ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT

Agenda of:	May 8, 2008
Item No.:	7.a.
Staff:	Jonathan Fong

GENERAL PLAN AMENDMENT/REZONE

FILE NUMBER: A07-0013/Z07-0041

APPLICANT: El Dorado Hills Community Services District

AGENT: Kent Malonson

REQUEST: General Plan Amendment and Rezone

General Plan Amendment: The request would amend the General Plan land use designation from Public Facilities (PF) to Commercial (C).

Rezone: The request would amend the Zone District from Open Space (OS) to Commercial with the Planned Development Zoning Overlay (C-PD).

LOCATION: The property is located on the east side of Latrobe Road, 1.5 miles south of intersection with U.S. Highway 50, in the El Dorado Hills Area. Supervisorial District I (Exhibit A).

APN: 118-020-01

ACREAGE: 3.85-acres

GENERAL PLAN: Public Facilities (PF) (Exhibit B)

ZONING: Open Space (OS) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Recommend Approval

BACKGROUND:
The project parcel is owned by the El Dorado Hills Community Services District (CSD) and is the site of an existing recycling collection facility operated by Waste Connections. A Code Enforcement Violation was filed against the CSD for the operation of a use which is inconsistent with the Zone District. As discussed in the Zoning and General Plan Sections below, the existing recycling facility and existing CSD storage buildings are not permitted uses by right or by Special Use Permit within the PF Zone District.

The CSD initially made applications for a General Plan Amendment (GPA) and Rezone to change the Land Use Designation from PF to Industrial (I) and a Rezone request from OS to Industrial-Design Control (I-DC). Due to the project location along Latrobe Road which is a major arterial in the southwest region of El Dorado County and because additional discretionary review would not be required through the Design Control Zoning Overlay, Planning Services staff recommended that the application be modified to request a Commercial Land Use Designation with the inclusion of the Planned Development Zoning Overlay. The CSD amended the application to include Planning Services staff recommendations.

ISSUE SUMMARY: The primary objective of the subject application is to bring the subject site into conformance with the General Plan and Zone District. As discussed below, the Zoning Ordinance allows recycling collection facilities in the Commercial (C), Planned Commercial (CP) and General Commercial (CG) Zone Districts. A Rezone would create a conflict with the existing PF Land Use Designation. Therefore Planning Services is recommending the approval of a General Plan Land Use Designation and Rezone to bring the site into conformance with County Policies.

STAFF ANALYSIS

Staff has reviewed the project for compliance with County regulations. Staff's analysis of the zone change request for the Planning Commission to consider is as follows:

Project Description

The applicant is requesting to amend the General Plan Land Use Designation from PF to C. A Rezone request is included to amend the Zone District from PF to C-PD.

No development would occur as part of the project. The GPA and Rezone would bring the existing recycling collection facility and CSD storage buildings in conformance with the General Plan Land Use Designation and Zone District.

Site Description: The project site is approximately 3.85 acres and has been developed with a recycling facility and CSD storage buildings. The northern half of the site has been developed with the remaining portion of the site undeveloped and characterized by native grasslands. The site is located on the east side of Latrobe Road with approximately 685 feet of the site abutting Latrobe Road. Carson Creek is located directly adjacent to the southeast corner of the site.

The project site is accessed by a common access driveway shared with the existing mini-storage site to the north.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	OS	PF	Recycling facility, CSD storage buildings
North	R&D	R&D	Existing mini-storage facility
South	PF	MDR/PF	EID water treatment facility
East	PF	C/MDR	EID water treatment facility/ undeveloped Valley View Specific Plan lands
West	R&D	R&D	Existing office buildings

The project is bounded to the north and west by existing commercial land uses. The existing EID water treatment facility bounds the site to the east and south. East of the project site are lands designated as Mixed Open Space (VVMOU). The Valley View Specific Plan defines VVMOU lands as those designated for active open space uses such as playground, schools, daycare sites and parks. The lands within the Valley View Specific Plan are currently undeveloped. Any future development of the CSD property would be approved through the Planned Development process which would ensure that development would be compatible with the VVMOU zoned lands.

General Plan: The General Plan designates the project site as Public Facilities (PF). The General Plan defines the PF land use designation as being appropriate for publicly-owned lands for public facilities such as landfills, storage and maintenance yards.

The existing recycling facility and associated CSD storage buildings would be consistent with the PF Land Use Designation. However, the current OS Zone District does not specifically allow for recycling collection facilities. Recycling collection facilities would be permitted within the Commercial, Planned Commercial, or General Commercial Zone Districts. A General Plan Amendment from PF to C would be required to permit the recycling facility and bring the project site into conformance with the General Plan and the Zoning Ordinance.

General Plan Policy 2.2.5.3 requires the County to evaluate a rezone to determine whether site conditions would support a higher density or high intensity. The Policy directs the County to evaluate the Rezone against 18 specific criteria including but not limited, adequate utility services, emergency access, and environmental impacts. As discussed above, no development would occur as part of the project. All necessary utilities are existing at the site to serve the recycling facility and CSD buildings. All future development would require a Planned Development application which would require full discretionary review of the project and related impacts.

Conclusion: The site would be compatible with the C Zone District as any future development would require a Planned Development application to further ensure consistency with applicable General Plan policies.

