



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

<b>Project Title:</b> OR10-0002, Zoning Ordinance Update	
<b>Lead Agency Name and Address:</b> Development Services, Planning Services Division	
<b>Contact Person:</b> Lillian MacLeod, Senior Planner	<b>Phone Number:</b> (530) 621-5355
<b>Description of Project:</b>  Draft Wind Energy Conversion Systems (WECS) Ordinance, Section 17.14.240 (Exhibit A)	

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

Aesthetics	Agriculture and Forestry Resources	Air Quality
Biological Resources	Cultural Resources	Geology / Soils
Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology / Water Quality
Land Use / Planning	Mineral Resources	Noise
Population / Housing	Public Services	Recreation
Transportation/Traffic	Utilities / Service Systems	Mandatory Findings of Significance

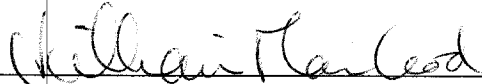
**DETERMINATION**

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

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or Mitigation Measures that are imposed

**EXHIBIT E**

upon the proposed project, nothing further is required.

Signature:  Date: August 2, 2010

Printed Name: Lillian MacLeod For: El Dorado County

Signature:  Date: August 2, 2010

Printed Name: Peter Maurer For: El Dorado County

## **PROJECT DESCRIPTION**

### **Introduction**

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from adoption of the draft ordinance.

### **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 forward a recommendation to the Board of Supervisors to adopt said ordinance.

## **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. If the lead agency determines that a particular physical impact may occur, 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. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

**Discussion:**

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

- a - b. **Scenic Vista and Resources.** Based on California Energy Commission *Wind Resource Potential Maps*, the eastern third of the county, specifically along the Sierra range, has the potential for wind farms to be established. According to the wind resource maps, the potential exists for wind farms to be sited adjacent to the designated scenic corridors of U.S. Highways 50 and 89. Utility scale WECS with a generating capacity of more than 100 kilowatts (kw) used to generate electrical energy for sale to utility companies would have the potential to significantly impact the scenic resources in that region. The ordinance will require a discretionary use permit for WECS of a rated capacity greater than 50 kw, as well as for those in residential zones of a rated capacity greater than 10 kw. As part of the application, the draft ordinance requires photo simulations of the WECS as seen from one mile in all directions demonstrating no significant adverse visual impact on an adjacent scenic corridor or scenic vista. The draft ordinance also requires temporary on site access roads to be returned to their natural condition after installation of the system(s). Conditions of approval will further restrict the visual impact(s) from these electrical energy generating facilities on a scenic vista or corridor reducing the impacts to less than significant.
- c - d. **Visual Character, Light, and Glare.** Installation of a WECS may have a potential impact on visual site character. The draft ordinance proposes to reduce the impact to less than significant by regulating color, lighting, signage, and ridgeline placement for ministerial as well as discretionary applications. Further reduction in impacts will occur on a project-by-project basis under a discretionary application for those WECS of a rated capacity greater than 50 kw, as well as for those in residential zones of a rated capacity greater than 10 kw.

**FINDING:** Under the Aesthetics category, potentially significant impacts to scenic vistas, scenic sources, and site aesthetics can be reduced to less than significant under the draft ordinance through development and design standards and the requirement for a discretionary use permit evaluating on a project-by-project basis those large and utility-scale WECS that are of a rated capacity of 50kw or greater as well as for those in residential zones of a rated capacity greater than 10 kw.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<p><b>II. AGRICULTURE AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?			X
d) Result in the loss of forest land or conversion of forest land to non-forest use?		X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		X	

**Discussion:**

A substantial adverse effect to Agricultural Resources would occur if:

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

- a. **Farmland Mapping and Monitoring Program.** No reduction in agricultural farmland will occur with adoption of the draft ordinance, which regulates a use that is compatible with and accessory to agriculture.
- b. **Williamson Act Contract.** The installation of a WECS is accessory to both the residential and agricultural uses under a Williamson Act Contract and will not conflict with the provisions and intent of the Land Conservation Act of 1965 (Williamson Act).
- c-d. **Forest Resource Zones.** No conflicts with forest resource zoning will occur with adoption of the draft ordinance. Those lands indicated on the *Wind Resource Potential Maps* as being conducive to the development of wind farms are primarily, if not entirely, under ownership of the federal government. Development of such electrical energy facilities will be subject to federal approval under national forest regulations and permitting, including NEPA review, which would require County review and comment.

