

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION AND
BOARD OF SUPERVISORS
STAFF REPORT**



Agenda of: December 13, 2007
Item No.: 8.c.
Staff: Tom Dougherty

REZONE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP

FILE NUMBER: Z07-0046/PD07-0032/P07-0015

APPLICANT: BOW Enterprises, c/o James Webb

REQUEST: Zone change from Commercial (C) to Commercial-Planned Development (C-PD);

Development Plan to allow the creation of FIVE lots with less than the minimum parcel width of 50 feet, each to retain the existing nonconforming single-family residential use; and

Tentative parcel map to create five commercial parcels ranging in size from 5,429 to 7,122 square feet.

LOCATION: Southeast corner of the intersection of Snows Road and Carson Road, in the Camino area, Supervisorial District III. (Exhibit A)

APN: 043-226-30 (Exhibit B)

ACREAGE: 0.84 acre

GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: Commercial (C) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends that the Planning Commission forward a recommendation that the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve zone change Z07-0046 and Development Plan PD07-0032 based on the Findings proposed by staff.
3. Approve tentative parcel map P07-0015 subject to the Conditions of Approval and based on the Findings proposed by staff.

BACKGROUND: The earliest County recorded document pertaining to the subject parcel in its current size is November 22, 1965. The Commercial zoning was established by the Camino–Fruitridge Area Plan in June of 1985. It had been zoned Commercial prior to that. There are five historical residences built as employee housing for workers at the sawmill currently named Sierra Pacific Industries.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County’s regulations and requirements. An analysis of the permit request and issues for Planning Commission and Board of Supervisor consideration are provided in the following analysis:

Project Description

The applicant is requesting a zone change from Commercial (C) to Commercial-Planned Development (C-PD), planned development to allow the creation of 5 lots with less than the minimum parcel width of 50 feet, each to retain the existing single-family residential use, and a commercial parcel map is proposed to subdivide the 0.85-acre parcel into five parcels ranging in size from 5,429 to 7,122 square feet.

The following table provides the square footage of the existing dwellings and their proposed associated parcel size:

Proposed Parcel Number (Numbers go west to east)	Existing single-family dwelling square footage	Proposed square footage of the associated parcel
1	950	6,014
2	950	6,234
3	950	6,102
4	950	5,429
5	950	7,122

The development plan request is shown on the site plan in Exhibit F. This development plan would allow the creation of 5 lots which would split the parcel into five lots each containing one of the five homes with the potential for separate ownership. The approval of the Development Plan permits the residential uses to remain but requires any proposal to change the residential use

of any of the five buildings to commercial requires the submittal of a revised development plan with a Planned Development application for a revision to the approved Development Plan. Pursuant to General Plan policies and zoning codes today, the residential use on each parcel would then be required to become subservient. The following describes the minimum parcel width and use requested for each of the five proposed parcels:

- Parcel 1: 32 feet, residential
- Parcel 2: 42 feet, residential
- Parcel 3: 44 feet, residential
- Parcel 4: 40 feet, residential
- Parcel 5: 42 feet, residential

Site Description: The project site is essentially flat. There are five existing residences. There is a graveled parking lot behind the residences and each house has a small grassy yard in between surrounded by a six-foot tall board fence. There is an open water-conveying ditch owned by El Dorado Irrigation District just south of the chain link fence across the rear of the parking lot and mature incense cedar trees located by that fence, along the east chain link fence, and in three in the front yards. No landscaping is present in the parking area, just gravel, surrounded by a chain link fence on the south and west sides. The parcel fronts both Snows Road and Carson Road with sidewalks in between. Access is from an encroachment onto Snows Road.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	C	C	Residential, five single-family residences
North	C	C	Commercial, commercial businesses
South	R1	HDR	Residential, single-family residences
East	C	C	Commercial, commercial business, Forester Pub and Grill
West	I	I	Industrial, Sierra Pacific Industries

Discussion: The project is located in the Camino – Pollock Pines Community Region and is located in the Sierra Design Control District. The residential use has existed within the surrounding environment for many years. The five existing structures with their historic residential uses exist today as legal nonconforming uses.

General Plan: The General Plan designates the subject site as Commercial. General Plan Policy 2.2.1.2 states the purpose of the Commercial land use designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The applicant proposes the continued use of the parcels as residential until a commercial use is proposed in which case a revision to the approved development plan

application process would be initiated. Additionally, the following General Plan policies also apply to this project:

Policy 2.1.1.3 directs that *mixed use developments which combine commercial, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions provided the commercial use is the primary and dominant use of the land.* Staff has found that applying the Planned Development zoning overlay would permit the existing legal non-conforming residential uses to remain as is and then will permit the Planning Commission to review each potential commercial use that may come in the future on their individual specific potential impacts with a revision to the approved development plan. The splitting and addition of more intense review abilities by the Planning Commission also could give more assurances to the Camino community members that the historical value and character of the components of the subject parcel could be preserved. Splitting the parcel into five individual parcels also permits the opportunity for individual commercial ownership promoting local economic opportunities for the Camino community.

Policy 2.1.1.7 directs that *development within Community Regions may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Utilities Elements. Accordingly, development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.* Planning staff has determined the project is in compliance with this Policy because the addition of the Planned Development zoning overlay would permit more in depth review of any commercial development proposal than the Design Review process would and further permits that review at the exact time of that particular commercial proposal on its own particular merit based on policies, laws and interpretations at that time.

Policy 2.2.1.2 directs that the Commercial land use districts are intended to *provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The residential component of the project shall only be implemented following or concurrent with the commercial component.* Planning staff has determined that in the case of these particular applications, and specific parcel, the historical significance of the parcel and structures and its value as it is to the Camino community, would warrant permitting the existing legal non-conforming residential use in the historical dwellings until a commercial use is proposed individually on each of the five proposed parcels. Permitting the residential use to stay permits affordable housing opportunities in Camino or, individually owned commercial parcels promoting small businesses. It should be noted that once the legal nonconforming residential use is replaced by a commercial use it cannot return to residential as the dominate use unless the zoning and land use designations are changed.

Policy 2.2.1.5: Table 2-3 establishes a maximum Floor Area Ratio (FAR) of 0.85. Using the table found above in the Project Description section, the following floor area ratios were determined:

Parcel 1: $950/6,014 = 0.16$ percent
Parcel 2: $950/6,234 = 0.15$ percent
Parcel 3: $950/6,102 = 0.16$ percent
Parcel 4: $950/5,429 = 0.18$ percent
Parcel 5: $950/7,122 = 0.13$ percent

As proposed, the project complies with the maximum 0.85 floor to area ratio allowed by General Plan Policy 2.2.1.5.

Policy 2.2.3.1 states that the *Planned Development (-PD) Combining Zone District* allows commercial uses consistent with the density specified by the underlying zoning district with which it is combined. The Districts are intended to be placed in areas, and on projects, furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize environmental impacts. The subject parcel is adjacent to parcels on three sides that have been previously developed into commercial uses. The fourth side is the Sierra Pacific Industries sawmill. The proposed project will be compatible with the adjacent commercial businesses in its like design and similar setting. There would be no conflict with this policy.

Policy 5.1.2.1 requires that there be *adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or are available to the subject discretionary project*. The existing legal non-conforming residential uses would continue should the subject applications be approved. There are adequate support systems and utilities existing to continue that use. When the use is changed to commercial, the potential for increased demands on services and utilities will be analyzed at that time with a revision to the approved Development Plan.

OBJECTIVE 5.3.1 seeks to ensure the *availability of wastewater collection and treatment facilities of adequate capacity to meet the needs commercial and industrial areas*. **Policy 5.3.1.1** directs that commercial and industrial projects shall be required to connect to public wastewater collection facilities where feasible and that public wastewater facilities in the Camino – Pollock Pines Community Region shall be encouraged. **Policy 5.3.1.7** directs that *in Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project*. Planning staff has found that the current septic system used by the five residences is currently adequate. The issue of whether the current system is adequate to support commercial uses will be examined in detail when a specific structure and use are proposed with an application to revise the approved Development Plan.

Policy 5.7.1.1 directs that *prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.* The addition of the Planned Development overlay permits the Planning Commission to review each specific commercial development proposal on each of the five parcels based on the merit of an individual proposal.