Zoning: The project site is designated as Open Space (OS) which is defined as lands which are generally unimproved and devoted to natural open space, preservation of agricultural production, or contain prime wildlife or habitat. Permitted uses by right include agricultural operations such as livestock grazing and harvesting of crops.

The existing recycling facility and CSD storage buildings would not be permitted by right or by Special Use Permit within the OS Zone District.

Chapter 17.14.160 of the Zoning Ordinance permits recycling collection facilities within Commercial (C), Planned Commercial (CP) or General Commercial (GC) zone districts upon approval of a site plan by the Development Services Director. A Site Plan Review has been completed in conjunction with the subject applications. The Site Plan Review analyzed parking, setbacks, hours of operation, and operational limitations. Planning Services has reviewed the recycling facility and has determined the facility complies with the requirements of the Zoning Ordinance.

The project request includes the Planned Development (PD) zoning overlay. The inclusion of the PD would require all future development of the site to undergo full discretionary review by the Planning Commission. Discretionary review would allow analysis of future development and to determine potential environmental impacts associated with development.

Conclusion: The proposed rezone to C-PD would allow the existing recycling facility to be in conformance with applicable provisions of the Zoning Ordinance. The inclusion of the PD zoning overlay would allow the County to authorize discretionary review for all future development of the site.

ENVIRONMENTAL REVIEW

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

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of $1,876.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a $50.00 recording fee, is to be submitted to Planning Services and must be made

payable to El Dorado County. The $1,876.75 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

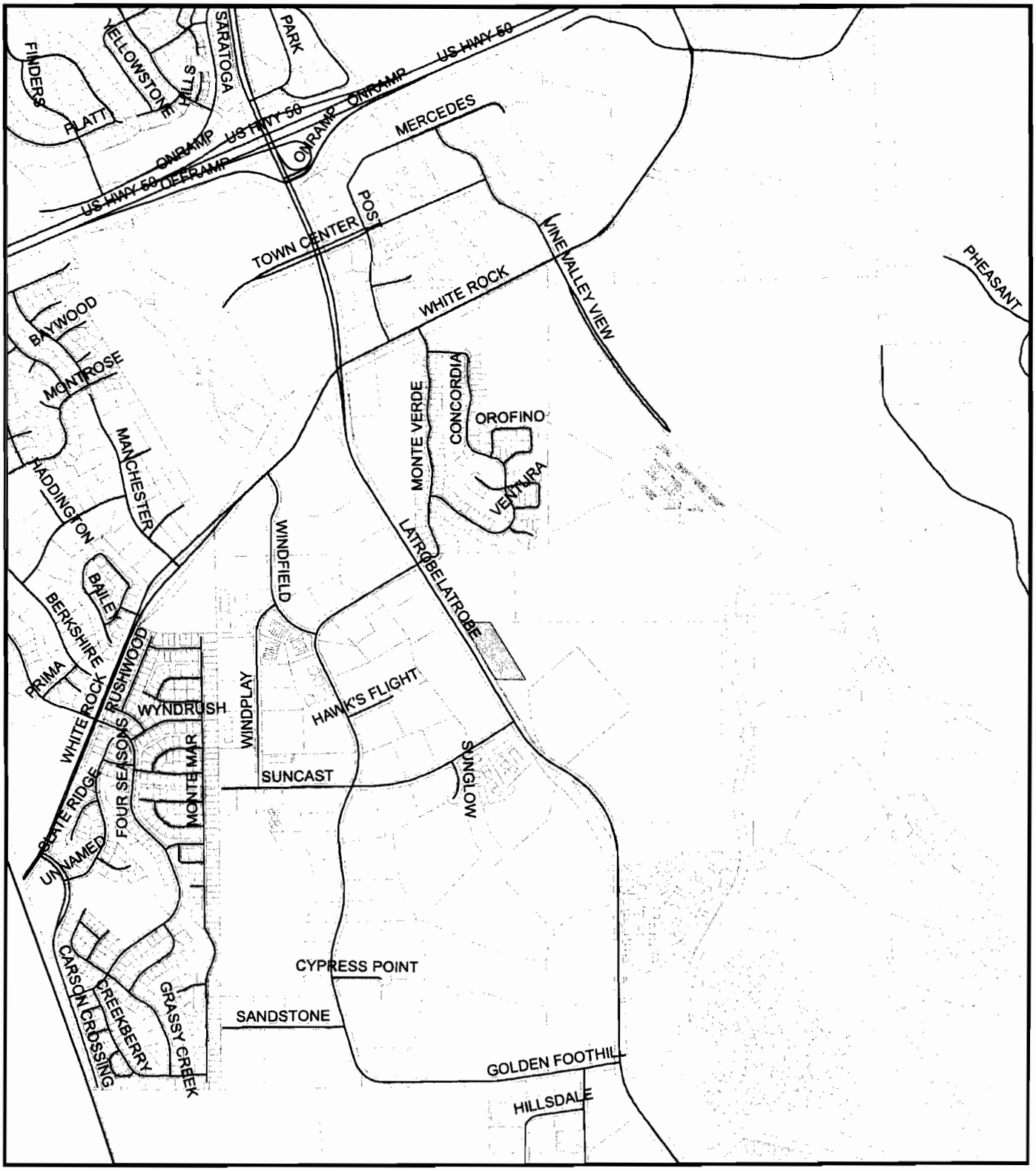
RECOMMENDATION: Recommend aproval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....Vicinity Map
Exhibit B.....General Plan Land Use Map
Exhibit C.....Zoning Map
Exhibit D.....Assessor's Map
Exhibit E.....Site Plan
Exhibit F.....Aerial Photograph
Exhibit G.....Initial Study