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- e. **Conversion of Prime Farmland or Forest Land.** Adoption of the draft ordinance will provide regulations for the use of WECS for personal and commercial energy consumption while limiting impacts from those systems requiring a discretionary use permit under Table 17.14.240.1. Potential conversion of agricultural and forest lands will be reviewed by the Agricultural Commission and could be restricted by the appropriate review authority under the required use permit.

**FINDING** The adoption of the draft ordinance will allow a use that is compatible with and accessory to agriculture, and, in the case of forest lands, primarily under federal jurisdiction. The requirement for a discretionary permit for those utility-scale WECS that could potentially cause the conversion of farm and forest lands will ensure that no significant impacts will occur under the Agriculture category.

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

**Discussion:**

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No<sub>x</sub>, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

- a. **Air Quality Plan.** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District (APCD)* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO<sub>x</sub>, and O<sub>3</sub>). Any activities associated with the grading and installation of a WECS would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require a Fugitive Dust Mitigation (FDM) plan during grading and construction activities.

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Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.

- b-d. **Air Quality Standards, Pollution Emissions, and Sensitive Receptors.** As an alternative energy source generated solely by the renewable resource of wind power, an operating WECS will not emit any criteria air pollution under federal or state ambient air quality standards.
- e. **Objectionable Odors.** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed accessory use of a WECS as a use known to create objectionable odors.

**FINDING.** Adoption of the draft ordinance would not affect the implementation of regional air quality regulations or management plans. The use governed by the draft ordinance may result in increased emissions and particulate matter due to construction; however, existing regulations would reduce these impacts to a less-than-significant level. No impacts to air quality would occur from the operation of a WECS as a "green" alternative to the burning of fossil fuels as an energy source, so adoption of the draft ordinance would have no significant impact under the Air Quality category.

<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>			
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:**

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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 - f. Adoption of the draft ordinance would allow a WECS for on site energy needs under a ministerial permit subject to specific development standards for safe and efficient operation of the system. The building permit would usually be issued on a lot with existing residential, commercial, industrial, or agricultural development allowed by right under the zone. A system of this type would not be subject to CEQA review in compliance with the statutory exemption under Section 15268 of the Guidelines (*Ministerial Projects*).

While bird deaths have been a known side effect in the use of WECS due to turbine collisions, continual refinement and modifications in turbine design have reduced the impacts on avian wildlife hazards substantially. According to the American Wind Energy Association (AWEA), "avian studies have been carried out at many wind farm sites. They show that bird kills per megawatt (Mw) average one to six per year or less, with the exception of a single 3-turbine plant in Tennessee that has recorded 11 per Mw per year. These include sites passed by millions of migrating birds each year. At a few sites, no kills have been found at all. A reasonable, conservative estimate is that of every 10,000 human-related bird deaths in the U.S. today, wind plants cause less than one. The National Academy of Sciences estimated in 2006 that wind energy is responsible for less than 0.003% of (3 of every 100,000) bird deaths caused by human (and feline) activities."

Where installation of a WECS would require a discretionary permit, either as a revision to an existing use permit on the site or as required under the draft ordinance standards for rated capacity (Table 17.14.240.1), the WECS will be subject to discretionary review that will include analysis of biological resources. Any impacts to biological resources discovered under the existing or required analysis, including avian wildlife, will be mitigated to less than significant at that stage as a condition of approval.

**FINDING:** For this Biological Resources category, the requirement for a discretionary permit requiring review and approval on a project-by-project basis will reduce potentially significant impacts on wildlife populations, plant communities, critical habitat, and migratory patterns to a less than significant level.

