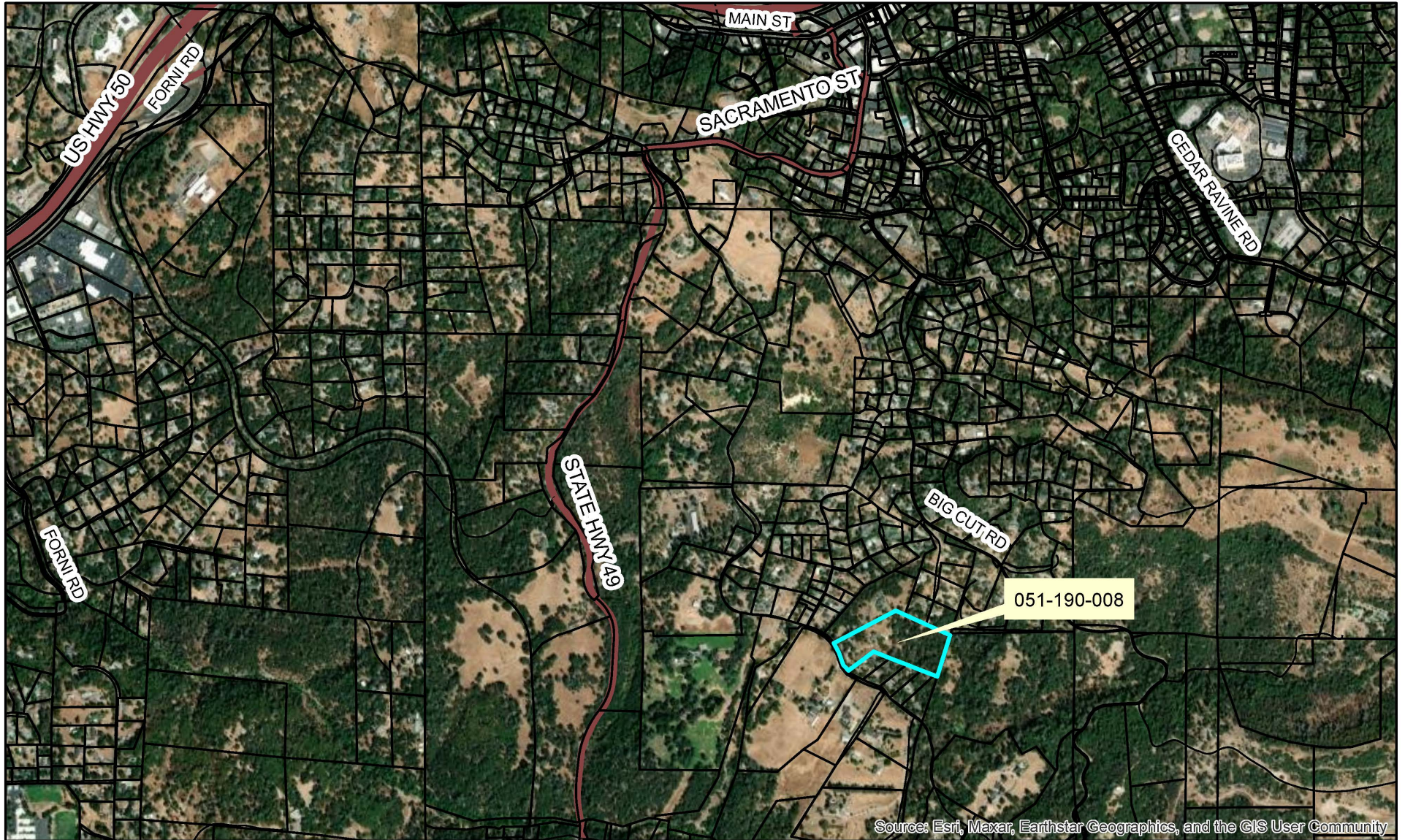
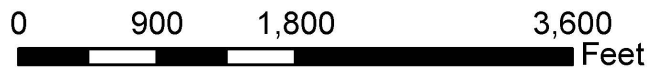


# Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

## Exhibit A - Vicinity Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



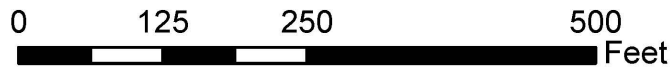
### Legend

 Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

# Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

## Exhibit B - Aerial Map

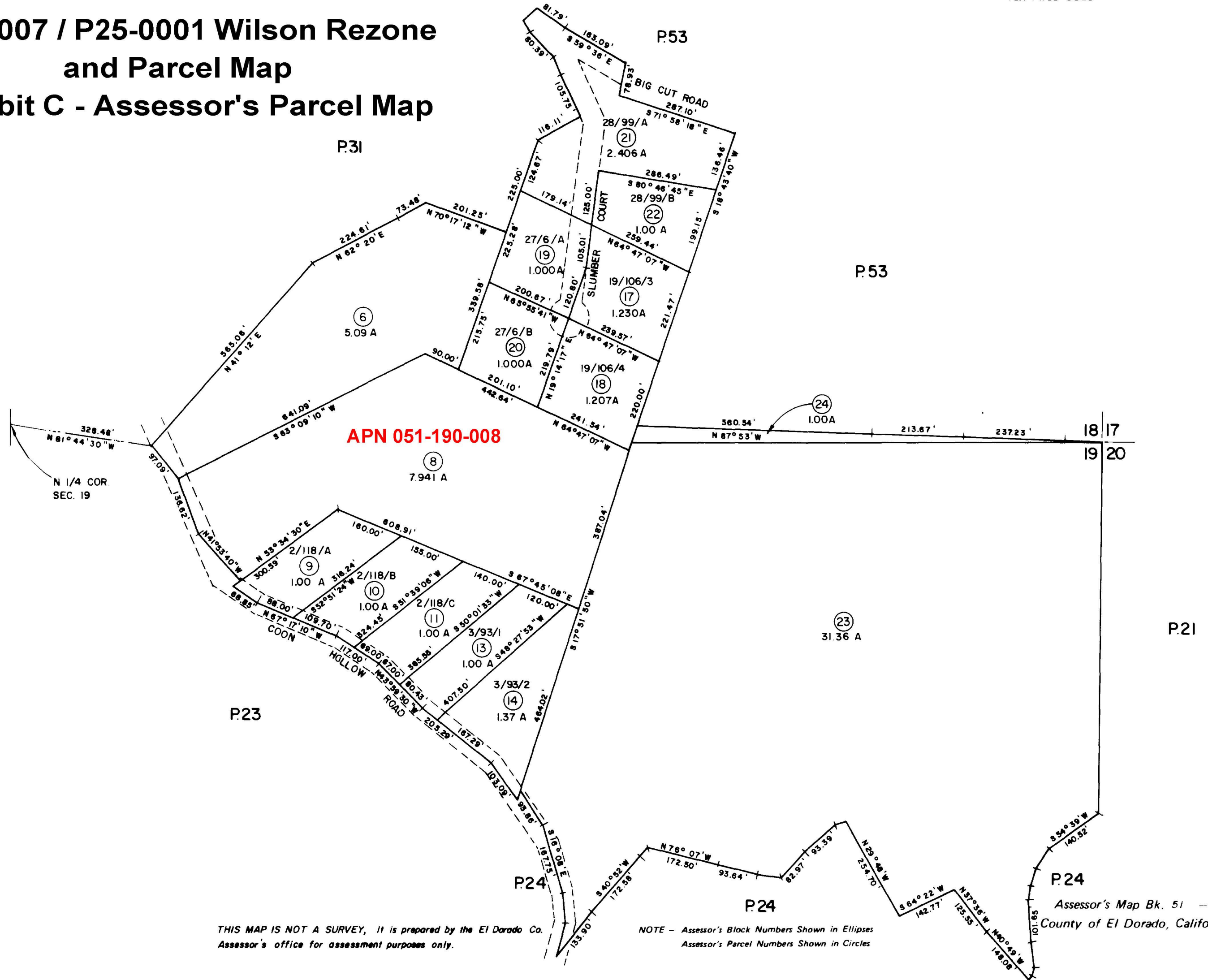
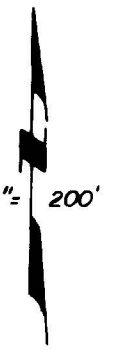


