

MITIGATED NEGATIVE DECLARATION

FILE: S10-0011

PROJECT NAME: David Girard Vineyards Special Use Permit

NAME OF APPLICANT: David Girard

ASSESSOR'S PARCEL NOS.: 089-030-23 and 089-030-24

SECTION: 29 T: 11N R: 10E

LOCATION: East side of Cold Springs Road at the intersection with Thompson Hill Road, in the Gold Hill area, 5784 Thompson Hill Road.

- GENERAL PLAN AMENDMENT: FROM: TO:
- REZONING: FROM: TO:
- TENTATIVE PARCEL MAP SUBDIVISION TO SPLIT ACRES INTO LOTS
SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW: Special Use Permit to allow up to 100 special events per year, including, but not limited to, weddings, charitable events, and live music, for up to 320 guests per event on two adjacent parcels at the David Girard Winery.
- OTHER:

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. It has been determined that the project will not have a significant impact on the environment. Based on this finding, Planning Services hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this Mitigated Negative Declaration will be provided to enable public review of the project specifications and this document prior to action on the project by EL DORADO COUNTY. A copy of the project specifications is on file at El Dorado County Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Planning Commission on May 14, 2015.

Executive Secretary

EXHIBIT J

15-0563 E 1 of 33



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

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: S10-0011/David Girard Vineyards

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

Contact Person: Joseph Prutch

Phone Number: (530) 621-5355

Property Owner/Applicant's Name and Address: David Girard, 5784 Thompson Hill Road, Placerville, CA 95667.

Project Location: East side of Cold Springs Road at the intersection with Thompson Hill Road, in the Gold Hill area, El Dorado County (see Attachment 1)

Assessor's Parcel Number: 089-030-23 and 089-030-24 **Acres:** 41.52 and 20 acres respectively

Zoning: Exclusive Agricultural (AE) and Estate Residential Ten-Acre (RE-10) respectively

Section: 29 **T:** 11N **R:** 10E

General Plan Designation: Agricultural Lands, with Agricultural overlay (AL-A)

Description of Project: Request to allow the use of the project area for up to 100 special events per year, including weddings, charitable events, live music, etc., for up to 320 guests per event.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	AE/RE-10	AL-A	Agricultural/Winery, tasting room, event center
North	RE-10	AL-A/RR-A	Residential/Single-family residences
South	RE-10/AE	AL-A	Agricultural and residential/Vacant and single-family residences
East	AE	AL-A	Agricultural/Vacant.
West	RA-20/RE-5	RR-A	Residential/Single-family residences (across Cold Springs Road).

Briefly describe the environmental setting: The project is located at elevations ranging from 1,294 to 1,380 feet above mean sea level. Improvements include a wine production facility, tasting room, events center building, and accessory agricultural buildings along with graveled and asphalted access driveways and parking areas. Approximately 60 percent of both parcels are covered by existing grape vineyards. Vegetation in the southern portions is dominated by indigenous oak and pine trees with some annual grassland. There is one man-made pond located on the winery parcel (parcel 23). The existing gazebo area (parcel 24), where summer concerts and weddings are currently held, is situated upon a raised area at the 1,348-foot elevation. The existing Viticulture Galleria is also elevated at the 1,380-foot elevation and both areas are approximately level with and unobstructed from, the residences to the north. There is an outdoor assembly area, used for wine members dinners and tastings, located north of the wine production facility.

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

1. El Dorado County Fire Protection District
2. Environmental Management Department

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

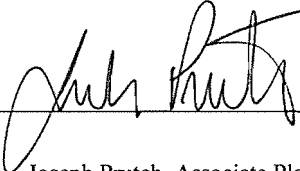
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

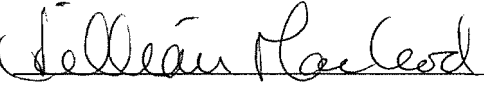
	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources	X	Noise
	Population / Housing		Public Services		Recreation
	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: 4/2/15
 Printed Name: Joseph Prutch, Associate Planner For: El Dorado County

Signature:  Date: 4/2/15
 Printed Name: Lillian MacLeod, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project. The project would allow 100 special events per year for up to 320 guests per event.

Project Description

Request to allow the use of the project area for up to 100 special events per year, including weddings, charitable events, live music, etc., for up to 320 guests per event, at an existing winery. The events will utilize existing structures on two parcels; tasting room building and event center on parcel 089-030-23 and outdoor amphitheater on parcel 089-030-24 (see Attachment 2).

Project Location and Surrounding Land Uses

Two parcels on the east side of Cold Springs Road at the intersection with Thompson Hill Road, in the Gold Hill area. The surrounding land uses are designated by the General Plan for rural residential and agricultural uses. The project is located within a Rural Region Planning Concept area.

Project Characteristics

1. Transportation/Circulation/Parking

The project would allow up to 320 guests per event. Planning has historically assumed three persons per vehicle for agricultural related special events which would translate into 107 parking spaces being required. The submitted site plan shows 151 spaces within the two subject parcels. No significant impacts to parking are anticipated to occur as part of the project.

2. Utilities and Infrastructure

The proposed project parcels are serviced by septic systems and metered public water. PG&E power utilities and SBC telephone service exist on both proposed parcels.

3. Construction Considerations

The project would allow additional events and an increase in the number of attendees over what is permitted under the Winery Ordinance, Chapter 130.14.200 of the Zoning Ordinance. No construction activities are part of the project. No road or encroachment construction is required.

4. Zoning Conflict

Staff has identified that the RE-10 Zone District permits the cultivation of tree and field crops. According to the Winery Ordinance, a RE-10 zoned parcel is allowed by right to have a winery, picnic areas, and marketing events and allowed by special use permit to have special events limited to the provisions of Section 130.14.200.C.3 of the Winery Ordinance. Special events are limited to 48 days per calendar year while facility rental events, such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings, are further limited to 24 facility rentals per calendar year. The applicant requests up to 100 special events per year.