General Plan Amendment/ Rezone
El Dorado Hills Community Services District
A07-0013/ Z07-0041
Vicinity Map



Map prepared by:
Jonathan Fong
El Dorado County
Development Services

0 800 1,600 3,200 Feet

Exhibit A

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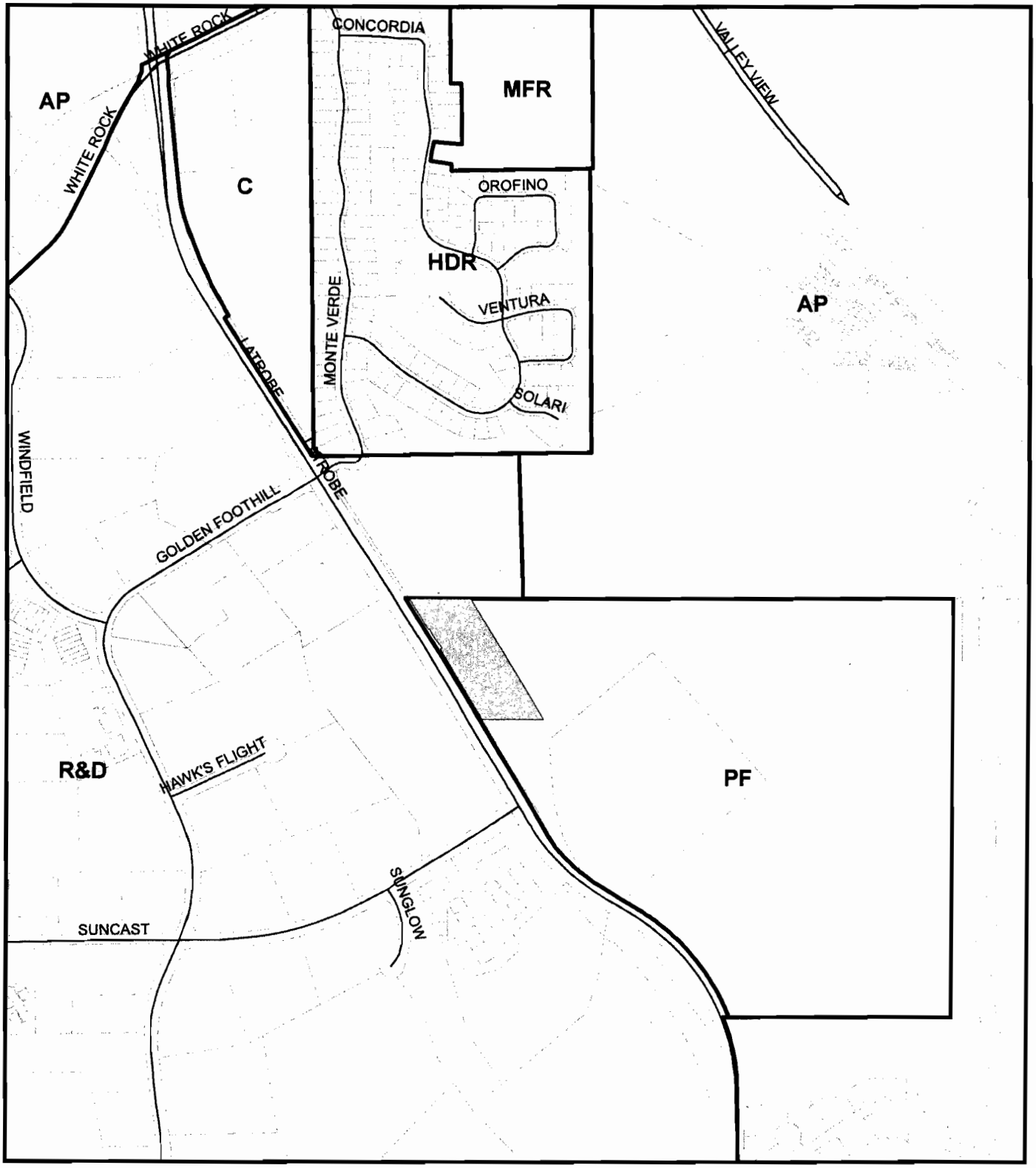
General Plan Amendment/ Rezone
El Dorado Hills Community Services District
A07-0013/ Z07-0041
General Plan Land Use Map