### Legend

 Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

# Z24-0007 / P25-0001 Wilson Rezone and Parcel Map Exhibit C - Assessor's Parcel Map



**APN 051-190-008**

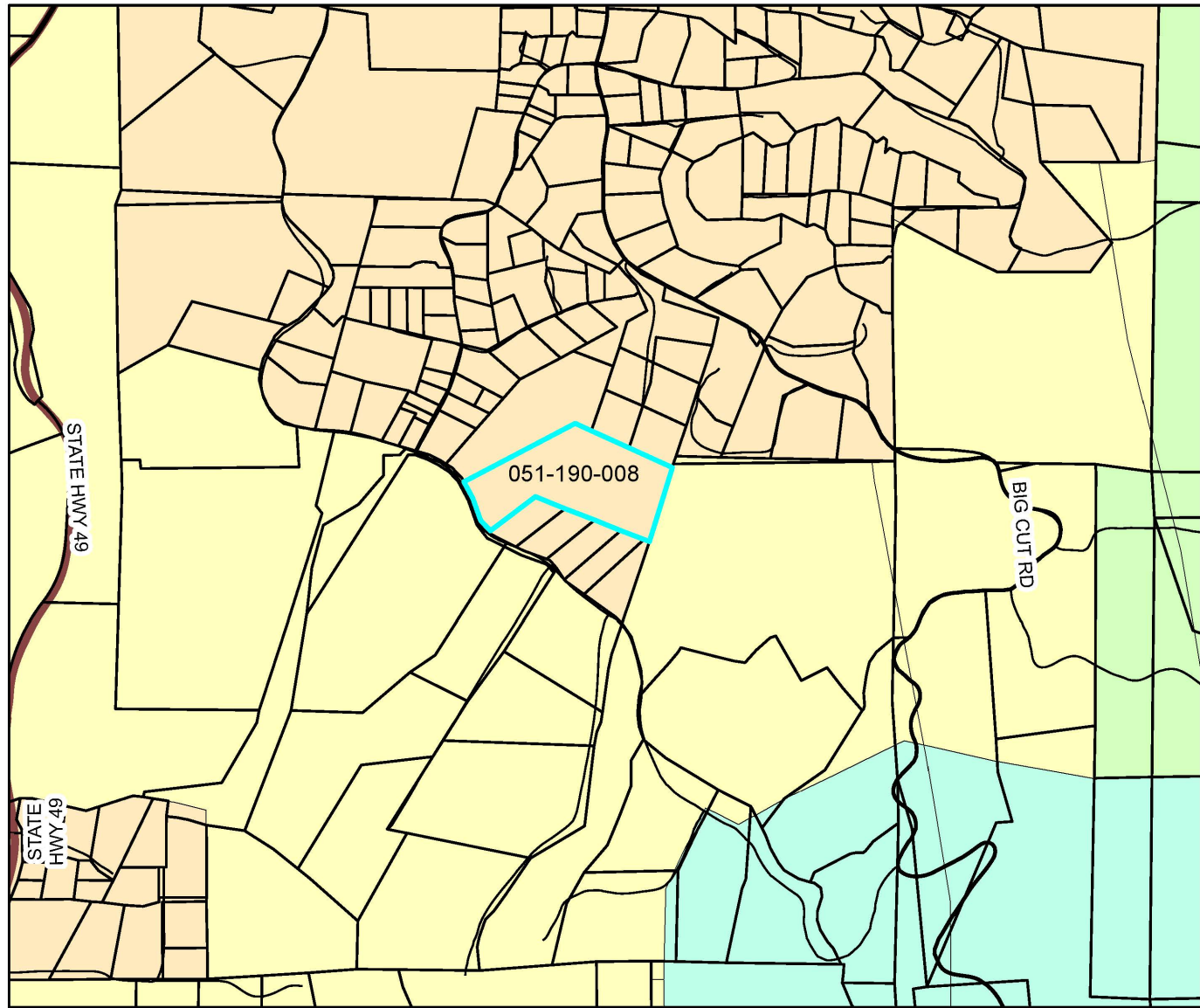
THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