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

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**Discussion:**

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

**a-d. Historic or Archeological Resources and Human Remains.** Based on the discussion under “Biological Resources”, discretionary approval of a WECS would require a cultural record search and/or a cultural survey to determine the presence of historic or archeological resources, with the standard condition of approval for protective measures to be implemented during project construction in the event of accidental discovery of historic or archeological resources. A standard condition of approval would also address measures to be taken in the event of the accidental discovery of human remains during grading activities.

**FINDING:** The application of the standard conditions of approval to the required discretionary permit would reduce impacts from adoption of the draft ordinance to “less than significant” within the Cultural Resources category.

<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		X	
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?		X	
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	



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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

**Discussion:**

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

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

**a. Seismic Hazards.**

i-iv) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. However, there are faults located regionally that could be expected to undergo moderate to severe ground shaking during large magnitude earthquakes. The County requires all new structures, including WECS, to be built in accordance with Seismic Zone 3 criteria, as set forth in the Uniform Building Code (UBC), reducing impacts from seismic hazards to less than significant.

**b-d. Soil Erosion, Geologic Hazards, and Expansive Soils.** During site grading and installation of a WECS, there is potential for minor erosion, changes in topography, and unstable soil conditions. To reduce the potential for erosion and loss of topsoil, compliance with the El Dorado County Grading Ordinance is required. This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan.

**e. Septic Capability.** Installation and operation of a WECS would not require a wastewater disposal system in either manner of on site or connected to a sewer system.

**FINDING:** All grading activities resulting from adoption of the draft ordinance would be required to comply with the Grading Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future installation of a WECS would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this Geology and Soils category, impacts from adoption of the draft ordinance would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i></b>			
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-b. Adoption of the draft ordinance to regulate the use of an alternative, sustainable “green” electrical energy facility will not increase greenhouse gas emissions and it will, in fact, support state policy and regulation adopted for the purpose of reducing such emissions under Government Code Section 65893 et seq (Exhibit C).

**FINDING:** Adoption of the draft ordinance allowing an alternative, sustainable energy source will have no impact under the Greenhouse Gas Emissions category.

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		X	
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?		X	
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

**Discussion:**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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-c. Hazardous Materials.** Any uses of hazardous materials during the installation of a WECS 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 installers would be required to obtain a *Hazardous Materials Business Plan* through Environmental Management’s Hazardous Waste Division.
- d. Hazardous Sites.** No parcels within El Dorado County are included on the state Environmental Protection Agency’s Cortese List.
- e-f. Aircraft Hazards.** The height of a WECS, including tower height and blade height at its fullest extension, might have an impact on air traffic resulting in a safety hazard for people living or working in the area. The draft ordinance requires public and private airports and airstrips within one-quarter mile of a proposed WECS to be delineated on the site plans for all permits. Adherence to Federal Aviation Administration (FAA) safety regulations shall also be required prior to permit issuance, including Subpart B regarding installations close to airports (Title 14, Section 77.11 et seq. of the Code of Federal Regulations), and the State Aeronautics Act (Part 1, Division 9 Section 21001 et seq. of the Public Utilities Code). A system that complies with these regulations shall be deemed to meet the applicable health and safety requirements regarding civil aviation under State Government Code Section 65896 (*Small Wind Energy Systems*).
- g. Emergency Plan.** Adoption of the draft ordinance would have no impact on the existing road systems. Road impacts from traffic needed to access utility-scale WECS and “wind farms” would be analyzed and mitigated, if necessary, under the required discretionary review.
- h. Wildfire Hazards.** Prior to issuance of any building permit for the installation of a WECS, the applicable fire district will review and approve the permit application for compliance with the fire code. In addition, either the California Energy Commission or a national certification program must review and approve the engineering of the electrical components under the draft ordinance.