Policy 6.2.3.2 directs that *the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.* The current residences have adequately existed for many years in the same location and the current application proposals would not change the current accessibility. Any future commercial proposal would need to meet emergency access and exit standards pursuant to local and state codes. That can be examined in detail during the required Planned Development revision application process with review of a specific development plan.

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The subject site is zoned Commercial – Sierra Design Control (C – DC). The purpose of the Commercial Zone District is to provide areas for office, retail, eating and drinking establishments and various other uses pursuant to Section 17.32.020 of the zoning code. Pursuant to Section 17.32.040, the minimum lot area is 5,000 square feet. Table 2.4 of the 2004 General Plan shows General Commercial-Planned Development is compatible with the Commercial land use designation. The 5,429 to 7,122 square - foot parcels would comply with the minimum development standard for parcel sizes in Commercial pursuant to sections 17.32.200 A and C. Approval of this project would not change the underlying uses permitted in this zone. It would not create parcels less than the size normally allowed in the Commercial Zone District. It would create parcels less than the 50-foot width required by Section 17.32.020.C. This is discussed in further detail below in the Planned Development Request Section.

17.32.020 establishes what uses are permitted on commercially zoned land that are allowed by right, without special use permit or variance. This includes, in part, *any use, except one-family and multiple-family dwellings...* Planning staff has found that, in this particular case, and this particular parcel that permitting the existing historical, legal nonconforming residential structures to remain temporarily will better serve the Camino community by preserving the historical significance of the structures and then by adding the Planned Development zoning overlay, will permit the Planning Commission greater discretion in the review of any specific commercial development proposal.

Chapter 17.74 establishes the purpose of Design Review District as being for the *protection, enhancement and use of places, sites, buildings and structures having special character, aesthetic interest and value, as well as the enhancement of tourism and the economy of the county by protecting and preserving places having special and unique character and interest. The architectural styling for new construction permitted in the Sierra Design District shall be*

that which is exemplified and meets the intent of the community design guide or the Sierra design guide which was adopted by the Board of Supervisors on October 26, 1982. The development plan for the proposal is the existing structures and supporting infrastructure split into five parcels. Any future development plan would require a Planned Development revision application which would involve discretionary review by the Planning Commission.

Planning staff is recommending adding the Planned Development overlay zoning in order *allow use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development. The permitted uses, when the Planned Development is used in combination with other zones, will be limited to those listed within the basic zone with which the Planned Development zone is combined.* In this case, the Commercial District would be the base zone for the site, with the Planned Development as an overlay zone. Planned developments are defined in Section 17.02.030 as being a *method that potentially allows the use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development, and potentially aid in the reduction of development costs, as well as provide for a combination of different land uses which compliment each other but which may not in all aspects conform to the existing zoning regulations.*

Planned Development Permit Request: The project submittal of a development plan normally includes review of the site plan, building elevations, access, signage, landscaping, and other issues which may impact the site and the neighborhood. In this case the five buildings, layout, parking, circulation, landscaping, project access, parking and loading, and lighting exist. The Development Plan is the same as the tentative parcel map in Exhibit F. This Development Plan would allow the creation of 5 lots which would split the five buildings into five parcels. The parcels would not have the normal required minimum parcel width of 50 feet required by County Code Section 17.32.040.C so the individual structures and their existing fences and supporting infrastructure can remain as they exist today with the side yards distributed proportionately to allow maximum fire protection safety. Approval of the Development Plan would permit residential uses in the five existing structures on five new parcels with minimum parcel widths as follows:

- Parcel 1: 32 feet
- Parcel 2: 42 feet
- Parcel 3: 44 feet
- Parcel 4: 40 feet
- Parcel 5: 42 feet

Staff finds that the necessary findings can be made to support the parcel map, development plan and rezone request. The details of those findings are contained in Attachment 2. The El Dorado County Surveyor has reviewed the parcel map request and has recommended conditions to the project development. These requirements have been incorporated in Attachment 1, Conditions 4 through 6.

ENVIRONMENTAL REVIEW

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

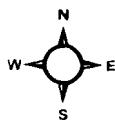
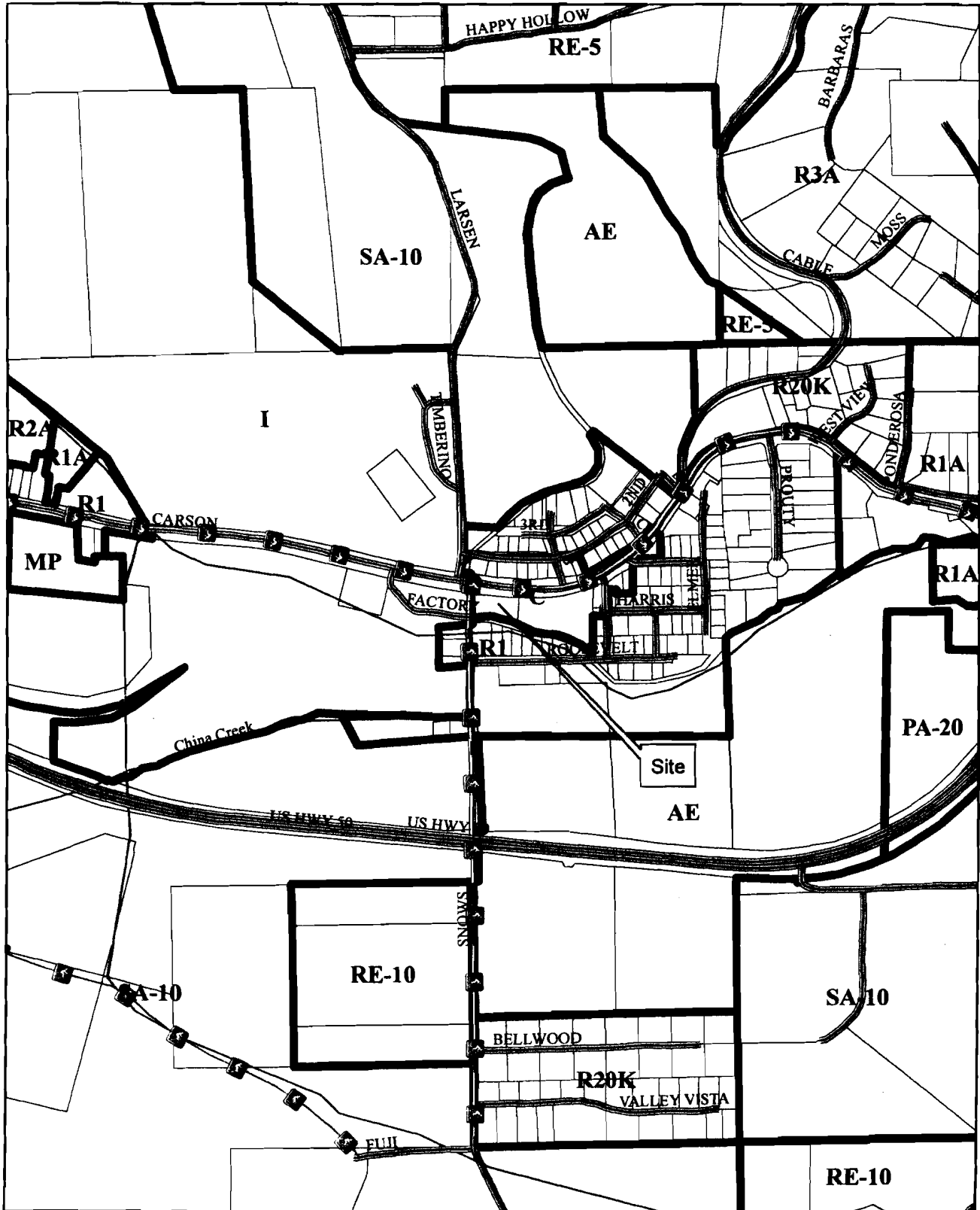
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, includes a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A	Vicinity Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E.....	Camino – Pollock Pines Community Region
Exhibit F.....	Tentative Parcel Map dated February 13, 2007
Exhibit G1, G2, G3, G4.....	Site visit photos from July 25, 2007
Exhibits H.....	Aerial photo
Exhibit I.....	Initial Study – Environmental Checklist