Project Schedule and Approvals

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

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

Following the potential approval of the special use permit, the project would not be permitted to proceed with the project until all conditions are satisfied.

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. 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.
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. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

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

- a. **Scenic Vista:** The project site and vicinity are not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts.
- b. **Scenic Resources:** The project site is not located within the vicinity of a State Scenic Highway (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, (http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm)). There were no scenic resources found that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impacts.
- c. **Visual Character:** The project for special events would not be anticipated to degrade the visual character or quality of the site and its surroundings in ways not anticipated for lands designated by the General Plan for agricultural land uses and a winery subject to the Winery Ordinance. The property could continue to provide the natural visual character and quality that currently exist by keeping the scenic areas of the property intact. Impacts are anticipated to be less than significant.
- d. **Light and Glare:** The project for special events would not directly permit the creation of new lighting other than what is permitted by-right. Outdoor lighting would be used at the outdoor amphitheater for nighttime concerts. Nighttime concerts would be required to end by 10:00 p.m. The closest residence to the amphitheater is over 1,000 feet away so that lighting would not impact neighboring properties. Impacts are anticipated to be less than significant.

FINDING: For the “Aesthetics” category, the thresholds of significance are not anticipated to be exceeded. The project is for special events and the natural scenic qualities of the site would be preserved. No significant environmental impacts are anticipated to result from the project.

2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X	
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

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

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

- a. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the project site contains, PrD, (Placer Diggings with 2 to 75 percent slopes), ArB, (Auberry course sandy loam with 5 to 9 percent slopes), ArC, (Auberry course sandy loam with 9 to 15 percent slopes), ArD, (Auberry course sandy loam with 15 to 30 percent slopes), AsC (Auberry rocky course sandy loam with 5 to 15 percent slopes), and AuD (Auberry very rocky sandy loam with 15 to 30 percent slopes) soil types. AsC soil types are classified as Statewide Important Farmland. ArC and ArD soil types are classified as unique soils of local importance. ArB soil types are classified as Prime Farmland. Review of the General Plan Land Use Map for the project area indicates that the project site is designated as Agricultural Lands (AL), and is located within and adjacent to lands designated with the Agricultural Districts (A) General Plan Land Use Overlay. Because the project proposes events in areas already established and utilized for events, the project is not anticipated to create a significant loss of important soils within areas designated by the General Plan for agricultural and winery uses. Impacts are anticipated to be less than significant.
- b. **Williamson Act Contract:** The parcel identified by APN 089-030-23 (“winery parcel”) is zoned AE and is located within a Williamson Act Contract (Agricultural Preserve #294) which is 41 acres in size with approximately 23 acres of vineyard. The parcel identified as APN 089-030-24 (“amphitheater parcel”) is zoned Estate Residential Ten-Acre (RE-10) and is not within a WAC. AE-zoned parcels are permitted to have wineries by-right, subject to the provisions of Section 130.14.200. The RE-10 parcels are not allowed wineries by right. They are permitted

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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agricultural structures and the raising, packing, processing and sale of field crops (products), but not allowed to change the nature of the products, by right, in compliance with Sections 130.70.090 B, E, and F. The majority of the special events would primarily occur within the Viticulture Galleria building on the “winery parcel”; while outdoor concerts and some weddings would occur within the amphitheater on the “amphitheater parcel”. The project is not anticipated to conflict with the Williamson Act Contract.

The properties to the east and south identified by APNs 089-010-08, -62, -63, -64, and 65 are all part of Agricultural Preserve 22 which totals 383.21 acres and is partially owned by the American River Conservancy as part of the Wakamatsu Colony preserve, with the exception of parcel designated as 08 which is 77 acres and privately held. A second parcel to the east, APN 089-010-32, is a 130-acre parcel and Agricultural Preserve 72, which was originally established for orchard and grazing. The project proposal for special events is not anticipated to conflict with the current activities and operations of these two Agricultural Preserves because of their sizes and the physical separation created by the varied topography and existing vegetation. Impacts are anticipated to be less than significant.

- c. **Conflicts with Zoning for Forest/timber Lands:** No conversion of timber or forest lands would occur as a result of the project. There would be no impacts.
- d. **Loss of Forest land or Conversion of Forest land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone and the underlying soil types are not those known to support timber production. There would be no impacts.
- e. **Conversion of Prime Farmland or Forest Land:** The project would not result in conversion of existing lands designated by the General Plan and zoned for agricultural uses. The project site APN 089-030-23 is designated for agricultural land uses by the County General Plan and is zoned for agricultural development. Agricultural production will still occur at the project site. There would be no impacts.

FINDING: This project is not anticipated to have a significant impact on agricultural lands. The project would not convert significant amounts of agricultural lands to non-agricultural uses. It would revise an existing Williamson Act Contract, but, as conditioned, not appear to impact the other two Williamson Act parcels to the east and south. For this “Agriculture” category, impacts are anticipated to be less than significant.

3. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion: A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District*, (February 15, 2000), establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). No development is proposed. No impacts are anticipated from this project.
 - b. **Air Quality Standards:** There are no project related construction activities anticipated. Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. Those effects would be typical of uses for lands designated and anticipated by the General Plan for agricultural uses. Impacts would be less than significant as measured with current air quality standards.
 - c. **Cumulative Impacts:** The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that the worse-case scenario of 100 special events with 320 attendees at each event would create approximately 193 MTCO_{2e}/yr from automobile traffic, well below the Sacramento Regional GHG threshold of 1,100 MCCO_{2e}/yr. Therefore, the project would have less than significant impacts.
 - d. **Sensitive Receptors:** The El Dorado County AQMD reviewed the project and did not identify that sensitive receptors exist in the area. As such, the proposed project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
 - e. **Objectionable Odors:** The proposed special events are not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed project is not anticipated to create significant levels of odors as measured with current standards. Impacts would be less than significant.