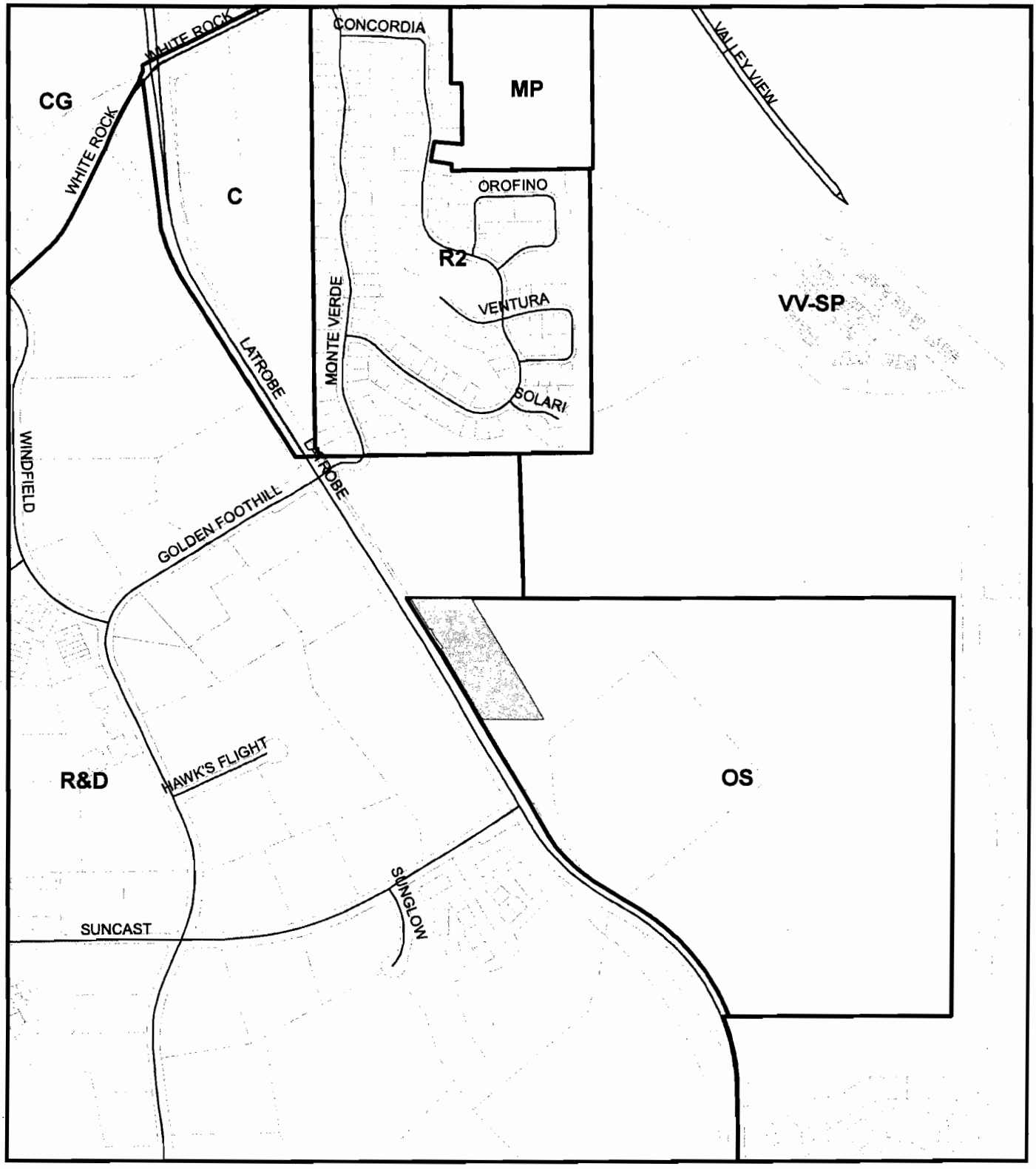
Map prepared by:
Jonathan Fong
El Dorado County
Development Services

0 400 800 1,600 Feet

Exhibit B

N

General Plan Amendment/ Rezone
El Dorado Hills Community Services District
A07-0013/ Z07-0041
Zoning Map



Map prepared by:
Jonathan Fong
El Dorado County
Development Services

0 400 800 1,600 Feet

Exhibit C

N

SECS. 13 & 14, T.9N., R.8E., M.D.M.