Vicinity

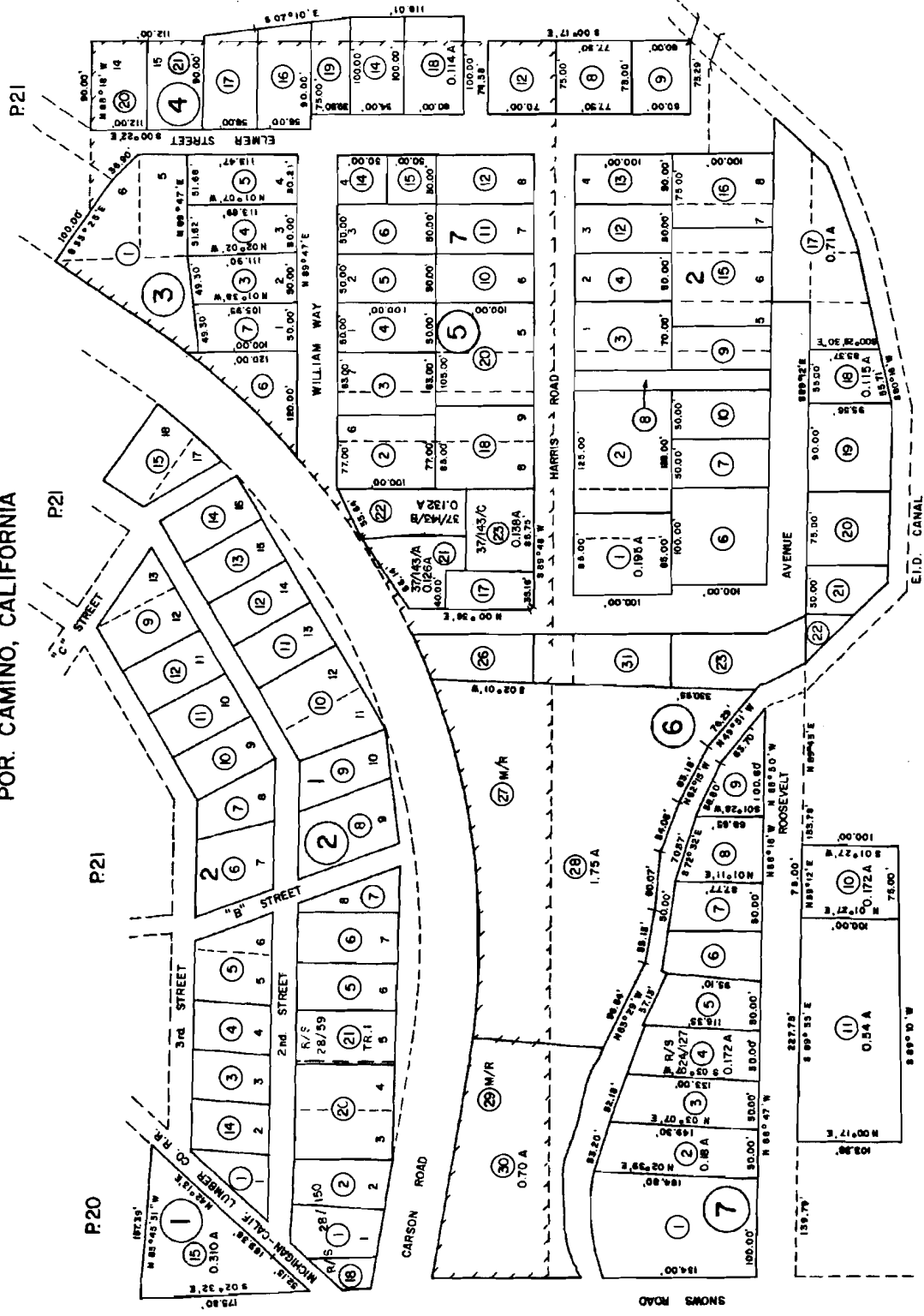
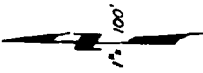


 — Proposed Bike Plan

POR. NE 1/4 SEC. 8, TION, R.12E., M.D.M.
 S. POR. SULLIVAN & S. POR. MEYERS SUBDIVISION
 POR. CAMINO, CALIFORNIA

43:22

Tax Area Code



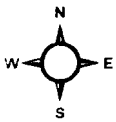
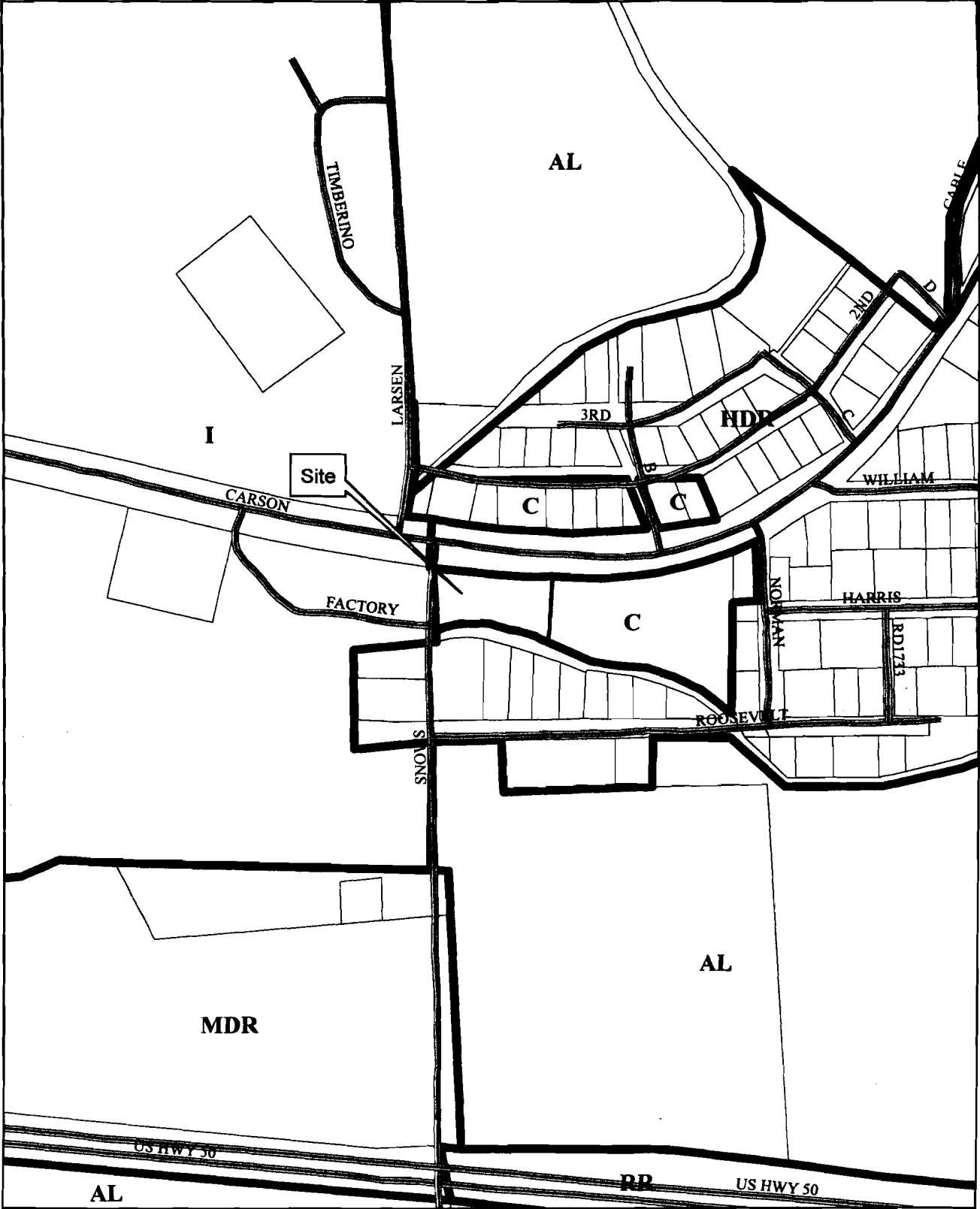
NOTE:
 FOR M/R SEE PAGE 48