**FINDING:** Compliance with county, State, and federal regulations regarding the creation or use of potential hazards and hazardous materials would reduce impacts under this ‘Hazards and Hazardous Materials’ category to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XI. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?		X	
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

**Discussion:**

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards.** General Plan Policy 7.3.2.2 establishes that “Projects requiring a grading permit shall have an erosion control program approved, where necessary.” The purpose of the erosion control program is to limit storm water runoff and discharge from a site. Specific water quality objectives have been established by the Regional Water Quality Control Board and any project not meeting those objectives is required to apply for a Waste Discharge Permit. There is no evidence indicating that adoption of the draft ordinance or activities associated with it will violate any water quality standards or waste discharge requirements established by the Regional Water Quality Control Board.
- b. **Groundwater Supplies.** There is no evidence that adoption of the ordinance will substantially reduce or alter the quantity of groundwater in the vicinity, or that the physical nature of a WECS will materially interfere with groundwater recharge in any area where installation is proposed.
- c-f. **Drainage Patterns.** As discussed in the ‘Biological Resources’ category above, where installation of a large or utility-scale WECS would require a discretionary permit, either as a revision to an existing use permit on the site or as required under Table 17.14.240.1 in the draft ordinance, the WECS will be subject to discretionary review that will include analysis of on site drainage patterns. Any impacts to drainage and water quality discovered under the existing or required analysis will be mitigated to less than significant prior to approval.
- g-i. **Flood-related Hazards.** Any installation of a WECS as a result of adoption of the draft ordinance would be subject to the regulations of the Flood Damage Prevention Ordinance (Chapter 17.25), which would prevent installation in such a manner as to impede or redirect flood waters. The California Dam Safety Act requires dam owners to submit inundation maps to the state Office of Emergency Services showing the extent of inundation resulting from a potential dam failure. This Act also requires that local jurisdictions adopt emergency evacuation and control procedures for areas located below dams to limit loss of life, injury, and property. El Dorado County has adopted a Multi-Hazard Functional Plan to be implemented by the County's Office of Emergency Services. This Plan and the General Plan EIR identify those dams that have the potential to inundate residential areas. WECS would be allowed as an accessory use to residential or commercial/industrial development that has already been reviewed and approved for compliance with County regulations in this regard. Installation of a WECS would be held to these standards prior to permit issuance or as part of a discretionary application.
- j. **Inundation.** A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. There is no potential for installation of a WECS within a body of water. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. The discussion related to dam failure inundation in “g-i” above is also applicable here.

**FINDING:** Impacts on flood waters and water quality from adoption of the draft ordinance would be less than significant when installation of a WECS is compliant with all applicable ordinances and regulations pertaining to this Hydrology and Water Quality category.

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

**Discussion:**

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

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

a. **Established Community.** Adoption of the draft ordinance regulating WECS will not result in the physical division of a known community.

b-c. **Land Use Consistency and Habitat Conservation Plan.** As discussed in the 'Biological Resources' category above, where installation of a WECS would require a discretionary permit, either as a revision to an existing use permit on the site or as required under Table 17.14.240.1 in the draft ordinance, the WECS will be subject to discretionary review that will include analysis of applicable environmental plans, policies, or regulations. Any impacts to habitat conservation or non-compliance with environmental plans, policies, or regulations discovered under the existing or required analysis will be mitigated to less than significant prior to approval.

**FINDING:** For the Land Use Planning category, adoption of the draft ordinance allowing discretionary approval of a WECS on a project-by-project basis would ensure compliance with environmental plans, policies, and regulations reducing any impact to less than significant.

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

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**Discussion:**

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

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

**a-b. Mineral Resources.** The western portion of El Dorado County is divided into four 15-minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral Resource Zones (MRZ). Those areas which are designated MRZ-2a contain measured mineral deposits that have been discovered or indicate calculated reserves. Land in this category is considered to contain mineral resources of known economic importance to the county and/or State.

As discussed in the 'Biological Resources' category above, where installation of a WECS would require a discretionary permit, either as a revision to an existing use permit on the site or as required under Table 17.14.240.1 in the draft ordinance, the WECS will be subject to discretionary review that will include analysis of mineral resources on site or in the surrounding area. Any impacts to the access and extraction of mineral resources discovered under the existing or required analysis will be mitigated to less than significant prior to approval.