118:02

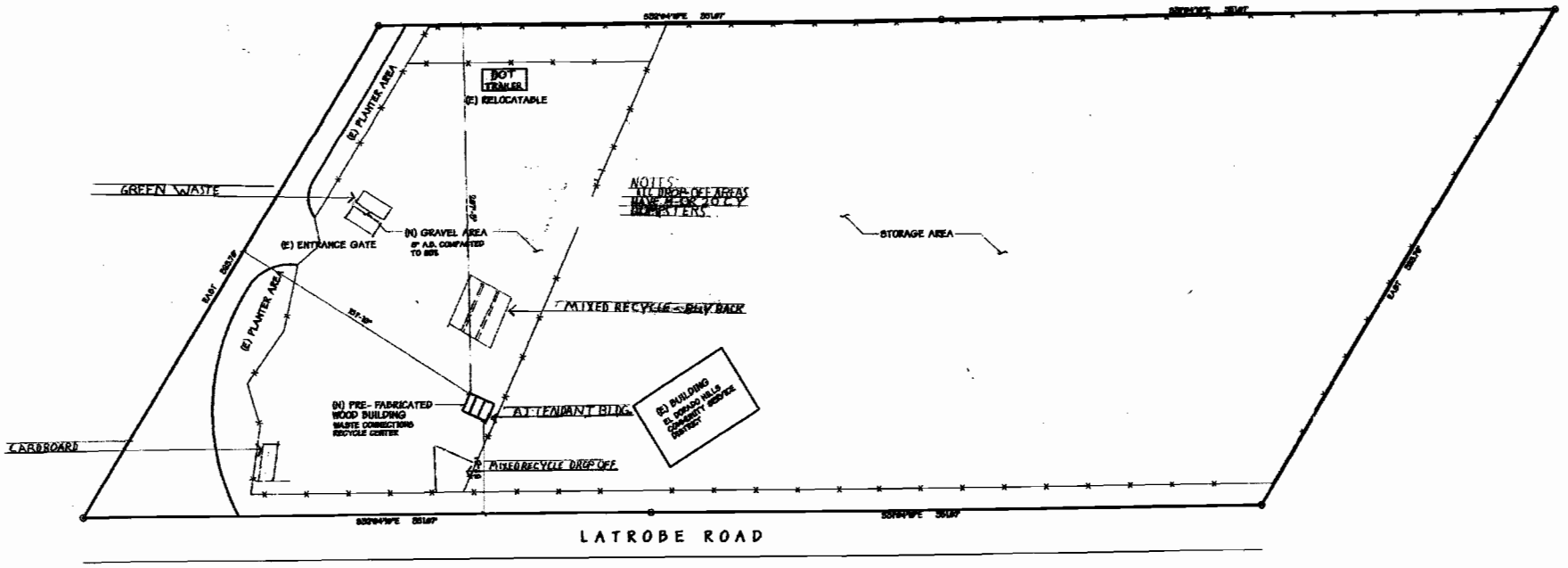
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. There is no warranty as to such items as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Dec. 27, 2007

Assessor's Map Bk. 118 - Pg 02
County of El Dorado, CA



Existing Site Plan

NOTE: THIS SITE PLAN WAS PREVIOUSLY APPROVED. USE FOR REFERENCE PURPOSES ONLY.

A07-0013/ Z07-0041

EXHIBIT E

CARLTON Engineering Inc.

Revisions		
		EDHCSD
		RECYCLE CONTAINER PLACEMENT

WC - BUY BACK CENTER

EXISTING SITE PLAN

Project Location:
WC Buy Back
4481 Latrobe Road
El Dorado Hills, CA

Ownership Information:
Waste Connections
85 Iron Point Circle, Suite 200
Folsom, CA 95630

A1

General Plan Amendment/ Rezone
El Dorado Hills Community Services District
A07-0013/ Z07-0041
Aerial Photograph

Map prepared by:
Jonathan Fong
El Dorado County
Development Services

0 120 240 480 Feet

Exhibit F

N

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

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

Project Title: A07-0013/ Z07-0041 El Dorado Hills Community Services District

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

Contact Person: Jonathan Fong | **Phone Number:** (530) 621-5355

Property Owner's Name and Address: El Dorado Hills CSD. 1021 Harvard Way, El Dorado Hills CA 95762

Project Applicant's Name and Address: El Dorado Hills CSD. 1021 Harvard Way, El Dorado Hills CA 95762

Project Agent's Name and Address: Kent Malonson, El Dorado Hills CSD. 1021 Harvard Way, El Dorado Hills CA 95762

Project Engineer's / Architect's Name and Address: Carlton Engineering, 3883 Ponderosa Road, Shingle Springs, CA 95682

Project Location: The property is located on the east side of Latrobe Road 1.5 miles south of intersection with U.S. Highway 50 in the El Dorado Hills Area.

Assessor's Parcel No: 118-020-01

Zoning: Open Space (OS)

Section: 13 **T:** 9N **R:** 8E

General Plan Designation: Public Facilities (PF)

Description of Project: The project request is for a General Plan Amendment and Rezone. The General Plan Amendment would change the General Plan Land Use Designation from Public Facilities (PF) to Commercial (C). The Rezone would change the project zoning from Open Space (OS) to Commercial- Planned Development (C-PD). No development would occur as part of the project. The existing recycling collection facilities and El Dorado Hills Community Services District storage buildings would be permitted uses with the Rezone of the property.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use (e.g., Single Family Residences, Grazing, Park, School)
Site:	OS	PF	Recycling center and Department of Transportation storage
North:	R&D	R&D	Mini-storage Facility
East:	R&D	R&D	Office development
South:	OS	PF	Water treatment facility
West:	CC-SP	AP	Carson Creek Specific Plan, Mixed Open Space (MO)

Briefly Describe the environmental setting: The project site is located at approximately 600 feet elevation. Slopes on site are generally mild within the 0%-20% range. Portions of the site have been disturbed with storage buildings and a recycling facility.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: December 12, 2007

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: December 12, 2007

Printed Name: Gina Hunter 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 a proposed Rezone. The project would allow a General Plan Amendment and Rezone. The General Plan Amendment would change the land use designation from Public Facility (PF) to Commercial (C). The Rezone would change the parcel zoning from Open Space (OS) to Commercial- Planned Development (C-PD).

Project Location and Surrounding Land Uses

The project is located on the east side of Latrobe Road 1.5 miles south of the intersection with U.S. Highway 50. The project site is located across from the El Dorado Hills Business park which permits a range of office and light industrial land uses. The parcel to the north consists of an existing mini-storage facility. The project is bounded to the east and south by the El Dorado Irrigation District water treatment facility.

Project Characteristics

The project would change the General Plan Land Use Designation from Public Facility (PF) to Commercial (C). A Rezone would change the zoning from Open Space (OS) to Commercial- Planned Development (C-PD).