FINDING: The proposed project is not anticipated to significantly affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to operation; however existing regulations would reduce these impacts to a less than significant level. The proposed project is not anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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4. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a. **Special Status Species:** The request for 100 events with up to 320 persons would not be anticipated to significantly change the existing predominant habitat, nor the support for any of the special-status species of plants and wildlife known in the region. Further, the parcel does not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7). The site is located within County-designated Rare Plant Mitigation Area 2 which is an area within the EID service area but not known to contain habitat for special status plants. The site does not contain serpentine rock or gabbro soils known to contain rare, threatened or endangered plant species on a State or Federal list prepared under the Endangered Species Act. Impacts are anticipated to be less than significant.

b, c. **Wetlands, Riparian Habitat:** There is a man-made pond located within the winery parcel kept full by supplemental water. This pond drains into a drainage swale in the northeast corner of the parcel during storm events

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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and eventually runs one mile north to the American River. Any new improvements in the vicinity of this pond would be required to occur outside a 50-foot setback from the pond as required by General Plan Policy 7.3.3.4. Since no wetlands are anticipated to be affected by the special events, and no new construction is proposed at this time, impacts to wetlands are anticipated to be less than significant.

- d. **Migration Corridors:** Review of the California Department of Fish and Game California Wildlife Habitat Relationship System indicates that the project site is outside of any mapped critical deer migration corridors. As such, the request for 100 events annually with up to 320 persons would not be anticipated to significantly interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Impacts are anticipated to be less than significant.
- e. **Local Policies:** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. The project site is not located in an area identified for rare plants. Setbacks to ponds, as required by Policy 7.3.3.4, are discussed above in the b, c section. The project is not located within an area designated by the General Plan as an Important Biological Corridor.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. For this project, no removal of oak tree canopy would be anticipated and no impacts to indigenous oak canopy would be anticipated to occur. There would be no impacts.
- f. **Adopted Plans:** This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be no impacts.

FINDING: For the “Biological Resources” category, the thresholds of significance are not anticipated to be exceeded and no significant environmental impacts are anticipated to result from the project.

5. 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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-c. **Archaeological Resource, Historic Resource, Paleontological Resource:** The Cultural Resource Study dated March 2003 previously submitted on the project parcels for a rezone and Williamson Act Contract, stated that no significant prehistoric or historic archaeological sites, features, or artifacts were found and the project site does not contain any known paleontological sites or known fossil strata/locales. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during grading activities on the site, standard conditions of approval would be included to reduce potential impacts to a less than significant level.

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

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

6. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site 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	

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

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

a. Seismic Hazards:

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

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts are anticipated to be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the pond. However, existing structures are sited at least 50 feet from the ordinary high water mark of the pond. Impacts are anticipated to be less than significant.

iv) Any onsite grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Since no grading activities are proposed there would be no impact.

b. Soil Erosion: All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs) to eliminate run-off and erosion and sediment controls, which would reduce any potential significant impacts of soil erosion or the loss of topsoil to a less than significant level. Since no grading is proposed, there would be no impact.

c-d. Geologic Hazards, Expansive Soils: The project would not be located on a geologic unit or soil that would typically be considered unstable or that would potentially become unstable as a result of the project. The site would not be anticipated to be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have highly expansive soils. The project would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and any future development would implement the Uniform Building Code Seismic construction standards. Since no grading or development is proposed, there would be no impacts.

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- e. **Septic Capability:** The project area utilizes existing approved septic systems that were not determined by the Environmental Health Division to require expansion due to the project requests. Impacts would be anticipated to be less than significant.

FINDING: No development or grading is proposed. For this 'Geology and Soils' category there would be no impacts.

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

- a. **Generate Greenhouse Gas Emissions:** The project would result in the generation of greenhouse gasses because of automobile trips to and from the site, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project was modeled using the CalEEMod 2013.2.2 (California Emissions Estimator Model) for a worse-case scenario of 100 annual events with 320 attendees at each event using a default commercial trip generation length of 14.7 miles. This resulted in an annual Vehicles Miles Traveled (VMT) of 469,105 which translates to 192.59 Metric Tons of Carbon Dioxide equivalent (MTCO_{2e}) per year, well below the Sacramento Regional GHG threshold of 1,100 MTCO_{2e} per year. Therefore, greenhouse gas emissions from this project would be negligible and impacts would be less than significant.
- b. **Conflict with Policy:** The project would result in the generation of greenhouse gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible, as demonstrated above, so the project would not substantially contribute cumulatively to global climate change. Impacts are anticipated to be less than significant.

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

8. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport,			X

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

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a-b. **Hazardous Materials:** The project may involve transportation, use, and disposal of hazardous materials such as paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would typically only occur during maintenance activities. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Health- Hazardous Waste Division of El Dorado County. The impacts are anticipated to be less than significant.
- c. **Hazardous Materials near Schools:** As proposed, the project would not be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within a quarter mile radius of this property. There would be no impacts.
- d. **Hazardous Sites:** The project parcel is not included on the Cortese List which lists known hazardous sites. There would be no impacts.
- e-f. **Aircraft Hazards, Private Airstrips:** The project site is not 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. There would be no impacts.
- g. **Emergency Plan:** The project would utilize existing approved encroachments and access roadways and therefore would not be anticipated to affect any existing emergency plan any more than existing pre-project levels. Impacts are anticipated to be less than significant.

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- h. **Wildfire Hazards:** The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. The project site is in an area of high hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft EIR. Compliance with the condition for safe emergency vehicle circulation, as well as defensible space provisions required by the State Fire Safe Regulations and El Dorado County Fire Protection District are anticipated to reduce the impacts of wildland fire to a less than significant level.

FINDING: The proposed project is not anticipated to expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by Environmental Management. The El Dorado County Fire Protection District would require conditions of approval to reduce their determined potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts are anticipated to be less than significant.