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

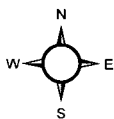
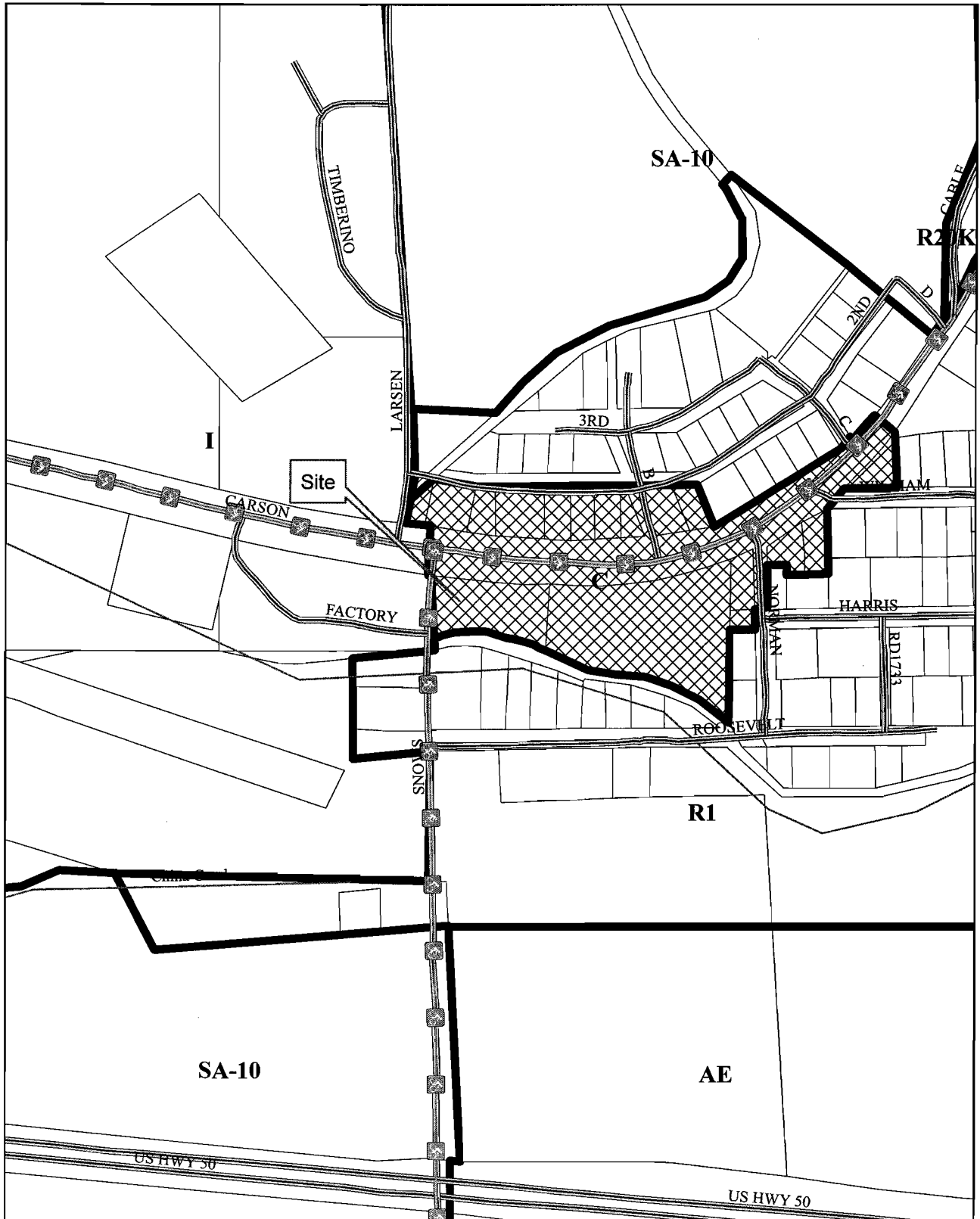
NOTE - Assessor's Block Numbers Shown in Ellipse
 Assessor's Parcel Numbers Shown in Circles



Assessor's Map Bk. 43 - Pg. 22
 County of El Dorado, California
 MAR 27 2006

General Plan Land Use



Zoning with Sierra Design Overlay

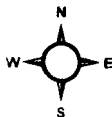
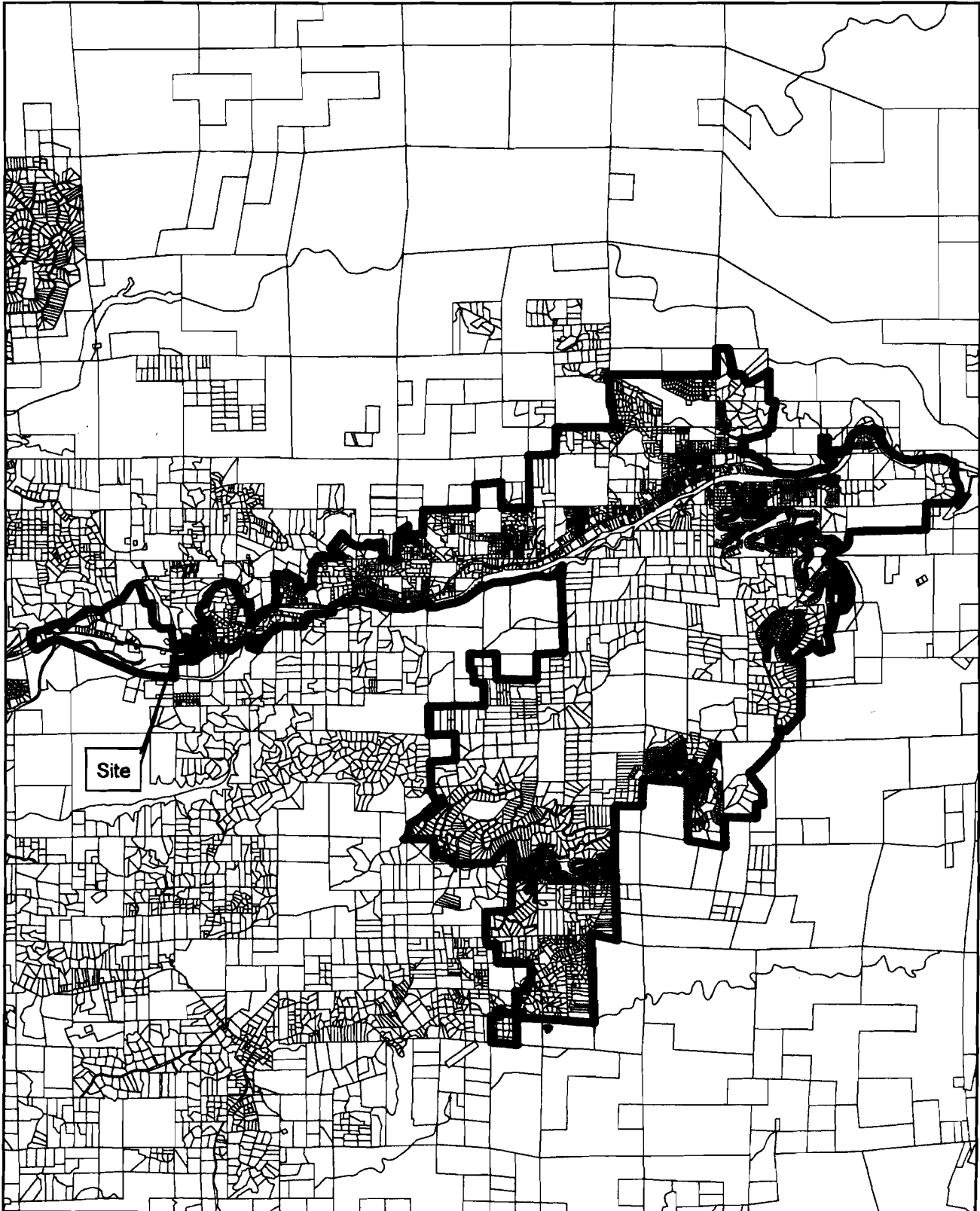


-  Proposed Bike Plan
-  Sierra Design Zoning Ordinance Overlay

File No. P07-0015

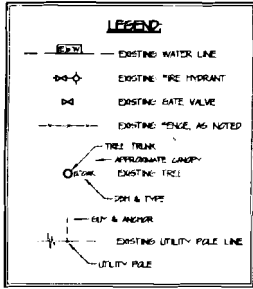
Exhibit D

Camino/Pollock Pines Community Region



TENTATIVE PARCEL MAP

COUNTY OF EL DORADO, CALIFORNIA



TREE CANOPY PRESERVATION PLAN:

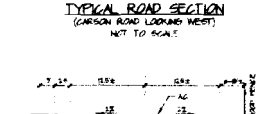
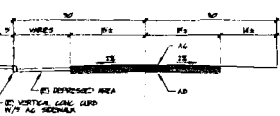
1. THE EXISTING TREE CANOPY COVERS 84% OF THE PROJECT SITE.
2. NO DISRUPTION TO THE EXISTING TREE CANOPY IS ANTICIPATED.
3. WITH REGARD TO THE EXISTING TREE CANOPY, THE OWNERS OF THE PARCELS WILL BE RESPONSIBLE FOR COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE GENERAL PLAN AND LOCAL ORDINANCES.