1. Transportation/Circulation/Parking

The parcel is currently accessed via a common driveway with the existing mini-storage facility to the south. Parking for the recycling facility is maintained onsite.

2. Utilities and Infrastructure

No utilities or services would be extended to the parcel in conjunction with the project. All necessary utilities for the project exist at the site.

3. Population

The General Plan Amendment and Rezone would allow for the existing recycling facility to be consistent with the General Plan and Zoning Ordinance. No additional development is proposed in conjunction with the project and would not add significantly to the population in the vicinity.

4. Construction Considerations

No construction is proposed with the project. Future development of the site would require submittal of a Planned Development application which would address construction considerations.

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 would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would also determine whether to approve the project.

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 would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a. the significance criteria or threshold, if any, used to evaluate each question; and
   b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

ENVIRONMENTAL IMPACTS

I.	**AESTHETICS.** *Would the project:*				
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. The project is for a Rezone and land use amendment. The surrounding land uses are predominantly commercial.

a. **Scenic Vista.** The project site is located on Latrobe Road. The project site and vicinity is not identified by the County as a scenic view or resource.[6] There would be no impact.

b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.[7] There would be no impact.

c. **Visual Character.** The project request includes a General Plan Amendment and Rezone. No development is proposed as part of the project. Future development would be subject to the Planned Development process which would analyze potential visual impacts. There would be no impact.

d. **Light and Glare.** The General Plan Amendment and Rezone would allow for future commercial uses. New sources of light and glare would result from development of the parcel. The potential lighting sources would be consistent with the existing conditions in the area. Prior to approval of any development of the site, Planning Services would review the proposed lighting plan to determine any future outdoor lighting sources comply with the provisions of the Zoning Ordinance. Therefore, the impacts of existing light and glare created by the project would be less than significant.

Finding

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6 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.*

7 *California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html).*

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

No impacts to aesthetics are expected with the Rezone either directly or indirectly. For this "Aesthetics" category, the impacts would be less than significant.

II. AGRICULTURE RESOURCES. *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. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. There would be no impact.

b. **Williamson Act Contract.** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.

c. **Non-Agricultural Use.** The project site is located in a developed area with no existing agricultural uses. There would be no impact.

Finding

For this "Agriculture" category, impacts would be less than significant.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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 nonattainment 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_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 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-c.

Air Quality Plan and Standards. No construction would occur as part of the project. Future development would be required to comply with Air Quality Management District (AQMD) rules during project construction. Prior to issuance of a grading permit for onsite and offsite improvements, a Fugitive Dust Plan would be required. Adherence to District rules during project construction would reduce potential impacts to a less than significant level.

d-e.

Sensitive Receptors and Objectionable Odors. No development would be proposed in conjunction with the Rezone. Future commercial development would be required to comply with District rules during project construction. Compliance with District rules would reduce short term potential impacts to a less than significant level. Potential long term impacts would be addressed through the Planned Development application process. Potential uses would be required to be consistent with the Commercial Zone District. Approval of future uses through the Planned Development process would ensure the potential long term impacts would be less than significant.

Finding

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations.

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

As discussed above, the proposed project would not impact air quality. For this "Air Quality" category, the thresholds of significance have not been exceeded.

IV. BIOLOGICAL RESOURCES. *Would the project:*				
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, and 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-f

Biological Resources. No development is proposed as part of the project. Future development of the site would be processed through the Planned Development process. As part of the application review, biological resources studies would be required. These studies would include an arborist report, drainage studies, and biological resource assessments. These reports would identify any significant resources and provide appropriate mitigation. Adherence to the recommendations would reduce impacts to a less than significant level.

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

Finding

No development is proposed as part of the project. Any future development of the site would require additional biological studies to assess potential impacts. For this "Biological" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a-d.

The site has been previously disturbed. Any future development of the site would be required to adhere to standard conditions of approval requiring protection of any cultural resources identified during project construction.

Finding

Future development of the site would require protection of any cultural resources discovered during project construction. For this "Cultural Resources" category, the thresholds of significance have not been exceeded.

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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

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 ground shaking, 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.

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

a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. [8] No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.[9] There would be no impact related to fault rupture. There are two known faults within the project vicinity; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is located within the West Bear Mountain Faults Zone. All other faults in the County, including those closest to the project site are considered inactive.[10]

Earthquake activity on the closest active could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.[11] While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located be no risk of landslide.[12]

There would be no significant impacts that could not be conditioned through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. Impacts would be less than significant.

b & c. **Soil Erosion and loss of topsoil**. No grading would occur as part of the project. The project would only change the parcel zoning and General Plan Land Use Designation. Any future development would be required to receive a grading permit prior to project construction. The proposed grading would be required to adhere to the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance.* Adhere to the County Grading Ordinance would reduce the potential impacts to less than significant.

d. **Expansive soils.** No development is proposed as part of the project. No impacts would occur. Future development of the site would result in soil disturbance as part of commercial development. All future development would be required to comply with the County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

e. **Septic Systems.** The project would be served by public water and sewer. There would be no impact.