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

Assessor's Map Bk. 51 - Pg. 20  
County of El Dorado, California

# Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

## Exhibit D - General Plan Land Use Map



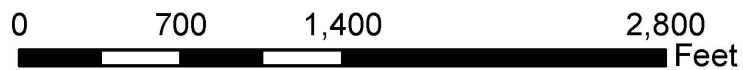
### Legend

#### Base Land Use Designations

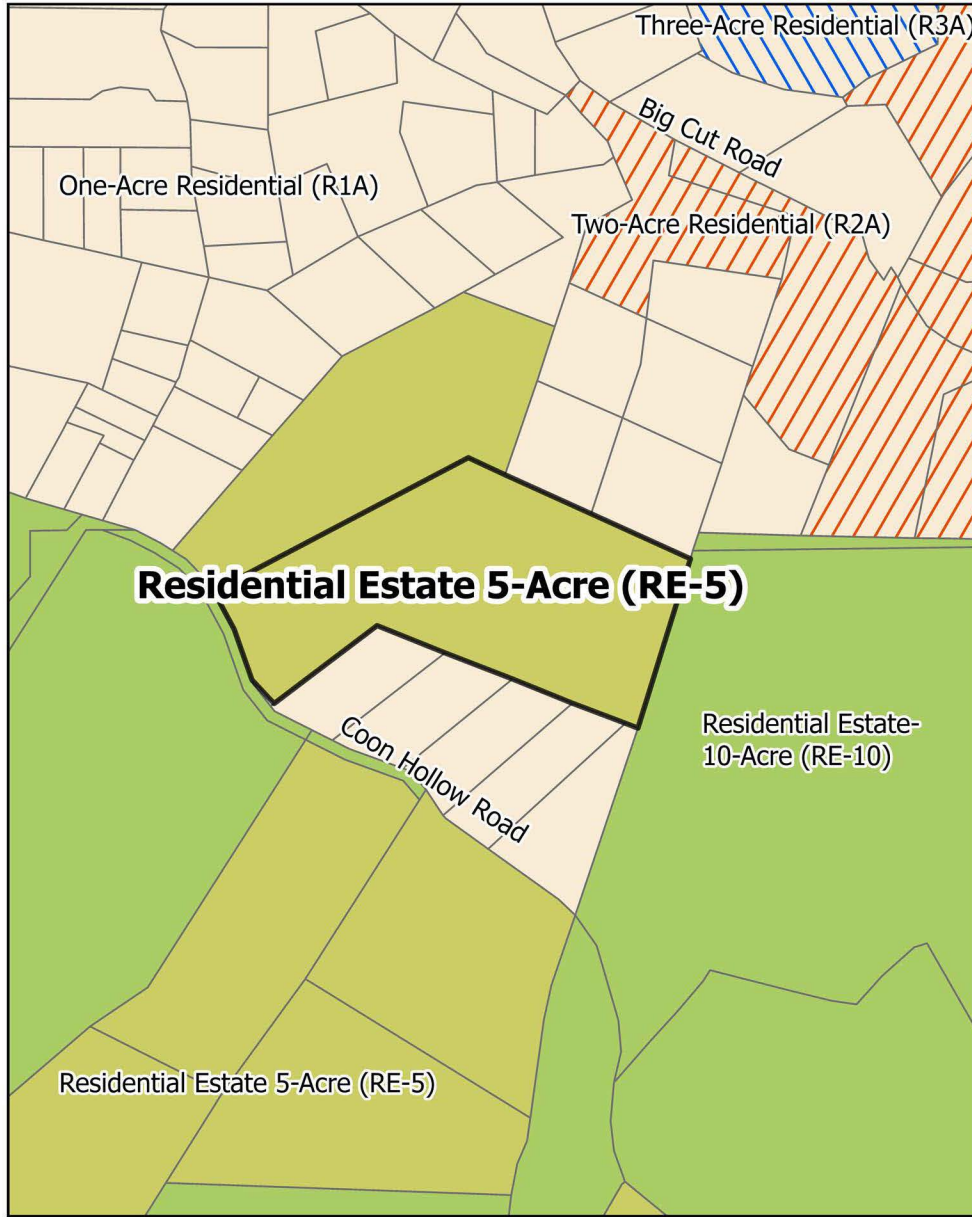
-  Agricultural Lands
-  Low Density Residential
-  Medium Density Residential
-  Open Space
-  Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

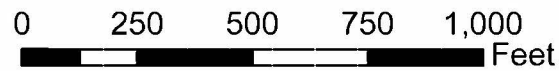
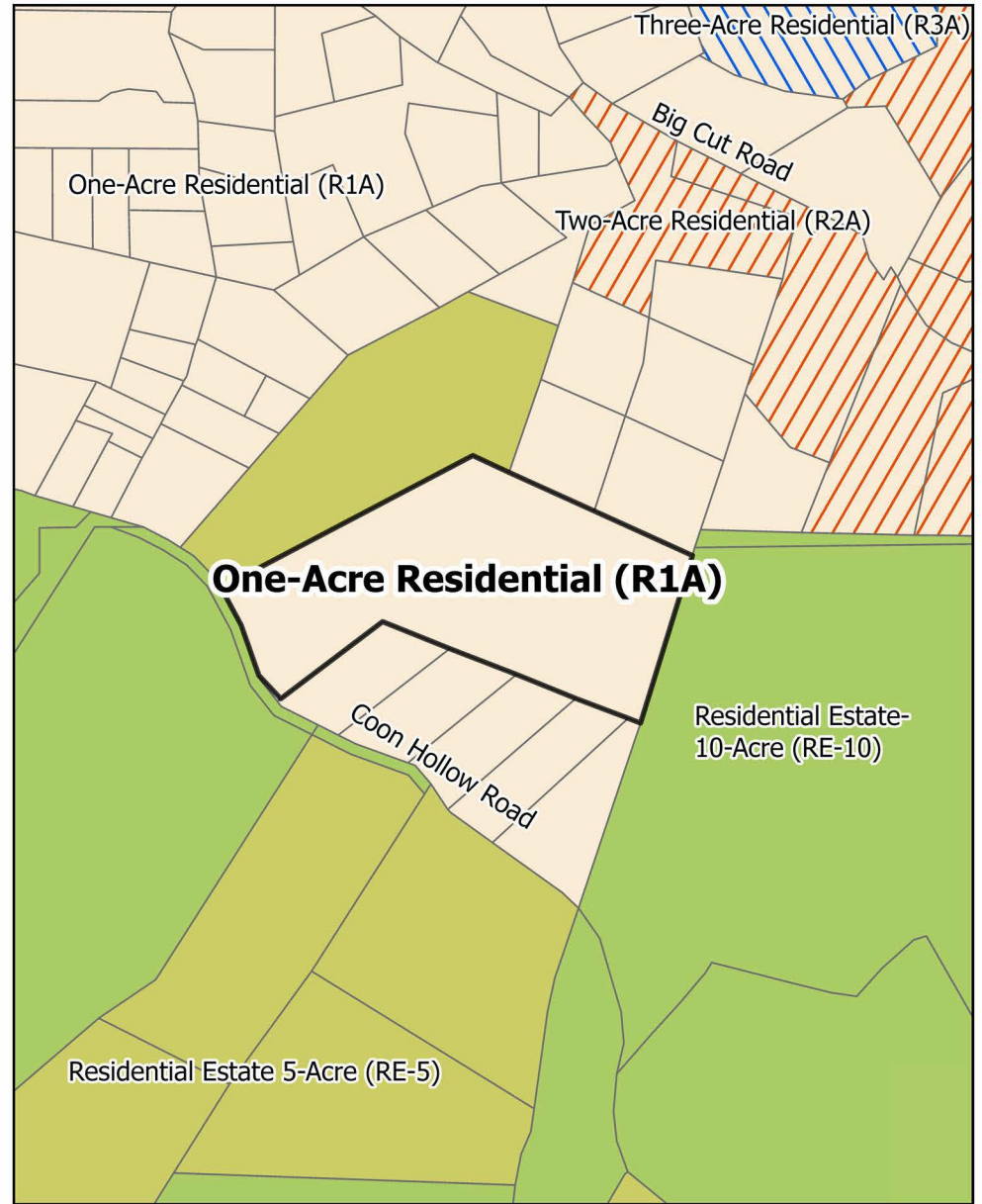
Map created Feb. 5, 2026