**FINDING:** For the 'Mineral Resources' category, adoption of the draft ordinance allowing discretionary development of a WECS on a project-by-project basis would include analysis of the potential mineral resource(s) on site or in the surrounding area and, as a result, conditions of approval would be applied that would eliminate or reduce any potential impacts to less than significant.

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

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**Discussion:**

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

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

**a & c-f. Noise Exposures.** As discussed in the ‘Biological Resources’ category above, where installation of a WECS would require a discretionary permit, either as a revision to an existing use permit on the site or as required under Table 17.14.240.1 in the draft ordinance, the WECS will be subject to discretionary review that will include analysis of potential noise impacts. Prior to approval, any WECS which may generate operational noise beyond established thresholds under General Plan Policy 6.5.1.10 would require an acoustical analysis which would ensure that the proposed system would not exceed the established noise thresholds or mitigation measures (s) would be required. Currently, noise standards compliant with General Plan Policies 6.5.1.10 – 11 will also be applied to ministerial development and operation of WECS.

**b. Ground borne Shaking:** Adoption of the draft ordinance may generate ground borne vibration or shaking events during WECS installation. Adherence to the maximum allowable noise exposure tables for construction noise under General Plan Policy 6.5.1.11 will reduce these impacts to less than significant.

**FINDING:** For this ‘Noise’ Category, compliance with General Plan Policies 6.5.1.10 – 11 would reduce impacts from installation and operational noise of WECS to less than significant. Where a discretionary use permit is required, any exceedance of the noise standards would require mitigation to reduce such impacts to less than significant.

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

**Discussion:**

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



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

**a. Population Growth.** Adoption of the draft ordinance will not induce substantial growth above what was contemplated in the General Plan EIR. There will be no indirect growth resulting from the development of the utility-scale wind farms due to the standard practice of selling the generated electrical energy to the public utility for general and not local use. Any roads created for installation of the utility will be either temporary in nature or for private use by the WECS owner, only.

**b-c. Housing Displacement.** No substantial numbers of existing housing stock will be displaced by adoption of the draft ordinance, nor will substantial numbers of people be displaced necessitating the construction of replacement housing elsewhere.

**FINDING:** For this "Population and Housing" category, impacts from adoption of the draft ordinance allowing WECS as an accessory use to existing development would not displace people or existing housing, nor would potential electrical energy sales from wind farms create a substantial indirect increase in population from what was analyzed under the General Plan EIR and, as such, would be less than significant.

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

**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;

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- 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.** Adoption of the draft ordinance would require fire districts to review building permit plans for ministerial WECS installations to determine compliance with their fire codes. Under a discretionary permit, the fire district may require fire protection measures that would be included as conditions of approval for a WECS installation project. These measures could include the preparation of a fire safe plan, construction of roads to Fire Safe Regulations, and other standard requirements of the fire code. Adoption of the draft ordinance would result in a minor increase in demand for fire district services during the permit review process, but not to the extent that additional facilities would have to be constructed to handle that demand.
- b,c,&e. **Police Protection, Schools, Government Services.** There are no services that would be significantly impacted as a result of adoption of the draft ordinance, as it is regulating the use of a electrical energy generating system accessory to an existing or proposed use allowed under the zone or, as determined by rated capacity under Table 17.14.240.1, will require discretionary review.
- d. **Parks.** No Quimby Act dedication is required from the adoption of the draft ordinance regulating an alternative energy source.

**FINDING:** For this 'Public Services' category, no impacts on government services resulting in the need for added staff or the physical expansion of their facilities would occur with adoption of the draft ordinance.

<b>XV. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				<b>X</b>
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?				<b>X</b>

**Discussion:**

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a-b. **Parks, Recreational Services.** Adoption of the draft ordinance regulating an alternate energy source would not increase the use of existing recreation facilities nor require additional recreation services or sites as a result.

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**FINDING:** For this 'Recreation' category, there would be no impacts from adoption of the draft ordinance as it does not pertain directly to increased recreational use resulting in physical deterioration of existing facilities, nor would it substantially increase population, as discussed under the Population and Housing category, which would require added recreation facilities.