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8 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, p.5.9-29.*

9 *California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

10 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, p.5.9-5.*

11 *California Department of Conservation, California Geological Survey, Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002. (http://www.consrv.ca.gov/cgs/rghm/psha)*

12 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, pages.5.9-6 to 5.9-9.*

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

Finding

No significant geophysical impacts are expected from the proposed Rezone either directly or indirectly. For this "Geology and Soils" category, the thresholds of significance have not been exceeded.

VII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*				
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:

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

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

- Expose people to safety hazards as a result of former on-site mining operations.

a-b. **Hazardous Substances.** No development would occur as part of the project. Future development may include the temporary storage of fuel onsite for the construction of buildings and required onsite and offsite improvements. Future storage of any hazardous substances would require submittal of a Hazardous Materials Business Plan which would be subject to review and approval by the Department of Environmental Health. There would be no impact.

c. **Hazardous Emissions.** There are no schools within ¼ mile of the project site. The Rezone and General Plan Amendment would not generate any hazardous emissions. There would be no impact.

d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[13] There would be no impact.

e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.

f. **Private Airstrip Hazards.** There is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.

g. **Emergency Response Plan.** No development is proposed as part of the project. Future development would be subject to review by the El Dorado Hills Fire Department. The Department would review the proposal and recommend conditions of approval to comply with Fire Safe Regulations and to reduce potential impacts to any response plan. There would be no impact.

h. **Fire Hazards.** The project site located in an area classified as having a moderate fire hazard.[14] The El Dorado Hills Fire Department would review future development plans to recommend conditions to reduce the impacts to fire hazards. There would be no impact.

Finding

No Hazards or Hazardous conditions are expected with the Rezone either directly or indirectly. For this "Hazards" category, the thresholds of significance have not been exceeded.

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13 *California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed September 23, 2004; California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004.*

14 *El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH #2001082030), May 2003, Exhibit 5.8-4.*

VIII. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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 storm water pollutants) in the project area; or

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

- Cause degradation of groundwater quality in the vicinity of the project site.

a & f. **Water Quality Standards.** The project would be required to connect to public water. The public water service has reviewed the project and has determined that there is adequate water to service the project. Impacts would be less than significant.

b. **Groundwater.** The project would be served by public water and sewer. Impacts would be less than significant.

c. **Erosion Control Plan.** No development is proposed as part of the project. Prior to approval of any future development, the Department of Transportation would review the proposed project and would require a Grading Plan for any proposed road improvements. The Grading Plan would be required to be in conformance with the *Grading, Erosion and Sediment Control Ordinance.* Adherence to the standards of the Ordinance would reduce potential erosion impacts to a less than significant level.

d. **Existing Drainage Pattern.** No development is proposed as part of the Rezone and General Plan Amendment. Future development would require a drainage, erosion control and plan for the required road improvements and any onsite grading. Adherence to the plan would reduce impacts to a less than significant level.

e. **Storm Water Run-off.** Based on the soil types, surface runoff has been characterized as being slow to moderate. Erosion control plans would be required for any future road improvements. Adherence to the erosion plans would reduce the impacts to a less than significant level.

g, h, & i.
Flooding. The project is outside of mapped flood plains, impacts would be less than significant.

FIRM. The Flood Insurance Rate Map (Panel No. 060040 0700 D, last updated December 4, 1986) for the project area establishes that the project site is not within a mapped 100-year floodplain.

j. **Seiche, tsunami, or mudflow.** The potential impacts due to a seiche, tsunami, or mudflow are remote. Impacts would be less than significant.

Finding

No significant hydrological impacts are expected with the Rezone and General Plan Amendment either directly or indirectly. For this "Hydrology" category, the thresholds of significance have not been exceeded.

IX. LAND USE PLANNING. *Would the project:*				
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	

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

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 site is surrounded by residential uses and is located within the El Dorado Hills Community Region. The project is surrounded by existing development within the El Dorado Hills Business Park. Impacts would be less than significant.

b. **Land Use Plan.** The parcel is zoned Open Space (OS) and allows recreational uses and agricultural production. The Rezone would change the zoning from Open Space to Commercial- Planned Development (C-PD). The C-PD zoning would allow for commercial development subject to review and approval of a Development Plan by the Planning Commission. The proposed Rezone and General Plan Amendment would be consistent with the project area. Impacts would be less than significant.

c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), prior to development of the site, the applicant would be required to submit biological studies to identify any natural resources located on the site. Impacts would be less than significant.

Finding

The proposed use of the land would be consistent with the zoning and the General Plan policies for residential uses. There would be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. No significant impacts are expected. For this "Land Use" category, the thresholds of significance have not been exceeded.

X. **MINERAL RESOURCES.** *Would the project:*				
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:

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

- 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 project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.[15] The project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.[16] There are no mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

Finding

No impacts to energy and mineral resources are expected with the proposed project either directly or indirectly. For this "Mineral Resources" category, the thresholds of significance have not been exceeded.