## Existing Zoning Designation



## Proposed Zoning Designation

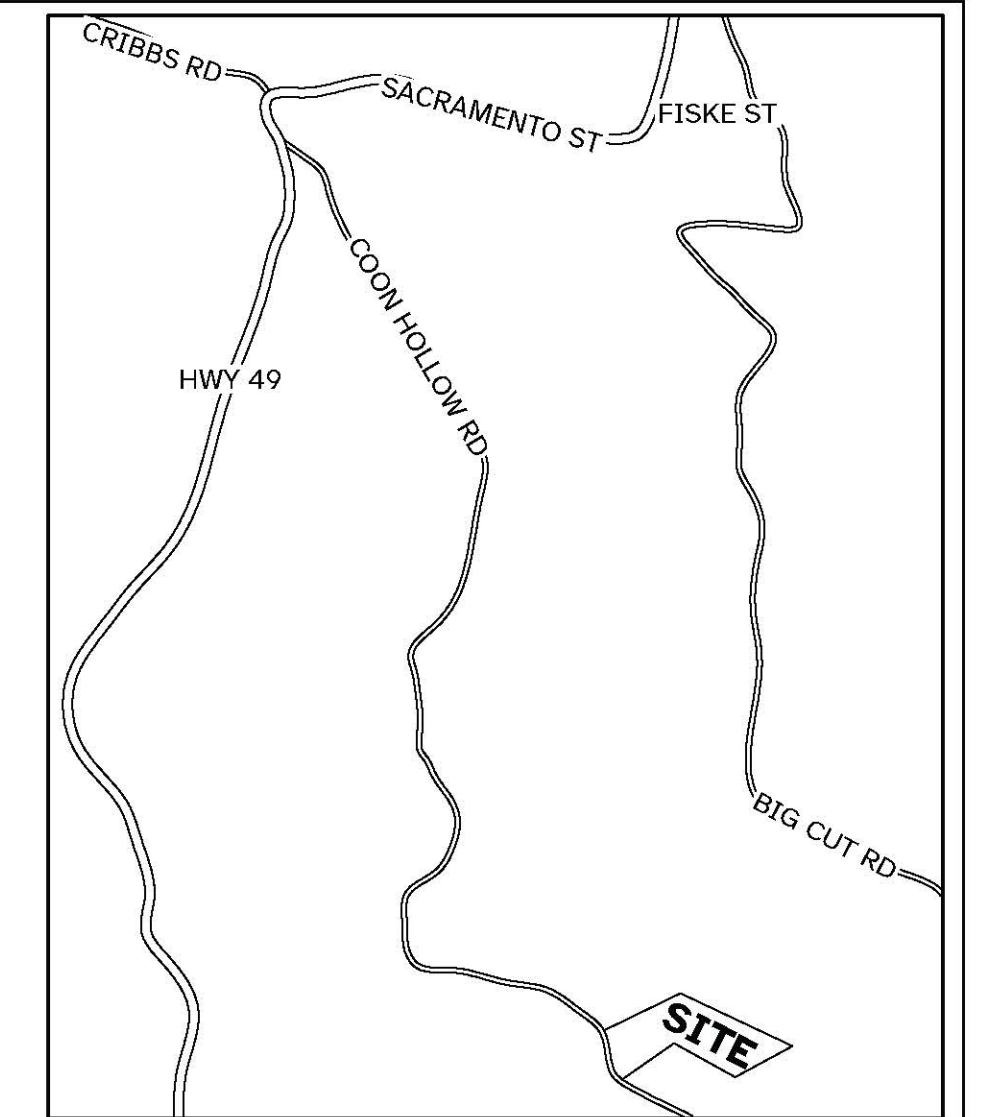


# TENTATIVE PARCEL MAP

Z24-0007 / P25-0001  
Wilson Rezone and Parcel Map

PORTIONS OF SECTIONS 18 AND 19, T 10 N, R 11 E, MDM  
TOWNSITE OF COLOMA  
COMMONLY KNOWN AS 3781 COON HOLLOW ROAD  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
SEPTEMBER 2025 SCALE : 1" = 50'

Exhibit F - Tentative Parcel Map



**GENERAL NOTES:**  
DIMENSIONS ARE IN FEET AND DECIMAL FEET.  
  
DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO GRADING OR CONSTRUCTION IS EXPECTED TO OCCUR AS A RESULT OF THIS MINOR SUBDIVISION.

**BASIS OF SURVEY:**  
THIS SURVEY IS BASED UPON THE LINES, DIMENSIONS AND BEARINGS AS SHOWN ON DOC 2015-0045741. WHILE THE RECORDED DOCUMENT OMITTS A COURSE IN THE METES AND BOUNDS LEGAL DESCRIPTION, REFERENCE IS MADE TO THAT GRANT DEED TO DONALD F. WILSON AND MARILYN Y. WILSON FILED MAY 25 1972 IN BOOK 1124 OF OFFICIAL RECORDS AT PAGE 497 FOR A COMPLETE VERSION OF THE LEGAL DESCRIPTION.

**BASIS OF BEARINGS:**  
THE EASTERMOST LINE OF THE SUBJECT PARCEL (AS FOUND BETWEEN MONUMENTS) WAS TAKEN AS SOUTH 17°17'40" WEST.

**DATUM:**  
ELEVATIONS ARE BASED ON NAVD88 COORDINATES AS DETERMINED BY GNSS OBSERVATION WITH CA STATE PLANE ZONE 2 (2011) US FT. (EPSG 6418) (GEOID 2018).

**UTILITY LINE NOTES:**  
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

A 6" AC WATER LINE IS SHOWN ON EID DOCUMENTS. THE LOCATION OF SAID LINE IS SHOWN HEREON APPROXIMATELY. NO RECORD OF ANY EASEMENT COULD BE OBTAINED BY, OR WAS PROVIDED TO, THE SURVEYOR.

**EASEMENT NOTES:**  
ALL EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN PLACER TITLE COMPANY PRELIMINARY REPORT P NUMBER 653497 AMEND (VERSION 2), DATED 12/30/2024, ARE SHOWN HEREON.

ADDITIONAL UNWRITTEN RIGHTS, OR RECORDED DOCUMENTS NOT MADE AVAILABLE TO THE SURVEYOR MAY EXIST.

NO RECORDED DOCUMENT COULD BE FOUND BY, OR WAS PROVIDED TO THE SURVEYOR, PROVIDING A LOCATION FOR THE EXISTING ROADWAY OF COON HOLLOW ROAD.

**BOUNDARY NOTES:**  
THE BOUNDARY SHOWN HEREON WAS DEVELOPED BY FIELD SURVEY OF MONUMENTS CALLED FOR IN THE SUBJECT PROPERTY LEGAL DESCRIPTION AND MAPPED ON AN UNRECORDED MAP BY BUTLER AND SANDERS DATED DECEMBER 1968. NO COPY OF THIS MAP COULD BE OBTAINED.

THE BOUNDARY OF THE SUBJECT PARCEL CALLS TO THE CENTERLINE OF COON HOLLOW ROAD. WHILE THIS ROADWAY NOW EXISTS IN A SLIGHTLY DIFFERENT LOCATION, CREATING A DIFFERENT CENTERLINE LOCATION, THE BOUNDARY LINE IS NOT CONSIDERED TO BE AMBULATORY AND THE CALLED FOR BEARINGS AND DISTANCES IN THE LEGAL DESCRIPTION WERE DETERMINED TO BE THE BEST EVIDENCE OF ORIGINAL CENTERLINE LOCATION.

OWNER OF RECORD: WILSON FAMILY TRUST, 3718 COON HOLLOW ROAD, PLACERVILLE, CA, 95667

NAME OF APPLICANT: TERI WILSON, C/O WILSON FAMILY TRUST, 17949 GOODSON ROAD, CALDWELL, ID, 83607

MAP PREPARED BY: CONFLUENCE LAND SURVEYING, KYLE BROOK (PLS 9686), PO BOX 493, LOTUS, CA 95651

SCALE: 1 INCH = 50 FEET

CONTOUR INTERVAL: 1 FOOT

SOURCE OF TOPOGRAPHY: FIELD MEASUREMENT & NOAA LIDAR (2019). TOPOGRAPHY WITHIN THE AREA OF SUBDIVISION WAS COLLECTED USING A COMBINATION OF TOTAL STATION AND GNSS MEASUREMENT. AREAS OUTSIDE THE AREA OF SUBDIVISION WERE CONTOURED USING PUBLICALLY AVAILABLE LIDAR.