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

**Discussion:**

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

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

a - f. As discussed in the 'Biological Resources' category above, where installation of a WECS would require a discretionary permit, either as a revision to an existing use permit on the site or as required in the draft ordinance under Table 17.14.240.1, the WECS will be subject to discretionary review that will include analysis of traffic impacts. Prior to approval, any WECS which may impact circulation system performance, alternative transportation methods, or congestion management, or cause a major change in established air traffic patterns for publicly or privately operated airports or landing fields, would require a traffic analysis. The analysis would ensure that the

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proposed system would not exceed the established thresholds under any ordinance, plan, or program, or mitigation measures would be required. Upon adoption of the draft ordinance, a ministerial building permit will also be reviewed for public safety impacts, such as to a cross visibility areas, and be subject to adopted County design and improvement standards.

**FINDING:** For the Transportation category, no impacts would occur as a result of adoption of the draft ordinance due to both ministerial permit requirements and, as required under Table 17.14.240.1, discretionary review on a project-by-project basis requiring analysis and mitigation of any impacts, if necessary, to less than significant.

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

**Discussion:**

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- 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

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- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a - g. Adoption of the draft ordinance would have no impact on water, wastewater, and solid waste disposal systems as installation of an alternative energy source such as a WECS would not require the use of any of these utilities or service systems.

**FINDING:** For this 'Utilities and Service Systems' category, no impacts would occur as installation and operation of a WECS would not require use of these facilities.

<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

**Discussion:**

- a -c. Adoption of the draft ordinance would allow WECS of a certain rated capacity (Table 17.14.240.1) for on site energy needs under a ministerial building permit. Those systems allowed under ministerial permit would not be subject to CEQA review in compliance with the statutory exemption under Section 15268 of the Guidelines (Ministerial Permits). The building permit would be issued on a lot with existing or proposed residential, commercial, industrial, or agricultural development allowed by right under the zone, subject to specific development standards for safe and efficient operation of the system. Specifically, the draft ordinance would require information on the location and distance of sensitive receptors within one-quarter mile of the proposed site; height of structures, trees, and utility lines within 300 feet of the proposed site to ensure no turbulence hazards will impede the operation of the system; photo simulations of the proposed WECS as seen from all directions within a mile; manufacturer's noise level specifications; manufacturer's statement certifying compliance with state and national programs regulating system design and operation; certification from a state licensed engineer that the design and construction will meet applicable building and electric codes; and a written statement from the applicant describing the proposed measures taken "to minimize adverse noise, transmission interference, visual, and safety impacts to adjacent properties, and methods to prevent public access to the structure." Installation and operation of a WECS under ministerial permit would be subject to further safety requirements to include, but not be limited to height and setback standards from property lines and between WECS, guy wire locations, tower access restrictions, rotor safety equipment, site aesthetics, and light and sign prohibitions.

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Adoption of the draft ordinance would not have the potential to significantly impact fish or wildlife species. Installation of WECS, whether under ministerial or discretionary permit, would be subject to the Oak Woodland Conservation Ordinance (Chapter 17.73) and any proposed installation near riparian features would be subject to County setback requirements, as well as federal and State permitting. The National Academy of Sciences estimated in 2006 that wind energy is responsible for less than 0.003% of (3 of every 100,000) bird deaths caused by human (and feline) activities. Continual refinement and modifications in turbine design have reduced the impacts on avian wildlife hazards substantially so that impacts from WECS on endangered bird species or their migratory corridors would be less than significant. WECS installations subject to a discretionary use permit in compliance with Table 17.14.240.1 would require a cultural/historic record search at the time of application submittal with possible subsequent analysis. Any impacts to the environment discovered under the required analysis of the discretionary permit from the installation or operation of a proposed WECS would be mitigated to less than significant, prior to approval.

**SUPPORTING INFORMATION SOURCE LIST**

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

California Energy Commission “El Dorado County Annual Wind Power Map”

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