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

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9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
j. Inundation by seiche, tsunami, or mudflow?			X

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

- a. **Water Quality Standards:** No construction is proposed with this project. There would be no impact.
- b. **Groundwater Supplies:** The Environmental Health Division reviewed the project proposal and found there is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts are anticipated to be less than significant.
- c-f. **Drainage Patterns:** The project would not be required to grade for any access improvements as the access roadways and buildings exist. The project was reviewed by the Transportation Division and they had no concerns about changes in the existing drainage patterns. Impacts are anticipated to be less than significant.
- g-h. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas as shown on FEMA FIRM Panel Number 06017C0475E, dated 9/26/08, and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. There would be no impacts.
- i. **Dam or Levee Failure:** The subject property is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. There would be no impacts.
- j. **Inundation by Seiche, Tsunami, or Mudflow:** The proposed project is not located near a coastal area or adjacent to a large body of water such as a lake, bay, or estuary, volcanoes, or other volcanic features, and the site is located on relatively stable soils and not surrounded by steep terrain. Due to the project location, there is no anticipated potential for impacts from seiche or tsunami, or from mudflow at this site.

FINDING: As conditioned and with adherence to County Code, no significant hydrological impacts are anticipated with the development of the project either directly or indirectly. For this “Hydrology” category, impacts are anticipated to be less than significant.

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

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

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

- a. **Established Community:** The project would not result in the physical division of an established community. As conditioned for noise impacts, the project would be compatible with the surrounding agricultural land uses and is not anticipated to create land use conflicts. The project proposes uses that are consistent with the project site’s General Plan AL land use designation, and the AE and RE-10 Zone Districts. Impacts are anticipated to be less than significant.
- b. **Land Use Consistency:** Assessor’s Parcel Number 089-030-23 (winery parcel) contains the winery, tasting room, Viticulture Galleria building, vineyards, parking lots, and roads. APN 089-030-24 (amphitheater parcel) contains an outdoor amphitheater, vineyards, parking lots, and roads. The winery parcel is zoned AE and the amphitheater parcel is zoned RE-10. AE zoning allows wineries and wine tasting facilities while RE-10 allows the cultivation of tree and field crops. A RE-10 parcel is allowed, with approval of a special use permit, to have a school, church, park, or golf course, any of which could have special events. Under the Winery Ordinance, as it relates to special events, an AE parcel can have special events limited to the provisions of Section 130.14.200.C.3 of the Zoning Ordinance by right and special events exceeding those provisions by special use permit, while a RE-10 parcel can have special events limited to the provisions of 130.14.200.C.3 with a special use permit. These limitations are 48 special events per year, with facility rental events, such as weddings, parties, company picnics, or other social gatherings, are further limited to 24 per year. All special events are limited to 250 persons at one time. The AE zoned parcel would be allowed to have more than 48 special events and more than 250 persons with approval of a special use permit. Because the two parcels contain shared vineyards, roads, and parking lots, essentially functioning as one winery, staff determined that the special use permit could include both the AE and RE-10 parcels as they are under same ownership and being operated as Girard Vineyards. Further, staff believes that due to the shared features of the winery facility, the parcels act like one complete parcel and therefore could share the 100 events per year with 320 persons per event if this special use permit were approved for both parcels by the Planning Commission.

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As conditioned, impacts are anticipated to be less than significant. In addition, as conditioned, the project is anticipated to have less than significant impacts on the parcels to the east and south, also encumbered by Williamson Act Contracts.

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

FINDING: More than 48 special events and more than 250 guests per event on both parcels would only be permitted with approval of a special use permit. A winery with special events is an allowed use under the Winery Ordinance and is substantially compatible with the existing surrounding land uses. As conditioned, and with adherence to County Code, no significant impacts would be anticipated.

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

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a. **Mineral Resource Loss-Region, State:** The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impacts are anticipated to occur.
- b. **Mineral Resource Loss-Locally:** 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 and Resource Zones (MRZ). Those areas which are designated MRZ-2x 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 this site does not contain any mineral resources of known local or statewide economic value. No impacts are anticipated to occur.

FINDING: No impacts to any known mineral resources are anticipated to occur as a result of the project. For the 'Mineral Resources' category, the project is not anticipated to exceed the identified thresholds of significance.

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

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a. **Noise Exposures:** David Girard Vineyards is an 85-acre estate in El Dorado County with vineyards, a winery, tasting room, outdoor amphitheater, outdoor assembly area, and recently constructed indoor event center. Concerts and similar events are held mostly at the outdoor amphitheater while the new indoor event building is used primarily for wedding receptions and marketing events. The outdoor concert venue features a concrete stage with portable seating. The rear of the seating area is approximately 50 feet from the stage with temporary sound equipment mixing positioned just off of the centerline behind the last seating row. The outdoor venue with shallow depth seating caters to small, intimate shows with lower volume levels than is typical of more mainstream acts and venues. Concerts typically feature solo singer-songwriters, small jazz or rock bands, and symphonies with a mix of acoustic and amplified instruments. When amplified instruments are used, David Girard Vineyards typically hires a company to provide speakers, mixers, microphones, and related gear with someone to setup and operate the equipment during performances. Concerts typically begin at 6:00 p.m. and end at 9:00 p.m. The 2012 season had a total of 6 outdoor evening concerts and a couple of mid-day festivals with music. There were four outdoor concerts held at the amphitheater in 2014. These concerts are considered special events and are allowed under the Winery Ordinance by right in the AE zone district and with a special use permit in the RE-10 zone district, limited to 48 events per year with up to 250 persons per event.

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The outdoor amphitheater sits at an elevation of approximately 1,330 feet. Ground elevations slope downward to the north, west, and south while sloping upward to the east. Surrounding property is mostly rural residential with a school property approximately 1,500 feet south of the site. Residences to the west are all west of Cold Springs Road. No permanent house exists on the property adjacent to the vineyard on the east side, but a trailer home used part of the year sits almost 2,000 feet from the amphitheater. Permanent single family homes are even further away to the northeast close to Highway 49. The closest residence is almost directly north of the amphitheater at a distance of approximately 1,065 feet from the amphitheater and an elevation of 1,350 feet. A vineyard, oak trees, and a small lake sit between the outdoor amphitheater and the residences to the north.