SECTION, TOWNSHIP AND RANGE: PORTION OF SECTION 18 AND 19, T 10 N, R 11 E, MDM.

APN: 051-190-008

PRESENT ZONING: RE1

TOTAL AREA: 7.93 AC. ±

TOTAL NUMBER OF PARCELS: ONE PARCEL BEING SUBDIVIDED INTO TWO PARCELS

MINIMUM PARCEL AREA: 1 ACRE

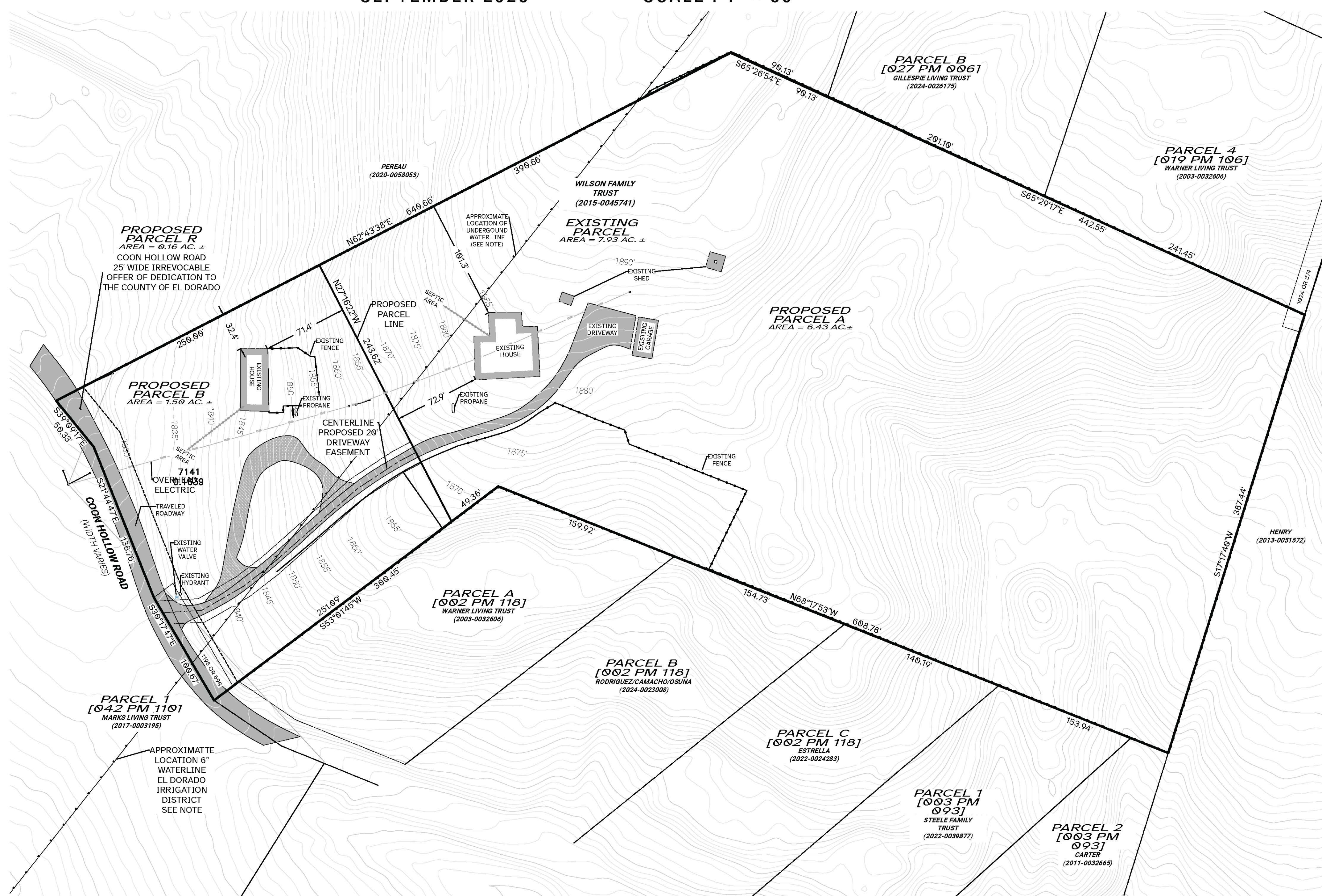
WATER SUPPLY: EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL: SEPTIC

PROPOSED STRUCTURAL FIRE PROTECTION: EL DORADO COUNTY FIRE PROTECTION DISTRICT, 1.5 MILES FROM NEAREST FIRE STATION, AVERAGE RESPONSE OF 5 MINUTES, A 6" MAIN LINE OF THE EL DORADO IRRIGATION DISTRICT TRANSECTS THE PROPERTY AND A FIRE HYDRANT IS LOCATED AT THE BOTTOM OF THE DRIVEWAY TO THIS PROPERTY (SHOWN HEREON)

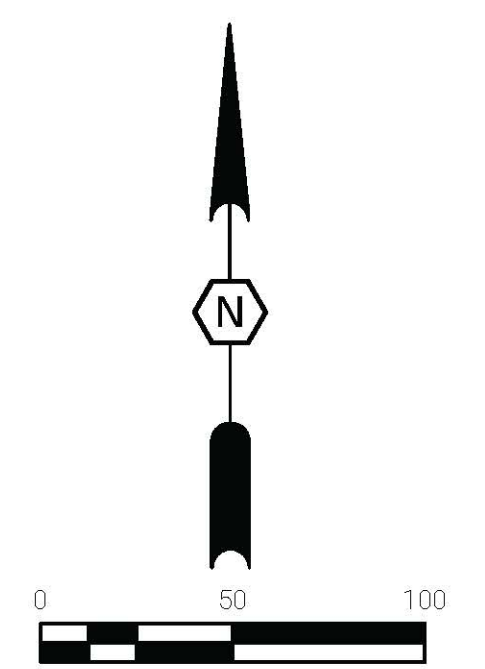
DATE OF PREPARATION: 1/23/2025

DATE OF FIELD SURVEY: 11/27/2024, 01/11/2025



**SURVEYOR'S STATEMENT**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERI OTTENS ON NOVEMBER 13, 2024.

*Kyle Brook*  
KYLE W. BROOK  
P.L.S. 9686



ZONING ADMINISTRATOR: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_

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**Date:** April 9, 2026 / Planning Commission

## MEMORANDUM SUPPORTING A CEQA GUIDELINES SECTION 15183 EXEMPTION

### WILSON PARCEL MAP AND REZONE

#### Overview

El Dorado County (County) staff have prepared this evaluation of the potential environmental impacts that may be associated with the rezone designation of the existing Wilson parcel from Residential Estate – 5 acres (RE-5) to Residential – 1 acre (R1A) (hereinafter referred to as the “project”). This evaluation meets the requirements of Section 15183 of the State CEQA Guidelines titled “Projects Consistent with a Community Plan or Zoning.” In summary, Section 15183 allows for a project that is consistent with the development density established by existing zoning, community plan, or general plan policies that were evaluated in a certified EIR to not need additional environmental review under CEQA. The evaluation process provided in Section 15183 is often called a “15183 Exemption.”