GENERAL NOTES:

1. CARSON ROAD IS AN EXISTING 40' WIDE PUBLIC ROAD.
2. SNOWS ROAD IS AN EXISTING PRESCRIPTIVE PUBLIC ROAD.
3. PARCELS 1-5 WILL PROVIDE FOR INDIVIDUAL OWNERSHIP OF THE FIVE EXISTING RESIDENCES.
4. THE AREA BEHIND THE EXISTING REAR YARD FENCES, THE HATCHED AREA BEHIND SIERRA ROAD, SHALL BE PROVIDED AS A RECREATIONAL EXHAUSTION FOR ACCESS, PARKING, SEPTIC, UTILITIES AND OTHER COMMON USE, AS NEEDED, FOR THE BENEFIT OF PARCELS 1-5.
5. OTHER EASEMENTS SHALL BE PROVIDED AS NEEDED.
6. NO IMPROVEMENTS ARE PROPOSED. SEE DESIGN WAMER REQUEST.

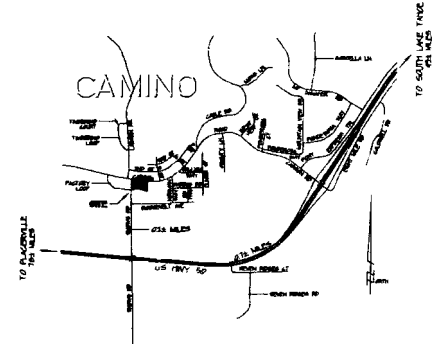
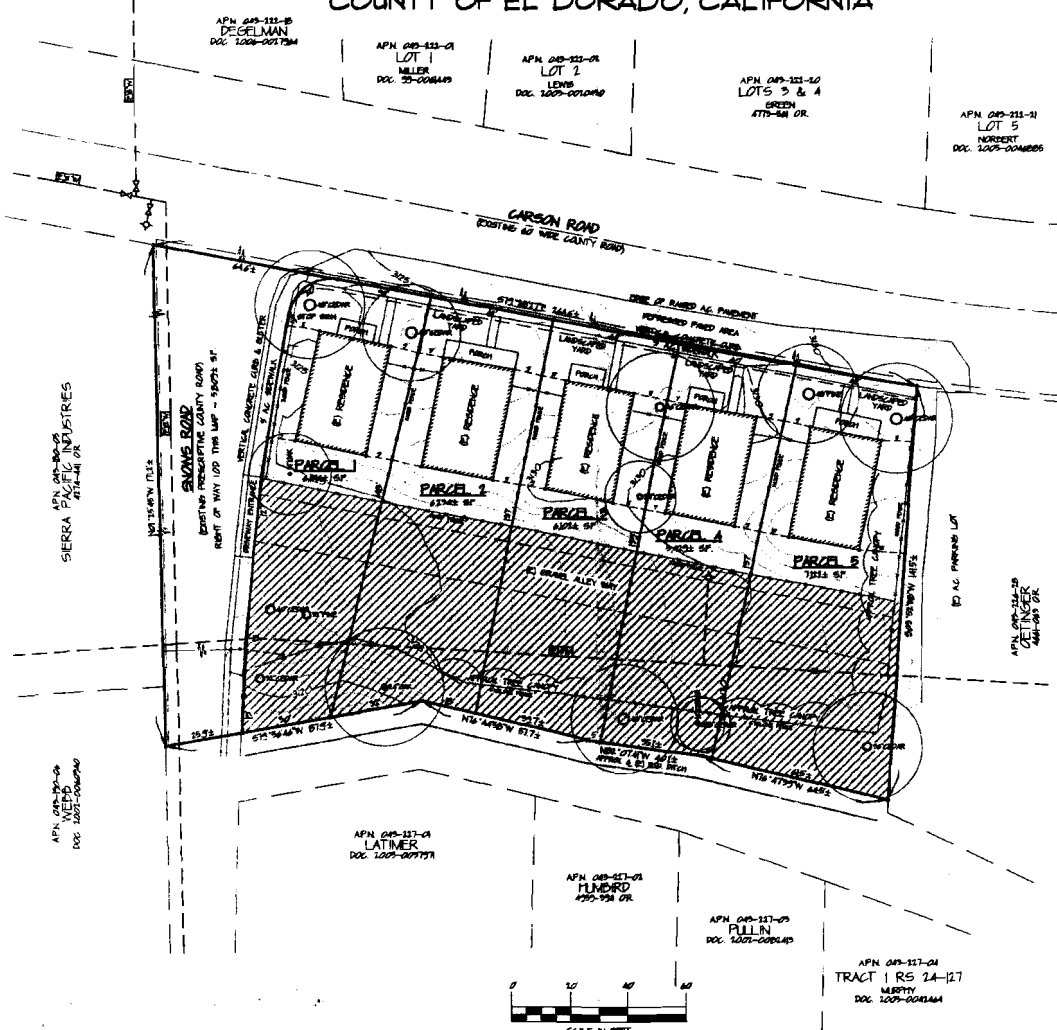
PRELIMINARY GRADING & DRAINAGE PLAN:

SINCE THE PURPOSE OF THIS LAND DIVISION IS TO PROVIDE FOR INDIVIDUAL OWNERSHIP OF EXISTING RESIDENCES, NO IMPROVEMENTS ARE PROPOSED AS PART OF THE PROJECT.



DESIGN WAMER REQUEST:

DESIGN WAMERS HAVE BEEN REQUESTED PURSUANT TO SECTION 100202 OF THE LAND DIVISION ORDINANCE TO ALLOW THE EXISTING PUBLIC ROADS, I.E. SNOWS ROAD AND CARSON ROAD, TO REMAIN AS IS.



VICINITY MAP

OWNER OF RECORD:
SON ENTERPRISES
A CALIFORNIA GENERAL PARTNERSHIP
C/O JIM MENDO
P.O. BOX 148
CAMINO, CA 95129
TEL: 920-217-8525 FAX: 920-411-1854

NAME OF APPLICANT:
SAME AS OWNER

MAP PREPARED BY:
DICK E. THORNE & ASSOCIATES, INC.
5018 ALHAMBRA DRIVE, SUITE A
CAMINO PARK, CA 95129
TEL: 920-417-1741 FAX: 920-416-4125
EMAIL: planning@thorneckw.com

SCALE:
1" = 10'

CANTON INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
FIELD SURVEY - DATED ABOUT 1909

SECTION, TOWNSHIP & RANGE:
SECTION 8, T. 12 N., R. 12 E., M. 34N

ASSESSOR'S PARCEL NUMBER:
049-212-30

PRESENT ZONING:
C

TOTAL AREA:
0.248 ACRES

TOTAL NUMBER OF PARCELS:
5 COMMERCIAL PARCELS

MINIMUM PARCEL AREA:
0.4174 SQ'

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
EXISTING OFF-SITE SEPTIC SYSTEM