An “Environmental Noise Assessment” by J.C. Brenan & Associates (JCBA), dated February 7, 2011, was originally submitted for the project. This analysis focused on whether the project would generate noise levels exceeding the performance standards contained in Tables 6-2 of the General Plan by amplified music. The noise impact study used 24-hour noise measurements, including an evening concert and a mock concert set by JCBA at the hilltop venue, to determine noise impacts. This noise study, completed at the request of El Dorado County, did not include measurements at the closest noise sensitive residential property north of the hilltop amphitheater. In addition, the noise study incorrectly applied rural noise limits at the property lines for David Girard Vineyards instead of at a point 100 feet from the residence within the noise sensitive property as described in Table 6-2 of the El Dorado County General Plan Noise Element. The JCBA noise study presented two options for concert noise control. The first option was the construction of a 20 foot tall berm around the perimeter of the amphitheater. However, even with the 20 foot berm, the study still indicated that El Dorado County standards would not be met. Further, a 20 foot earth berm is neither economically feasible nor aesthetically desired for the facility. The second option was to limit sound levels at the mixing position 50 feet from the stage to an LMAX of 80 dBA. Despite the small, intimate shows typical of the concert series at David Girard Vineyards, meeting an LMAX of 80 dBA, with corresponding hourly average Leq sound levels of at least 10 to 15 dBA lower, is also not feasible.

A supplemental noise impact assessment titled “Noise Impact Assessment of Outdoor Concerts at David Girard Vineyards and Recommendations for Noise Control,” dated September 19, 2012, has been completed to provide alternative mitigation measures to limit potential noise impacts from outdoor concerts held at David Girard Vineyards.

All events, which have the potential to result in the exposure of persons to or generation of noise levels in excess of standards, are subject to the Noise Level Performance Protection Standards contained in Table 6-2 of the General Plan. The noise study found that the project could exceed the evening and night standards of Table 6-2.

The closest dwelling not owned by the applicant is located approximately 1,065 feet to the north of the existing amphitheater area and approximately 1,400 feet north of the new Viticulture Galleria building. The amphitheater is elevated at the 1,300 foot elevation, while the Viticulture Galleria is elevated at the 1,380 foot elevation and both areas are approximately level with, and unobstructed from, the residences to the north. The submitted noise impact assessment concluded that noise levels from the proposed special event uses are predicted to exceed “evening” noise standards of General Plan Table 6-2. Daytime standards could also potentially be exceeded. To ensure compliance with the General Plan noise policies, the recommended mitigation measures are included so that the applicant is responsible for monitoring all sound levels and enforcing time restrictions for all events occurring on the subject parcel for compliance with the El Dorado County General Plan noise standards. Outdoor amplified music would be required to comply with all provisions of General Plan Policy 6.5.1.6. A noise analysis for outdoor events is required by the Winery Ordinance to demonstrate compliance, for any event between 7 p.m. and 10 p.m. No events are permitted after 10 p.m.

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The following mitigation measures are recommended to reduce noise impacts to less than significant levels:

MM Noise 1: For the outdoor amphitheater, limit hourly average Leq sound levels at the mixing board to 80 dBA. The LMAX, with meter set to “slow” response, shall be limited to 95 dBA at the mixing board.

Monitoring Responsibility: Applicant

Monitoring Requirement: Applicant shall assure that the mixing board operator is not exceeding these maximum levels at all times.

MM Noise 2: Use the Viticulture Galleria building for all concerts where Leq sound levels are expected to exceed 80 dBA at the mixing board. This would most likely mean that amplified music sound systems would be required to be indoors with the doors and windows to remain closed at any time music is played. For indoors at the Viticulture Galleria building, limit hourly average Leq sound levels at the mixing board to 95 dBA. The LMAX, meter set to “slow” response, shall be limited to 110 dBA at the mixing board.

Monitoring Responsibility: Applicant

Monitoring Requirement: Applicant shall assure that the mixing board operator is not exceeding these maximum levels at all times.

MM Noise 3: The applicant may change the concert schedule to end all higher output concerts by 7:00 p.m. where daytime limits of 7:00 a.m. to 7:00 p.m. are 5 dBA less restrictive. For the outdoor amphitheater, limit the mixing board hourly Leq levels to 85 dBA. For indoors at the Viticulture Galleria building, limit the mixing board hourly Leq levels to 100 dBA.

Monitoring Responsibility: Applicant

Monitoring Requirement: Applicant shall assure that all higher output concerts end by 7:00 p.m. and shall assure that the mixing board operator is not exceeding any maximum levels for the venue.

MM Noise 4: The applicant may eliminate stage monitor speakers and instead use in-ear monitors. Eliminating speakers aimed toward the nearest noise sensitive receptors should reduce sound levels at the adjacent residences.

Monitoring Responsibility: Applicant

Monitoring Requirement: Applicant shall assure that stage monitor speakers are eliminated and instead use in-ear monitors.

MM Noise 5: Use speakers with a smaller and more controllable coverage pattern for all outdoor concerts. The preferred system would be a digitally controlled array. Experiment with different module and DSP configurations to provide the optimal coverage and limit sound levels at noise sensitive receptors. A traditional speaker cabinet with horn-loaded mid/high frequency drivers may also reduce spillover of sound beyond the audience area. Use the optimum coverage pattern for the audience size and mounting height/location. Mount or hang the cabinets above the front of the stage and aim cabinets toward the ground at the rear row of the audience. Using more speakers with smaller coverage patterns at closer distances to audience seats and lower output levels is preferred to using a single speaker to cover the entire audience.