The following 15183 Exemption analysis assesses whether potential project impacts are within the scope of analysis of, and adequately addressed by, the El Dorado County General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2001082030). This analysis determines whether the project would be consistent with the findings of the El Dorado County General Plan EIR pursuant to the conditions and requirements of Section 15183. Based on the analysis contained below, the County has determined that this consistency memorandum is the appropriate environmental document for the project and finds that the project is within the scope of the analysis of the El Dorado County General Plan EIR.

### 15183 Exemptions and Compliance with the California Environmental Quality Act

Article 12 (Special Situations) of the State CEQA Guidelines identifies situations for which certain CEQA-compliance procedures may apply. Specifically, Section 15183(a) of the State CEQA Guidelines states that:

“CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.”

Pursuant to Section 15183(c) of the State CEQA Guidelines, “(i)f an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards...then an additional EIR need not be prepared for the project solely on the basis of that impact.”

Accordingly, the purpose of the analysis contained herein is to evaluate whether the project would result in impacts not previously addressed or impacts substantially more severe than those addressed in the El Dorado County General

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Plan EIR. Alternatively, if the project does not result in any impacts beyond what was evaluated and disclosed as part of the El Dorado County General Plan EIR (i.e., the project is consistent with the findings of the General Plan EIR), then no additional environmental review under CEQA is required.

## Project Location

The project is located at 3779 and 3781 Coon Hollow Road (Assessor Parcel Number 051-190-08-100) in unincorporated El Dorado County (See Figure 1). The project site is north of the Diamond Springs community and is surrounded by neighboring residential uses as well as open space areas. The project site is designated as Medium-Density Residential (MDR) and is currently zoned as RE-5. The project site is within the El Dorado County General Plan planning area that was considered in the General Plan EIR.

## Project Background

### EL DORADO COUNTY GENERAL PLAN

On July 19, 2004, the El Dorado County Board of Supervisors adopted a new General Plan for the County. The adopted General Plan applies to the unincorporated areas of the county and guides land use planning through its adopted ordinances and policies. The General Plan was directed by a public process which defined a collective long-term vision for the future of El Dorado County and relies on measures in each of the "General Plan Elements" to implement policies. Since 2004, several amendments to the General Plan have been adopted, including the Land Use Element; Transportation and Circulation Element; Public Services and Utilities Element; Public Health, Safety, and Noise Element; Conservation and Open Space Element; Agriculture and Forestry Element; and the Economic Development Element.

The Land Use Element of the General Plan was amended in August 2019 and sets forth specific goals, objectives, and policies to guide the intensity, location, and distribution of land uses. The General Plan land use diagram is a fundamental part of the Land Use Element that graphically represents the County's goals, objectives, and policies and delineates areas where future growth will be anticipated and/or directed. As described above, the project site is designated as Medium-Density Residential (MDR) according to the General Plan land use diagram and is zoned as RE-5. Areas surrounding the project site are zoned low- and medium- density residential (El Dorado County 2012).

### EL DORADO COUNTY GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

The El Dorado County General Plan EIR was prepared in 2003 to evaluate potential impacts associated with adoption of the General Plan. The General Plan EIR evaluated four "equal-weight" alternatives: (1) No Project, (2) Roadway Constrained Six-Lane "Plus", (3) Environmentally Constrained, and (4) 1996 General Plan. Each of the "equal weight" alternatives are described in detail in Chapter 3 of the General Plan EIR. The County Board of Supervisors ultimately approved a combination of the 1996 General Plan Alternative and the Environmentally Constrained Alternative (with modifications) (El Dorado County, 2004). For the purposes of this memo, the Environmentally Constrained and 1996 General Plan Alternatives, which combined constitute the "approved" General Plan, are briefly summarized below and referenced in the later Environmental Analysis section.

#### Alternative 3: Environmentally Constrained

The Environmentally Constrained Alternative focuses on minimizing adverse environmental effects associated with future development within the county and considers constraints related to land use, topographic limitations, hazards, and important environmental resources. The land use patterns for the Environmentally Constrained Alternative were

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based on existing development patterns, existing expanses of largely undeveloped areas, important habitats, and a desire to maintain contiguous and connected expanses of agriculture and native vegetation. The land use pattern of this alternative focuses on smaller and more clearly separated Community Regions and Rural Centers to reduce intensity of development and to accommodate changes in land use (El Dorado County 2003).

#### **Alternative 4: 1996 General Plan**

The 1996 General Plan Alternative includes growth under the proposed 1996 General Plan and generally allows for more growth in areas of the county, resulting in less of a distinction between rural and developed areas and less regulation for impact avoidance and design control. This alternative also did not include a precise requirement for concurrency between infrastructure/services and development to be served except with respect to roadway infrastructure. Further, the total amount of development countywide was greatest under this alternative compared to the other "equal-weight" alternatives (El Dorado County 2003).

## **Project Description**

The project would rezone the existing 051-190-008 parcel from its current zoning designation of RE-5 to R1A. The parcel currently consists of two residential dwelling units, one within the western portion of the project site, near Coon Hollow Road, and one within the central portion of the project site. Rezoning of the site would separate the 7.92-acre parcel into two separate parcels – a 1.5-acre lot with one residential unit and a 6.42-acre lot with one residential unit (See Figure 2).

## **El Dorado County General Plan Consistency Analysis**

Using Appendix G, Environmental Checklist, of the State CEQA Guidelines as an analytical tool, the following discussion evaluates the potential environmental impacts of implementation of the project in the context of the El Dorado County General Plan EIR to determine if those impacts are sufficiently covered, or if additional analysis is necessary. As described above, the findings of the General Plan EIR are indicative of the impact determinations concluded for the "approved" General Plan (i.e., a combination of a combination of the 1996 General Plan Alternative and the Environmentally Constrained Alternative [with modifications]).

### **AESTHETICS**

The General Plan EIR determined that impacts related to scenic vistas, scenic resources, light and glare would be less-than-significant through implementation of mitigation measures that would modify General Plan policies protecting scenic corridors/roadways within the county and policies that would reduce effects of nighttime lighting. Impacts related to visual character and quality were determined to be significant and unavoidable.

The project would rezone an existing RE-5 parcel into two R1A parcels. The project does not include any development proposal that would directly result in physical changes to the existing visual character in the County or conflict with zoning or other regulations adopted to protect scenic quality or include new sources of light and glare. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations, would be consistent with the existing visual character in the project area, and would remain consistent with the impact analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

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## **AGRICULTURAL AND FORESTRY RESOURCES**

The General Plan EIR determined that impacts related to conversion of Timberland to non-forestry uses would be less than significant. Impacts related to loss of agricultural resources were determined to be less-than-significant through implementation of mitigation measures that would modify General Plan policies that establish agricultural designations and districts that would guide permitted uses of such designated lands. Impacts related to conversion of Important Farmland, Grazing Land, land currently in agricultural production, and Williamson Act-enrolled lands were determined to be significant and unavoidable as a result of permanent loss of such agricultural resources.

The project, which includes a request to rezone an existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres, would not result in the conversion of Farmland, conflict with existing agricultural zoning or Williamson Act contracted lands, nor result in rezoning, loss, and/or conversion of forest land to non-forest uses. The project site is not zoned for any agricultural or forestry uses. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## **AIR QUALITY**

The General Plan EIR determined that impacts related to Air Quality (short-term construction, long-term operational, local mobile source, toxic air contaminants, and odor emissions) would be significant and unavoidable through buildout of the General Plan planning area.