XI. NOISE. *Would the project result in:*				
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;

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15 *California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.*

16 *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.*

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

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

a-d. **Noise Standards.** No development is proposed as part of the project. Future development of the site may include the use of heavy equipment for onsite and offsite improvements. The onsite and offsite road improvements may generate temporary construction noise from the large heavy equipment, trucks, bulldozer) at a potentially significant level (greater than 60 dB L_{eq} and 70 dB L_{max} between 7:00 a.m. to 7:00 p.m. (2004 GP Table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). Construction operations for road improvements would require adherence to construction hours as required by General Plan Policy 6.5.11. Construction activities would be limited to 7a.m. to 7p.m. during weekdays and 8a.m. to 5p.m. on weekends and federally recognized holidays. Short-term noise impacts would therefore be less than significant. The long-term noise impacts would be related to future noise generated by the site. Prior to development of the site, an acoustical analysis would be required to determine the long term impacts on the surrounding residential land uses. Short-term and long-term impacts would be less than significant.

e & f. **Airport Noise.** The project site is not within the airport land use plan. There would be no impact.

Finding

Potential short and long term noise sources would be required to comply with established noise standards and policies.. For this "Noise" category, the thresholds of significance have not been exceeded.

XII. **POPULATION AND HOUSING.** *Would the project:*				
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.

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

a-c. **Population Growth.** No housing or people would be displaced, and no extensions of infrastructure would be required. The project would not result in a significant increase or decrease in population. Impacts would be less than significant.

Finding

The project would not displace housing. There is no potential for a significant impact due to substantial growth with the proposed Rezone either directly or indirectly. For this "Population and Housing" category, the thresholds of significance have not been exceeded.

XIII. PUBLIC SERVICES. *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:*				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks?			X	
e. Other government services?			X	

Discussion:

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

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

a. **Fire Protection.** The El Dorado Hills Fire Department currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. Prior to development of the site the Fire Department would review the plans to determine the adequacy of fire protection services in the area. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.

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

b. **Police Protection.** The project would allow for commercial development of the site. Impacts to police protection services would be less than significant.

c-e. **Schools, Parks and Other Facilities.** The proposed project is located within the El Dorado Hills Community Service District. The Rezone and General Plan Amendment would allow for commercial development of the site. Impacts would be less than significant.

Finding

As discussed above, no significant impacts are expected to public services either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a-b. **Parks and Recreation.** The proposed Rezone and General Plan Amendment would not increase population that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. Park facilities are maintained by the El Dorado Hills Community Services District. The El Dorado Hills Community Services District charges park impact fees in conjunction with building permits. There would be a less than significant impact.

Finding

No significant impacts to recreation and open space resources are expected either directly or indirectly. For this "Recreation" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a-b. **Capacity and Level of Service.** The Department of Transportation would likely require a traffic study prior to any development of the site. The study would determine if the project would worsen the Level of Service of any roads serving the project. The study would recommend mitigation measures for any increase in traffic in the project area. Impacts would be less than significant.

c. **Traffic Patterns.** The project site is not within an airport safety zone. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.

d. **Hazards.** No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. Impacts would be less than significant.

e. **Emergency Access.** The project site receives access off Latrobe Road. Road improvements may be required to increase the road width and emergency vehicle load ratings pursuant to fire safe regulations and may be placed as

conditions of approval for future development. Based upon the required road improvements there would be no disruption of emergency access to and from the existing residence or those in surrounding parcels. There would be no impact.

f. **Parking.** Prior to development of the site, the applicant would be required to submit site plans demonstrating compliance with the off-street parking requirements of the Zoning Ordinance. There would be no impact.

g. **Alternative Transportation.** Prior to development of the site, the El Dorado Transit Authority would be distributed the project and would determine if additional alternative transportation improvements are necessary. There would be no impact.

Finding

As discussed above, no significant traffic impacts are expected either directly or indirectly. For this "Transportation/Traffic" category, the thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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	
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.			X	

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

Discussion:

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

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

a. **Wastewater.** The project site is located within the El Dorado Hills Community Region. All future development would be required to connect to the public wastewater service system. The Planned Development application process would determine the potential impact of future development and the capacity of existing facilities in the area.. Storm water runoff would be negligible (see Item c, below). Impacts would be less than significant.

b., d., e. **New Facilities**. No development is proposed as part of the project. All future development would be approved through the Planned Development process. Future development would be required to connect to existing facilities and demonstrate the existing capacity of facilities in the area. Impacts would be less than significant.

c. **Storm Water Drainage.** Any drainage facilities for the project would be built in conformance with the standards contained in the "*County of El Dorado Drainage Manual*," as determined by the Department of Transportation. Impacts would be less than significant.

f & g. **Solid Waste.** No anticipated increases of solid waste generated from the future development would occur. Impacts would be less than significant.

h. **Power.** Power and telephone facilities are currently in place and utilized at the project site. No further expansion of power anticipated from Rezone. Impacts would be less than significant.

Finding

No significant utility and service system impacts are expected either directly or indirectly. For this "Utilities and Service Systems" category, the thresholds of significance have not been exceeded.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion

a. As discussed in Item V (Cultural Resources), the proposed project would have a less than significant effect on historical or unique archaeological resources. There would be no effects on fish habitat (Item IV). There would be a less than significant effect on special-status plant or animal species (Item IV).

b. No development is proposed as part of the Rezone and General Plan Amendment. Prior to development of the site, additional reports and studies would be necessary to determine the potential impacts to the project site and to the neighborhood. There would be no significant impacts related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant.

c. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly. Impacts would be less than significant.

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

SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Response to Comment on DEIR
Volume III - Comments on Supplement to DEIR
Volume IV - Responses to Comments on Supplement to DEIR
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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