Monitoring Responsibility: Applicant

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Monitoring Requirement: Applicant shall assure that the proper speakers are utilized and positioned correctly for all outdoor concerts

MM Noise 6: An acoustical barrier could be used behind the stage at the amphitheater to reduce sound levels aimed at residents to the north and west. Due to aesthetic concerns, a tempered clear glass wall may be the only material option that provides an unobstructed view while maintaining the mass required for a sound wall. Speakers must remain at the original height, approximately six feet above the stage, to benefit from the barrier. Barrier height shall be a minimum of eight feet above the stage level and extend at least five feet beyond the edge of the stage on both sides. The wall must be continuous along its length and width with no gaps in the construction including at the ground. Any gaps must be sealed airtight with caulking.

Monitoring Responsibility: Applicant

Monitoring Requirement: If an acoustical barrier is used, the applicant shall provide proof that building permits were obtained and the barrier was built to the above specifications.

- b. **Groundborne Shaking:** The project may generate intermittent groundborne vibration or shaking events during any future grading and/or during any new construction. Those effects would be anticipated to be intermittent and temporary and to end at permit finaling. Impacts are anticipated to be less than significant.
- c. **Substantial Permanent Increase in Ambient Noise Levels:** The submitted noise analysis found the project may result in an increase in existing ambient noise levels in the project vicinity. The special uses include allowing 100 events per year with up to 320 guests in attendance. These special uses, specifically those involving outdoor events, may result in a temporary increase in ambient noise levels. The noise standards in a rural area are applied at a point 100 feet from any adjoining residence. All surrounding parcels currently have 200 foot setbacks for non-agricultural structures applied to them with the current AE zoning. All outdoor events, which have the potential to increase the ambient noise levels, are subject to Noise Level Performance Protection Standards contained in Table 6-2 of the General Plan shown above in Section (a). The project, as conditioned and mitigated to comply with all provisions of General Plan Policy 6.5.1.6, is not anticipated to result in a substantial permanent increase in ambient noise levels.
- d. **Temporary or Periodic Increase in Ambient Noise Levels:** The project is not anticipated to create a temporary or periodic increase in ambient noise levels in the area in excess of the established noise thresholds. As described above in the (a) section above, the project would be required to monitor the proposed intermittent events to noise levels that would comply with the thresholds dictated by the General Plan noise policies. As conditioned and mitigated, temporary or periodic increase in ambient noise levels is anticipated to be less than significant.
- e-f. **Aircraft Noise:** The project site is not located within an airport land use plan or, where such a plan has not been adopted, or is within two miles of a public airport or public use airport. There would be no impacts.

FINDING: For the 'Noise' category, as conditioned, and with compliance with County Code, impacts are anticipated and required to be to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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13. 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. **Population Growth:** The project would not add to the population in the vicinity. No impacts would occur.
- b. **Housing Displacement:** No existing housing stock would be displaced by the proposed project. No impacts would occur.
- c. **Replacement Housing:** No persons would be displaced necessitating the construction of replacement housing elsewhere. No impacts would occur.

FINDING: For this “Population and Housing” category, no impacts are anticipated.

14. 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	

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

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

- a. **Fire Protection:** The El Dorado County Fire Protection District and Cal Fire currently provide fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not be anticipated to prevent either agency from meeting its response times for the project or its designated service area any more than exists today. The Fire District has required a condition of approval to assure adequate emergency vehicle circulation. With fulfillment of the condition of approval, impacts are anticipated to be less than significant.
- b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff’s Department. The Winery Ordinance allows 48 events per year with up to 250 patrons per event. The applicant’s proposal for 100 events per year with up to 320 patrons could increase the need for additional police protection at the property. However, the demand for additional police protection is anticipated to be less than significant.
- c. **Schools:** The project is not anticipated to impact schools. There will be no impacts.
- d. **Parks:** The project is not anticipated to impact parks. There will be no impacts.
- e. **Government Services:** No other public facilities or services would be directly substantially impacted by the project. The impacts are anticipated to be less than significant.

FINDING: Adequate public services are available to serve the project. Increased demands to services would be addressed through the payment of established impact fees. For this ‘Public Services’ category, impacts are anticipated to be less than significant.

15. 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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

- a. **Parks:** The project is not anticipated to impact parks. There will be no impacts.
- b. **Recreational Services:** The project is not anticipated to impact recreational services. There will be no impacts.

FINDING: For this 'Recreation' category, no impacts are anticipated.

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

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a-b. **Traffic Increases, Levels of Service Standards:** The project’s primary access points are from two encroachments onto Cold Springs Road which is a County-maintained road. The Transportation Division found that the project does not trip the thresholds of the General Plan because of the adequate road width and because the LOS for Cold Springs Road would not be worsened. They concluded that a traffic impact study is not required. Impacts are anticipated to be less than significant.
- c. **Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing fields in the project vicinity. No impacts would occur.
- d. **Design Hazards:** There are no new design features, such as sharp curves, dangerous intersections, or incompatible uses that would increase road hazards. Impacts are anticipated to be less than significant.
- e. **Emergency Access:** The project has existing approved encroachments and access roadways. The El Dorado County Fire Protection District has recommended a condition of approval to assure safe emergency ingress/egress and access width. As conditioned, neither the Transportation Division nor the Fire District has any outstanding concerns with the proposed access and circulation of the project, and impacts are anticipated to be less than significant.
- f. **Alternative Transportation:** The project would not conflict with adopted plans, polices or programs relating to alternative transportation. There would be no impacts.

FINDING: For the “Transportation/Traffic” category, the identified thresholds of significance would not be anticipated to be exceeded and no significant environmental impacts are anticipated to result from the project.