The project would rezone an existing RE-5 parcel into two R1A parcels and would not include any development activities that would conflict with or obstruct an air quality plan, result in an increase in criteria air pollutant, expose sensitive receptors to pollutants, nor result in other emissions (i.e., odors) that would adversely affect a substantial number of people. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR. Any increases in emissions or changes in air quality would remain consistent with the impact analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## **BIOLOGICAL RESOURCES**

The General Plan EIR determined that impacts related to Biological Resources (including wildlife, special-status species, wildlife movement, and sensitive habitats) would be significant and unavoidable through buildout of the General Plan planning area.

The project would rezone an existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The project does not include any development proposals or land use designation changes involving construction and operation activities that would impact biological resources including wildlife habitat, sensitive communities, protected wetlands, migratory movements, nor conflicts with any local policies, ordinances, or adopted conservation plans. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as oak resources mitigation requirements and standard development setbacks for sensitive resources that may be present, would result in biological resources impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## CULTURAL RESOURCES

The General Plan EIR determined that impacts related to cultural resources would be less-than-significant through implementation of mitigation measures that would modify existing General Plan policies and introduce new policies for protection of such resources (e.g., defining of Historic Design Control Districts).

The project would rezone an existing RE-5 parcel into two R1A parcels. A cultural records search was conducted on July 8, 2024. A project notification letter was sent to the United Auburn Indian Community (UAIC) on March 26, 2025. As of June 16, 2025, no response from UAIC has been received. The project would not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would impact historic resources, archaeological resources, and/or human remains. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as conditions of approval that require that ground disturbing activities stop and materials be evaluated if evidence of a subsurface resource is encountered, would result in cultural resources impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## ENERGY

Impacts related to the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation as well as conflicts with a state or local plan related to energy renewal and efficiency were not addressed in the El Dorado County General Plan EIR as the CEQA Statute, Guidelines, and judicial decisions did not require an explicit analysis of these issues at the time the General Plan EIR was prepared.

The project would rezone an existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The project does not include any development proposals or land use designation changes that would include construction or operation activities that would result in the wasteful, inefficient, or unnecessary consumption of energy resources, nor conflict with a state or local energy plan. No new energy infrastructure or supplies would be generated, nor would the project result in the increased demand for energy. If future development did occur (e.g., addition of accessory structures), energy demands would be minimal, and implementation of uniformly applied development policies, standards, and building codes would eliminate the potential for this development to result in a wasteful or inefficient use of energy. Thus, the project would not result in any significant impacts related to energy.

## GEOLOGY AND SOILS

The General Plan EIR determined that impacts related to increased development in areas potentially subject to seismic hazards, landslide and avalanche hazards, and expansive soils would be less-than-significant through implementation of mitigation measures that would modify General Plan Policies. Impacts related to additional development and erosion would be significant and unavoidable even with mitigation measures. Mitigation measures involved new policies requiring hazard review and geotechnical studies for new projects in the county, specifications for projects that would require a grading permit, and limitations for development on sloped land.

The project would result in a parcel split of an existing 7.94-acre RE-5 parcel into two R1A parcels. The project would not result in any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in rupture of a known earthquake fault; seismic ground shaking, ground failure, liquefaction or landslides; soil erosion; lateral spreading; subsidence; expansive soils; soils incapable of supporting alternative waste water disposal systems; destruction of a unique paleontological or geologic feature. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as requirements for hazard review and geotechnical studies, application of building codes responsive to soil conditions, and percolation testing prior to authorization of new septic systems,

would result in geology and soils impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## GREENHOUSE GAS EMISSIONS

Impacts related to the generation of greenhouse gas emissions (GHGs) and/or conflicts with an applicable plan, policy, or regulation related to reduction of GHGs were not addressed in the General Plan EIR. The CEQA Statute, Guidelines, and judicial decisions did not require an analysis of GHG emissions at the time the General Plan EIR was prepared.

The project would rezone an existing 7.94-acre RE-5 parcel into two R1A parcels and does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in GHG emissions or conflicts with adopted climate action plans. If future development did occur (e.g., addition of accessory structures), it would result in only minor GHG emissions far below the El Dorado County Air Quality Management District threshold of 1,100 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) per year (EDCAQMD 2002). Emissions from well over 100 housing units is typically needed to exceed this threshold (EDC 2021). Thus, the project would not result in any significant impacts related to GHGs.

## HAZARDS AND HAZARDOUS MATERIALS

The General Plan EIR determined that impacts related to hazardous materials exposure and flooding risks within the 100-year floodplain would be less than significant. Impacts related to hazardous waste and asbestos exposure were determined to be less-than-significant through implementation of mitigation measures that would modify General Plan policies to require remediation (where and when necessary) prior to site development, disclosure and notification of known asbestos, and risk reduction actions when earth moving is conducted where Naturally Occurring Asbestos may be present. Impacts related to dumping of hazardous waste, accidental release of hazardous materials, flood hazards within a dam inundation area, exposure to electromagnetic fields, and increased potential for fire hazards were determined to be significant and unavoidable, even after implementation of mitigation measures that would modify General Plan policies.

The project would rezone an existing RE-5 parcel into two R1A parcels. The project is not located in an area of the County identified for the presence of naturally occurring asbestos (El Dorado County 2018). Additionally, the project does not include any development proposals or land use designation changes that would create significant hazards through transport, use, disposal or accident conditions involving hazardous materials; emit hazards emissions or handle hazardous materials/substances within one-quarter mile of an existing or proposed school; be located on a hazardous materials site; result in a safety hazard or excessive noise within two miles of an airport; impair or physically interfere with emergency response or evacuation plan; nor expose people or structures to wildland fires. If future development did occur (e.g., addition of accessory structures), it would occur on land already considered suitable for these uses (i.e., an absence of hazardous materials) and would not add uses that would increase hazards or hazardous materials risks. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## HYDROLOGY AND WATER QUALITY

The General Plan EIR determined that impacts related to increases in water pollution would be less than significant. Impacts related to groundwater pollution (as a result of wastewater treatment systems) were determined to be less-than-significant through incorporation of mitigation measures that modified General Plan policies related to septic system performance. Impacts related to increased water demand, water supply infrastructure, increased groundwater

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demand, increased wastewater flows, and increased pollutants resulting from additional wastewater treatment plants were determined to be significant and unavoidable.

The project would rezone an existing RE-5 parcel into two R1A parcels. The project does not include any development proposals or land use designation changes that would degrade surface or ground water quality; decreases groundwater supplies or interfere with groundwater recharge; alter drainage patterns such that erosion, siltation, surface runoff, exceedance of drainage systems, or impedance of flood flows would occur; risk release of pollutants within a flood hazard, tsunami, or seiche zone; nor conflict with or obstruct implementation of water quality control or sustainable groundwater management plan. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as application of stormwater drainage standards and percolation testing prior to authorization of new septic systems, would result in hydrology and water quality impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## LAND USE AND PLANNING

The General Plan EIR determined that impacts related to consistency with other plans and policies would be less-than-significant. The General Plan EIR determined that Impacts related to land use incompatibilities would be less-than-significant through mitigation measures that required establishment of new policy and implementation measures related to General Plan conformity review of any new development projects. Impacts related to alteration and degradation of land use character were determined to be significant and avoidable through buildout of the General Plan.