PROPOSED STRUCTURAL FIRE PROTECTION:
EL DORADO COUNTY FPS

DATE:
FEBRUARY 19, 2007

ZONING ADMINISTRATOR _____
APPROVAL/DENIAL DATE _____
BOARD OF SUPERVISORS _____
APPROVAL/DENIAL DATE _____

RECEIVED
PLANNING DEPARTMENT

TENTATIVE PARCEL MAP
FEBRUARY 19, 2007

07 APR 10 PM 3:30

Exhibit F

P 07-0015

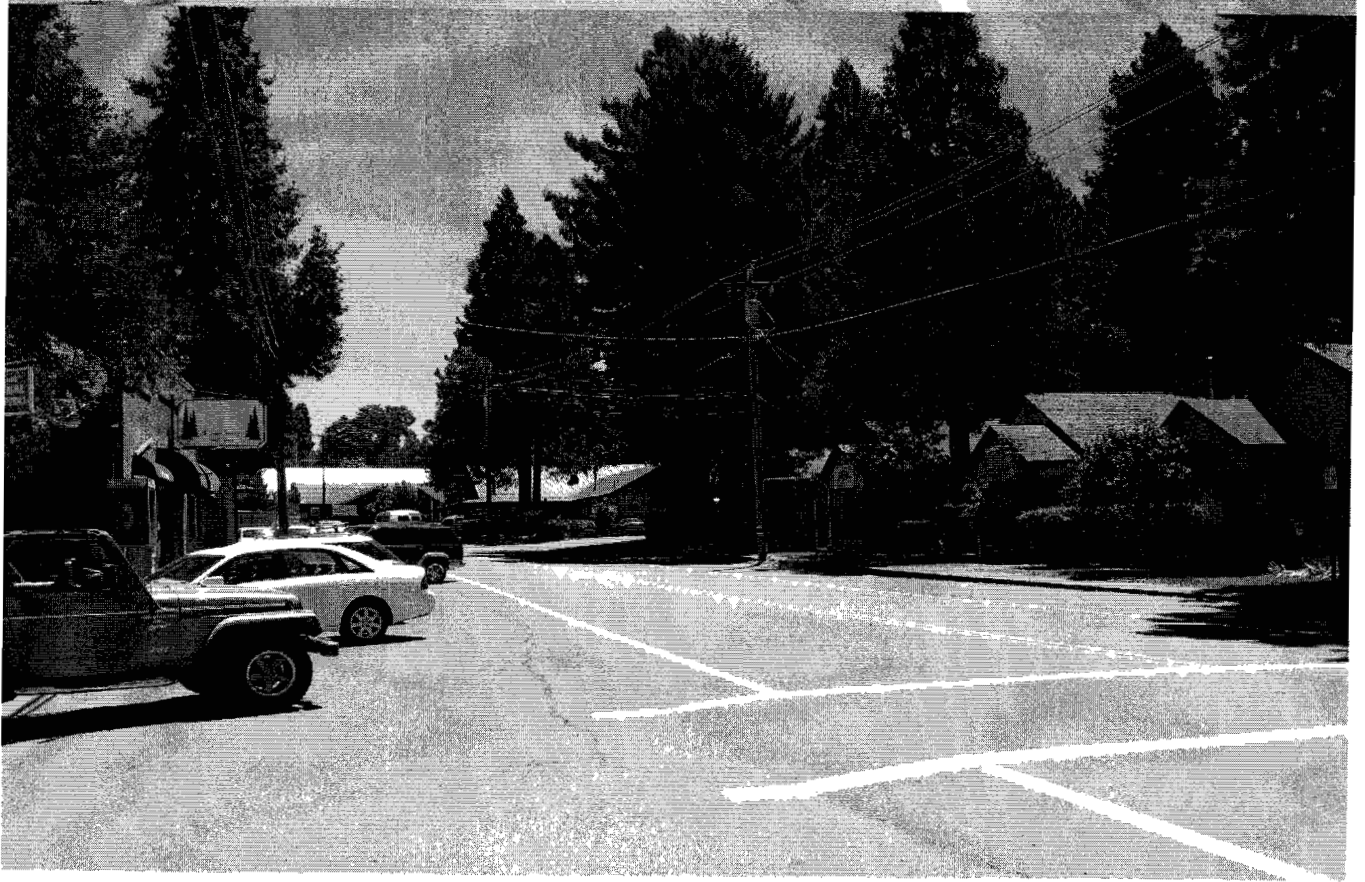


Exhibit G1

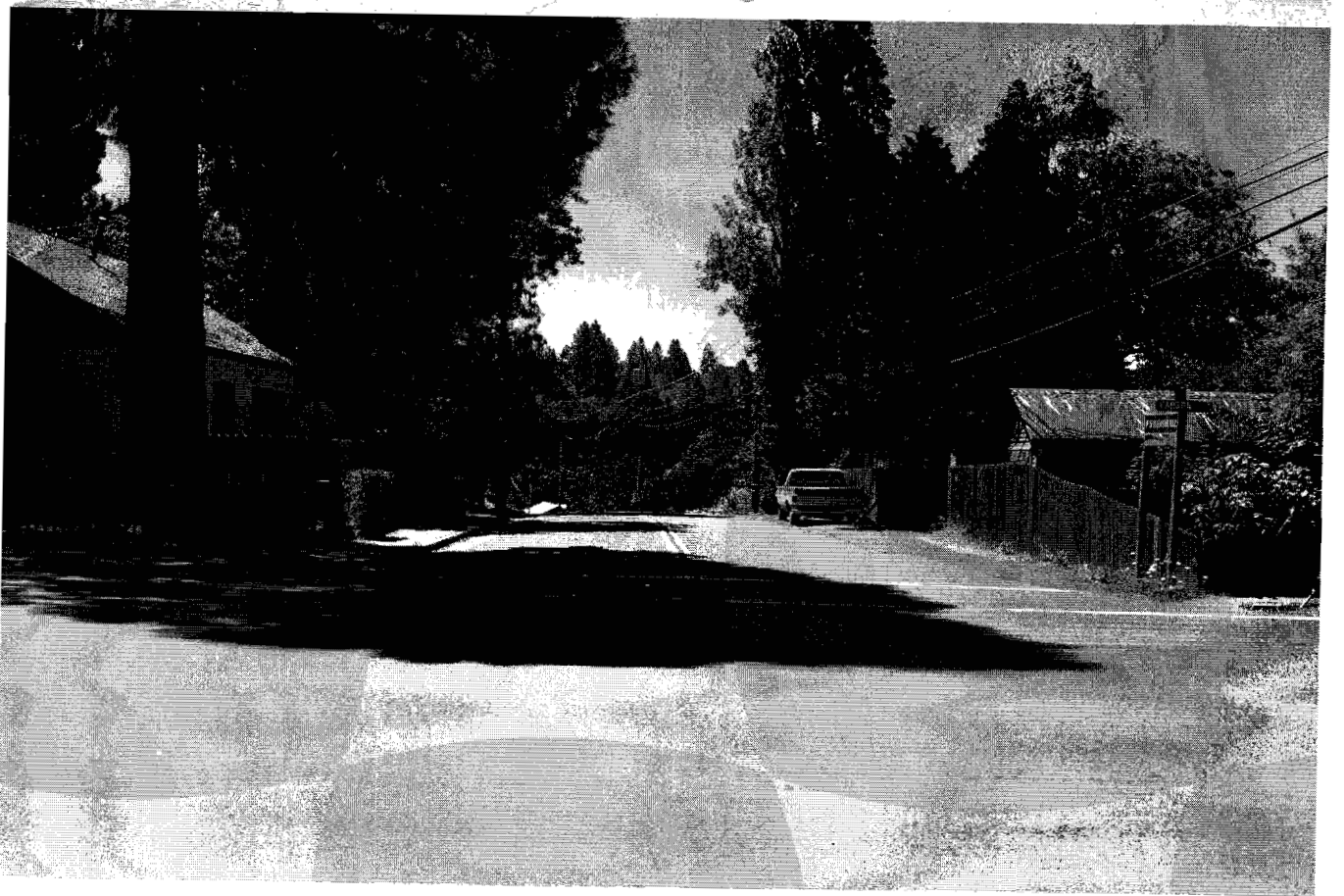
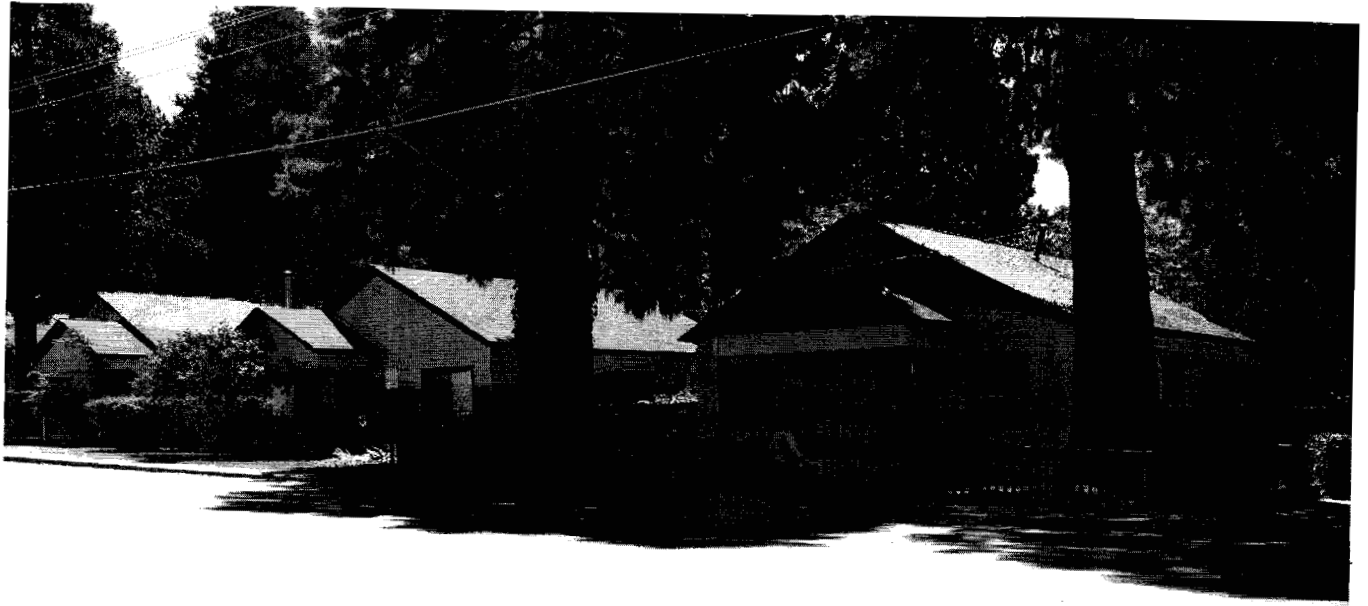