17. 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
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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. **Wastewater Requirements:** Potential wastewater impacts for the Viticulture Galleria were analyzed during the building permit processes for the septic systems by the Environmental Health Division and were found to be adequate. The building permit was approved and the building finalized by the County Building Division. Impacts are anticipated to be less than significant.
 - b. **Construction of New Facilities:** The project utilizes existing facilities. No new major expansion of public facilities is anticipated as a direct result of allowing the additional special events. Impacts are anticipated to be less than significant.
 - c. **New Stormwater Facilities:** No new facilities are being proposed. As such, there would be no impact.
 - d. **Sufficient Water Supply:** The project uses EID public metered water. The El Dorado Irrigation District Facility Improvement Letter, dated January 11, 2011 stated that there was adequate water available to serve the galleria building. Since the galleria building is completed, water supplied to it, and no new buildings proposed, the site is being adequately served with water supply. Impacts are anticipated to be less than significant.
 - e. **Adequate Wastewater Capacity:** In this case, wastewater disposal for the proposed project would be provided by the existing septic disposal systems. Existing facilities are being served by existing septic disposal systems and no new development is proposed that would necessitate additional disposal systems. Impacts are anticipated to be less than significant.
 - f. **Solid Waste Disposal:** El Dorado Disposal distributes municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the project would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts are anticipated to be less than significant.
 - g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. Adequate space would be available onsite. All containers would be located within the garage area or within fenced enclosure areas. Impacts are anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: Adequate water, sewer and solid waste systems would be available to serve the project. For this ‘Utilities and Service Systems’ category, impacts are anticipated to be less than significant.

18. 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. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned and mitigated, this project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project are anticipated to be less than significant due to the existing design of the project and required standards that would be implemented by County Code.
- b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth not anticipated for lands designated by the General Plan for agricultural uses. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend any necessary infrastructure services. The project is not anticipated to contribute substantially to increased traffic in the area over levels determined by Transportation Division review, and the project would not require an increase in the wastewater treatment capacity of the County.

The project would result in the generation of greenhouse gases that could contribute to global climate change. However, the amount of greenhouse gases generated by the project is well below the thresholds set by the county. Further, the project is not anticipated to contribute to a substantial decline in water quality, air quality, biological resources, agricultural resources, or cultural resources under cumulative conditions not anticipated by the General Plan for agricultural uses.

As conditioned and mitigated, and in compliance with County Codes, this project is anticipated to have less than significant project-related environmental impacts that could cause substantial adverse effects on human beings,

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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either directly or indirectly. Based on the analysis in this study, it has been determined that the project is anticipated to have a less than significant impact based on the issue of cumulative impacts.

- c. The impacts identified in this Mitigated Negative Declaration, other than those caused by noise from amplified music during the special events, are anticipated to be less than significant and would not require mitigation over and above those standards provided in the County Code. Mitigation measures have been included for the amplified music events to reduce those potentially significant noise impacts to a less than significant level. Therefore, as conditioned, mitigated, and with adherence to County Code, the proposed project is not anticipated to result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts are anticipated to be less than significant.

FINDINGS: It has been determined that, as conditioned, mitigated, and with adherence to County Code, the proposed project is not anticipated to result in significant environmental impacts. The project is not anticipated to exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

INITIAL STUDY ATTACHMENTS

Attachment 1Location Map
Attachment 2Overall Site Plan

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

County of El Dorado - Grading, Erosion, and Sediment Control Ordinance Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949).

El Dorado County Design and Improvement Standards Manual

El Dorado County Subdivision Ordinance (Title 16 - County Code)

Soil Survey of El Dorado Area, California

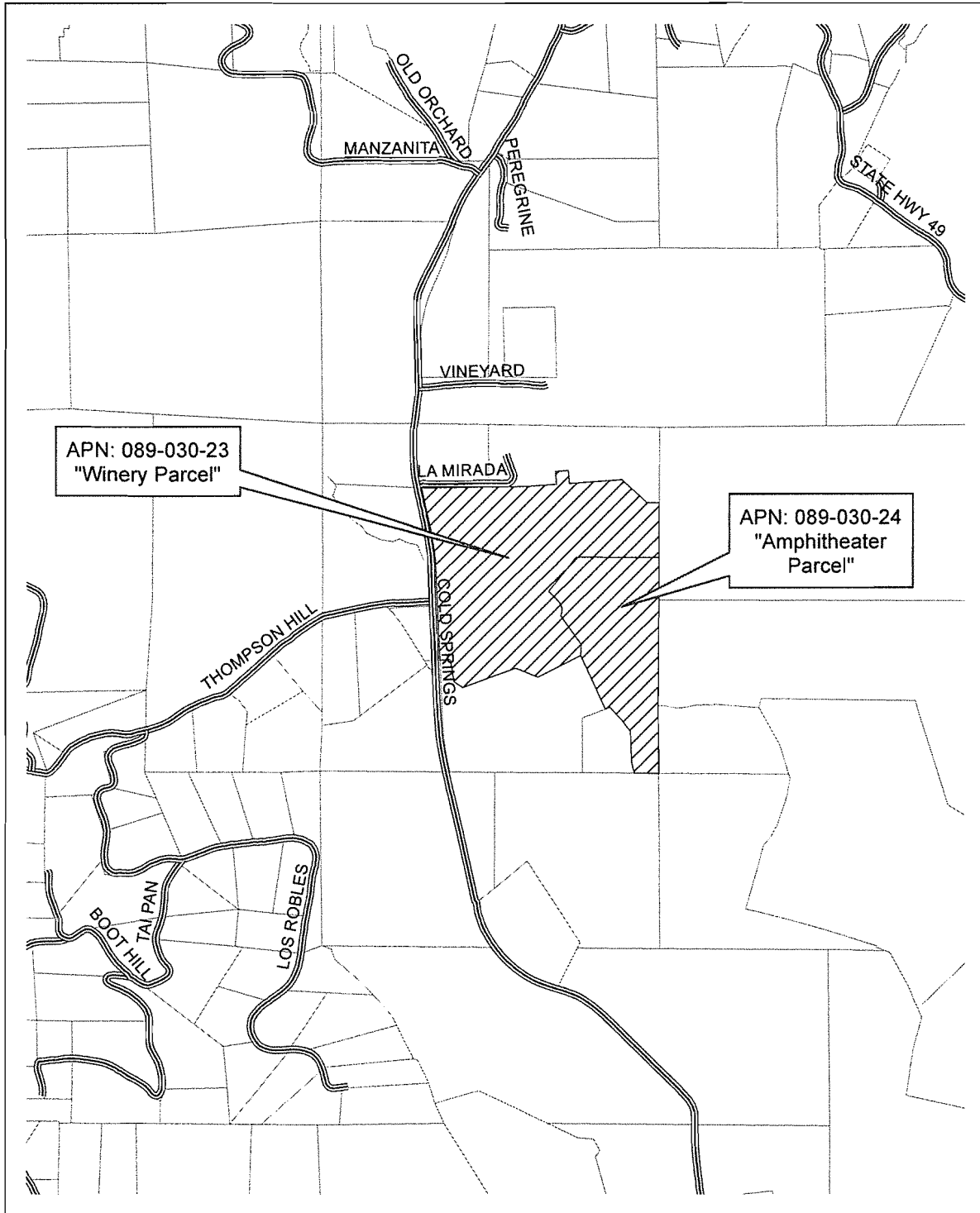
California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