The project would rezone the existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The new zoning designation would be consistent with uses surrounding the project site and the project would not include any development proposals or land use or zoning designation changes that would result in physical division of an established community nor conflict with any land use plan, policy, or regulation adopted for avoiding or mitigating an environmental effect. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## MINERAL RESOURCES

The General Plan EIR determined that impacts related to mineral resources would be less-than-significant through incorporation of mitigation measures that would modify General Plan policies. Specifically, policy modifications involve restricting land use designations in areas likely to contain mineral resources and requiring that industrial uses would be compatible with mineral exploration.

The project would rezone an existing RE-5 parcel into two R1A parcels and does not include any development proposals or land use designation changes that would result in the loss of known mineral resources or mineral resource recovery site. There are no known mineral resources on the project site, so if future development did occur (e.g., construction of accessory structures), access to mineral resources would not be affected. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

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## NOISE AND VIBRATION

The General Plan EIR determined that impacts related to short-term construction noise, transportation noise, and non-transportation and aircraft noise exposure would be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy.

The project would rezone the existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The project does not include any development proposals, land use designation changes, nor construction or operation activities that would result in noise and vibration impacts. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as application of construction timing restrictions, would result in noise impacts consistent with the analysis and conclusions in the General Plan EIR. In addition, any new development would be consistent with existing land uses in the area and would not introduce any different types of noise sources or different types of sensitive receptors. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## POPULATION AND HOUSING

The General Plan EIR determined that impacts related to housing would be less than significant. The General Plan EIR did not address impacts related to increases in population growth (planned and unplanned).

The project would rezone an existing RE-5 parcel into two R1A parcels. The project site currently includes two residential units – one unit on each of the proposed future parcels. Project implementation does not include any development proposals or land use designation changes that would include new housing such that unplanned population growth or displacement of people or housing would occur. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## PUBLIC SERVICES

The General Plan EIR determined that impacts related to public services, including police protection, fire protection/emergency services, and library facilities would be less than significant through implementation of mitigation measures that involve policy modifications to require development projects to be sited and designed consistent with and compatible with surrounding land uses. Impacts related to public school facilities were determined to be significant and unavoidable even after implementation of mitigation measures provided for other public service impacts (i.e., requirements for projects to be compatible with surrounding land uses).

The project would rezone an existing RE-5 parcel into two R1A parcels and does not include any development proposals or land use designation changes that would result in the need for new or physically altered governmental facilities that could affect public services (i.e., fire protection, police protection, schools, parks, and other facilities). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for, or affect provision of, public services. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## RECREATION

The General Plan EIR determined that impacts related to parks and recreation facilities would be less-than-significant through implementation of mitigation measures. Adopted mitigation measures include policy modifications to require development projects to be sited and designed consistent with and compatible with surrounding land uses. Other mitigation measures include creation of new General Plan policies that require implementation of a Parks Master Plan and Parks and Recreation Capital Improvements Program, ongoing maintenance of new/future recreational resources, and development fees for future parks projects.

The project would rezone an existing 7.92-acre RE-5 parcel into two R1A parcels consisting of 1.5 acres and 6.42 acres. The project does not include any development proposals or land use designation changes that would result in impacts to recreational facilities or resources. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for, or affect existing, recreation facilities. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## TRANSPORTATION

The General Plan EIR determined that multiple impacts related to traffic and circulation would be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy.

The project would rezone an existing 7.94-acre RE-5 parcel into two R1A parcels. The project does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in transportation impacts (i.e., conflict with a program, plan, ordinance, or policy; be inconsistent with CEQA Guidelines Section 15064.3(b); increase transportation hazards due to a geometric design feature; nor result in inadequate emergency access). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase vehicles mile travelled or affect transportation facilities or services. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## TRIBAL CULTURAL RESOURCES

Assembly Bill (AB) 52, signed by the California governor in September of 2014, establishes a new class of resources under CEQA: "tribal cultural resources." It requires that lead agencies undertaking CEQA review must, upon written request of a California Native American tribe, begin consultation after the lead agency determines that the application for the project is complete, before a notice of preparation (NOP) of an EIR or notice of intent to adopt a negative declaration or mitigated negative declaration is issued. AB 52 also requires revision to CEQA Appendix G, the environmental checklist. This revision has created a new category for tribal cultural resources (TCRs). The El Dorado County General Plan EIR notice of preparation was released prior to the effective date of AB 52 changes to CEQA. The General Plan EIR was prepared years before AB 52 was signed into law and did not address Tribal Cultural Resources.

The project would rezone an existing RE-5 parcel into two R1A parcels. As described above, a project notification letter was sent to UAIC on March 26, 2025. As of June 16, 2025, no response from UAIC has been received. The project does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would impact tribal cultural resources. If future development did occur (e.g., addition of accessory structures), there is no indication that Tribal Cultural Resources are present on the existing

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residential property. Furthermore, standard conditions of approval for the project will require specific procedures in the event of unanticipated discovery of tribal cultural resources. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## UTILITIES AND SERVICE SYSTEMS

The General Plan EIR determined that impacts related to landfill capacity would be less than significant. Impacts related to debris diversion as well as energy and communications infrastructure were determined to be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy. As discussed in the Hydrology and Water Quality section, above, General Plan EIR impacts related to surface and groundwater supplies and wastewater were determined to be significant and unavoidable.

The project would rezone an existing 7.94-acre RE-5 parcel into two R1A parcels. The project does not include any development proposals or land use designation changes that would involve construction and operation activities that would result in impacts related to utility and service systems (i.e., new/expanded infrastructure; water supply capacity; wastewater treatment capacity; generation of solid waste; compliance with solid waste regulations). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for utility demand or require alteration of utility delivery infrastructure. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County If future development did occur (e.g., addition of accessory structures), it would consist of residential or residential related development similar to what is already present on the subject parcel. New structures would be subject to the same wildfire risk as existing structures and would not exacerbate existing wildfire risk. General Plan EIR.

## WILDFIRE

Impacts related to fire hazards were addressed in the Health and Human Safety chapter of the General Plan EIR. The General Plan EIR determined that such impacts would be significant and unavoidable even after implementation of mitigation measures that modify and introduce new General Plan policies related to development limitation in high fire hazard areas.

The project would rezone an existing 7.92-acre RE-5 parcel into two R1A parcels. The project site is located in a moderate fire hazard severity zone within the State Responsibility Area (CALFIRE 2025). Implementation of the project does not include any development proposals or land use designation changes that would involve construction and operation activities that would result in wildfire impacts. In addition, wildfire risk would be further reduced through implementation of uniformly applied development policies and standards, such as building code elements related to fire resiliency. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

## Conclusion

Based on the analysis presented above, implementation of the project is consistent with the findings of the El Dorado County General Plan EIR, and no new or substantially more adverse impacts would occur through implementation of the project. As a result of finding that the proposed project is within the scope of analysis of El Dorado County General Plan EIR, no new environmental document is required, consistent with State CEQA Guidelines Section 15183(d)(1)(c).

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