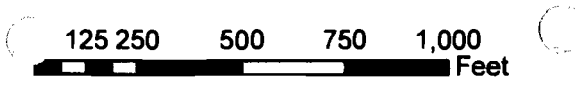
Exhibit G2



Exhibit G3



Exhibit G4



Copyright © 2000
Aerotech USA, LLC
All rights reserved.

Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Exhibit H:



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

DRAFT NEGATIVE DECLARATION

Project Title: Zone Change Z07-0015, Planned Development PD07-0032 and Parcel Map P07-0015

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

Contact Person: Tom Dougherty, Associate Planner

Phone Number: (530) 621-5355

Project Owner/Applicants Name and Address: BOW Enterprises, c/o James Webb, P.O. Box 265, Camino, CA 95709

Project Location: Southeast corner of the intersection of Snows Road and Carson Road in the Camino area, Supervisorial District III.

Assessor's Parcel No: 043-226-30

Zoning: Commercial –Sierra Design Control (C – DC), 0.84 acres.

Section: 8 **T:** 10N **R:** 12E

General Plan Designation: Commercial (C)

Description of Project: (1) Zone change from Commercial (C) to Commercial/Planned Development (C-PD);

(2) Development Plan to allow the creation of 5 lots with less than the minimum parcel width of 50 feet, each to retain the existing nonconforming residential use; and

(3) Tentative parcel map to create five commercial parcels ranging in size from 5,429 to 7,122 square feet on a 0.84-acre parcel.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	C	C	Five legal non-conforming residences
North:	C	C	Commercial businesses
East:	C	C	Commercial businesses, the Forester Pub and Grill
West:	I	I	Sierra Pacific Industries
South:	R1	HDR	Single-family residences

Briefly Describe the environmental setting: The parcel contains five existing historical residences that were originally built as employee housing for the sawmill currently owned by Sierra Pacific Industries. There is a graveled parking lot behind the residences and each house has a small grassy yard in between surrounded by a six-foot tall board fence. There is an open water-conveying ditch owned by El Dorado Irrigation District just south of the chain link fence across the rear of the parking lot and mature incense cedar trees located by that fence, along the east chain link fence, and in five in the front yards. . There is no landscaping in the parking area, just gravel. The parcel fronts both Snows Road and Carson Road with sidewalks in between. Access is from an encroachment onto Snows Road.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): El Dorado County Office of the County Surveyor

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: _____

Printed Name: Tom Dougherty, Associate Planner For: El Dorado County

Signature: _____ Date: _____

Printed Name: Pierre Rivas, Principal Planner For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

- (a) **Scenic Vista.** The project site is not adjacent to U.S. Highway 50. The project site and vicinity is not identified by the County as a scenic view or resource. (El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH # 2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impact as a result of development of the proposed project.
- (b) **Scenic Resources.** The subject parcel has been developed with five residences and supporting infrastructure for many years, and is surrounded by developed, urban-type commercial uses. There are no rock outcrops, trees, or historic buildings that would contribute to exceptional aesthetic value. There would be no impact.
- (c) **Visual Character.** Rezoning the property to Commercial/Planned Development and creating five parcels would be consistent with the surrounding visual environment for similar parcels also located within the El Dorado-Diamond Springs Community Region/Commercial General Plan land use designation and would not directly result in any topographic alteration that would change the natural landscape. Impacts would be less than significant.
- (d) **Light and Glare.** No new lighting will directly result subject of these current application requests. All future outdoor lighting for the planned developments will be required conform to Section 17.14.170 of the El Dorado County Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. Impacts would be less than significant.

Finding: No impacts from light and glare will directly result from the approval of this zone change request and parcel map. With the addition of the Planned Development overlay, any future revision to the approved Development Plan would require the submittal of a Planned Development revision application and the potential project specific impacts would be analyzed at that time. For this “Aesthetics” category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

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.** The parcel contains Aiken loam soils (AfC2) with 9 – 15 percent slopes, with slight to moderate erosion hazard, medium surface runoff and moderately slow permeability. This soil type is classified as *unique and soils of local* importance and is identified as choice agricultural soil by the County Agricultural Department. The parcel has been fully developed for many years with dwellings and supporting infrastructure. There would be no impact
- (b) **Williamson Act Contract.** The project will not conflict with existing zoning for agricultural use, and will not affect any properties under a Williamson Act Contract because the site is not designated for agricultural use. There would be no impact.
- (c) **Non-Agricultural Use.** The site is located in an area designated by the General Plan as Commercial and Community Region. There would be no impact.

Finding: No impacts to agricultural land are expected and no mitigation is required. The rezone request and parcel map is compatible with the surrounding neighborhood. For this “Agriculture” category, there would be no impact.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
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.

(a – e) The property would be rezoned with a Planned Development overlay, but with the same underlying zoning designation that exists today would remain. Any future potential impacts to air quality would be further analyzed during the review of any future revision to an approved development plan would require a Planned Development revision application. The creation of five parcels along with the requested development Plan would permit parcels with less than 50-foot width and to retain the residential use. There would be no impacts.

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. With the addition of the Planned Development overlay, any future revision to the Development Plan would require the submittal of a Planned Development revision application and the potential project specific impacts would be analyzed at that time. As discussed above, no impacts on air quality are expected and no mitigation is required. For this “Air Quality” category, there would be no impacts.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
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) The parcel has been fully developed and had residential uses for many years. The development plan with this application does not change the existing conditions. There are no wetlands in the direct vicinity of the project parcel except for an El Dorado Irrigation District canal. There will be no direct conflict with any county ordinance or preservation plan by the current subject rezone and parcel map request. The proposed project will not conflict with the provisions of a proposed or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan since there is neither in the project vicinity. There would be no impacts.

Finding: No development plan is proposed with this rezone and parcel map request. With the addition of the Planned Development zoning overlay, any future revision to the Development Plan would require the submittal of a Planned Development revision application and the potential project specific impacts would be analyzed at that time. For this “Biological” category, there would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

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

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

(a, b) The submitted archeological Record Search done by the North Central Information Center dated March 15, 2007 indicated there is a low to moderate probability of identifying cultural and historic resources on the project site. Any potential future development proposal would be conditioned by the grading permit to deal with any potential cultural resources unearthed during the construction phase.