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

Phase 1 Traffic Impact Study Initial Determination, El Dorado County Transportation Division, November 22, 2010

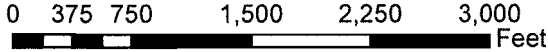
Environmental Noise Assessment, David Girard Vineyard Music Venue, J.C. Brennan & Associates, Inc., February 7, 2011

Noise Impact Assessment of Outdoor Concerts at David Girard Vineyards and Recommendations for Noise Control, AEC Acoustical Engineering Consultants, September 19, 2012



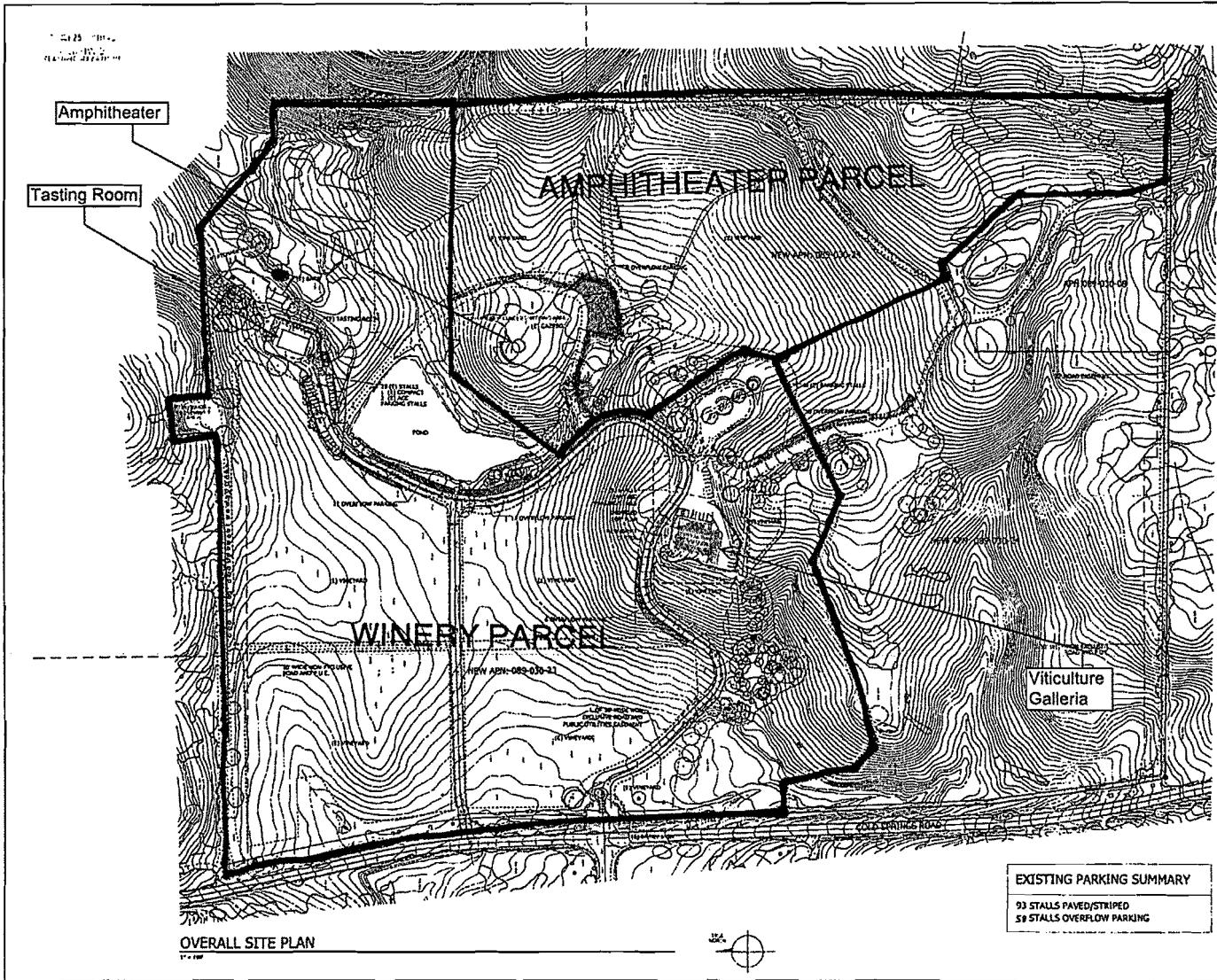
Location Map

David Girard Vineyards



ATTACHMENT 1

ATTACHMENT 2



ANOVA ARCHITECTS

CARTER-KELLY, INC.

DAVID GIRARD VITICULTURE GALLERIA

SPECIAL USE PERMIT

OVERALL SITE PLAN

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