Review for potential historic structures included only those resources listed in the bibliography attached to the submitted Record Search. The report recommended that the existing five buildings should be analyzed by an architectural historian before the commencement of any future change in the existing buildings. The addition of the Planned Development overlay zone will require any new development proposal to be analyzed for its specific impacts on the buildings. The subject applications are for a rezone, planned development to allow the existing use and physical layout to remain as is, and splitting the existing 0.85-acre parcel into five individual parcels containing one single family dwelling each. One of the primary benefits of adding the Planned Development overlay zone is to permit the more powerful ability of the Planning Commission to preserve the historic character of the buildings on the site as they relate to the Camino Community Region. A change to a commercial use by any of the owners of the newly created parcels would require submittal of a Development Plan revision application. There would be less than significant impacts from the current application proposals.

(c, d) The project site does not have any known paleontological sites or known fossil locales. No human remains were unearthed during any past site grading. There is no development plan with these proposals and any new proposal would require review with a Planned Development revision application and resulting specific development plan. There would be less than significant impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Finding: As conditioned, no impacts on cultural resources are anticipated with the proposed rezone request and no mitigation is required. For this “Cultural Resources” category, impacts would be less than significant.

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

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

- (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. No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur. Although there are no known faults on the project site, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The nearest active fault, according to Alquist-Priolo criteria, is the Dunnigan Hills Fault 45 miles to the northwest. There would be no impacts.
- (b, c) **Soil Erosion and loss of topsoil.** All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During any future site grading and construction of foundations and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions and that is addressed by grading permits. There would be no impacts.
- (d) **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The U.S. Department of Agriculture, "Soil Survey of El Dorado County" lists the soil type Aiken loam soils (Afc2) with low shrink-swell capacity. Any future building permit application that would potentially follow a Planned Development revision application approval will require a geotechnical report to be reviewed prior to issuance. There would be no direct impact related to expansive soils.
- (e) **Septic.** The five single family dwellings currently use an existing septic system that has an easement going west into Sierra Pacific Industries (SPI) property then goes north under Carson Road to the northeast corner of that SPI parcel. This is a shared system. At the time of a future Planned Development application, the submitted development will be analyzed for the specific impacts to the existing system and that system will then need to be examined by an engineer who will report on its adequacy. The subject application requests would have no impacts

Finding: No significant geophysical impacts are expected from the rezone and parcel map request and there is no development plan submitted. With the addition of the Planned Development zoning overlay and approval of the Planned Development request, any future revision to the Development Plan would be analyzed at that time. For this "Geology and Soils" category, there would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

(a, b) **Hazardous Substances.** The project being considered is for rezoning of the property to Commercial - Planned Development and the creation of five commercial parcels which does not directly involve physical changes to the environment. There would be no impact related to the routine use, transport, storage, or disposal of hazardous materials in such quantities that would create a hazard to people or the environment as a direct result because it is presently zoned Commercial and any proposed future use would be analyzed

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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on its own merit with the review of a Planned Development revision application. There would be no impacts.

- (c) **Hazardous Emissions.** The proposed rezone, planned development, and parcel map would not directly allow any operations that would use acutely hazardous materials or generate hazardous air emissions. Any future development proposal would be evaluated for those impacts at that time. There would be no direct 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. (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List). No activities that could have resulted in a release of hazardous materials to soil or groundwater at the subject site are known to have occurred. 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 are no private airstrips in the vicinity of the project site. There would be no impact.
- (g) **Emergency Response Plan.** The emergency response plan for any future development proposal would be analyzed for impacts at that time. Because the subject applications do not involve a development plan and the existing uses will remain as is, there would be no impacts.
- (h) **Fire Hazards.** The rezone and parcel map request and potential approval, would not directly allow any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk under normal circumstances of office usage. Existing emergency response access to the site and surrounding development would not be changed, as discussed above. Impacts related to wildland fire hazard would also be analyzed by future required discretionary approvals and a fire safe plan. There would be no impacts.

Finding: No Hazards or Hazardous conditions are expected with the rezone and parcel map request and no mitigation is required. The included development plan does not change the existing situation. With the addition of the Planned Development overlay, and approval of the Development Plan, any future development plan would require the submittal of a Planned Development revision application with a specific development plan and the potential project specific impacts would be analyzed at that time. For this “Hazards” category, there would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X
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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- (a) **Water Quality Standards.** The proposed development that could potentially occur because of the approval of the subject application will generate wastewater that would connect to a sewer system. Stormwater runoff from potential future development is required to be directed to an engineered drainage system and to contain water quality protection features in accordance with an NPDES stormwater permit if it is deemed applicable. These requirements will be further analyzed and then conditioned specific to the future development proposal and then during the planned development permit process. The amount of runoff and types of constituents that would be discharged to the storm drain system would be conditioned so as to not violate water quality standards. There would be no direct impact.
- (b) **Groundwater.** El Dorado Irrigation District currently supplies potable water. There would be no direct impact.
- (c) **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. A grading permit through the Department of Transportation or Building Services would be required for any future development to address grading, erosion and sediment control.
- (d) **Existing Drainage Pattern.** With the implementation of the future Drainage, Erosion Control and Grading Plans by the Department of Transportation or Building Services through the Planned Development conditions and ministerial building permit process, the rate of surface runoff from potential future development site will be minimized therefore; there would be no direct impact.
- (e) **Stormwater Runoff.** There would be no direct impact from stormwater runoff directly caused by the approval of this rezone and parcel map request. Future potential impacts will be analyzed by future development application review processes. There would be no impacts.
- (f) **Water Quality.** Wastewater and stormwater runoff from any future potential development would be analyzed further to assure water quality protection standards have been established. The project being considered is for rezoning and parcel map which does not directly involve physical changes to the environment. There would be no direct impact.
- (g, h, i) **Flooding.** No portion of the project is within the limits of the floodplain, as identified on the Flood Insurance Rate map 060040 – 0775 B, dated October 18, 1983. Therefore, there would be no impacts.
- (j) **Inundation.** There is no potential for a seiche, tsunami, or mudflow mudflow impact because the project site is not located within the vicinity of a dam or other water body, and the topography is flat. There would be no impacts.

Finding: Any future revision to the Development Plan submitted with a Planned Development revision application would be analyzed by the Department of Transportation or Building Services to address erosion and sediment control. The development plan that accompanies this rezone and parcel map request does not change the existing

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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situation. With the addition of the Planned Development overlay and approval of the Development Plan, any future development plan would require the submittal of a Planned Development revision application and the potential project specific impacts would be analyzed at that time. No hydrological impacts are expected with the project. For this "Hydrology" category, there would be no impacts.

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

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - 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 in an area designated by the General Plan as a Community Region with a Commercial land use designation. The project site adjoins Snows and Carson Roads which are County maintained. The rezoning of this parcel to Commercial - Planned Development and approval of the Planned Development and parcel map would be in keeping with the General Plan intended development pattern, would be compatible with the surrounding parcels, and would not physically divide an established community. There would be no impact.
- (b) **Land Use Plan.** Land Use designation for the site is Commercial. The purpose of this category is to provide areas provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The rezone proposes to change the zoning designation from Commercial to Commercial/Planned Development (C-PD). Table 2.4 of the 2004 General Plan shows that this zone district is compatible with the Commercial land use designation.

Planned developments are further defined in Section 17.02.030 as being *a method that potentially allows the use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development, and potentially aid in the reduction of development costs, as well as*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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provide for a combination of different land uses which compliment each other but which may not in all aspects conform to the existing zoning regulations. The permitted uses, when the Planned Development is used in combination with other zones, will be limited to those listed within the basic zone with which the Planned Development zone is combined. In this case, the Commercial District would be the base zone for the site, with the Planned Development as an overlay zone. Therefore, there would be no change in the basic land use with the zone change Commercial - Planned Development. The proposed project is for rezoning of the property to Commercial - Planned Development, approving a development plan that does not change the existing situation and creates five parcels, which does not directly involve physical changes to the environment. There would be no direct impact.

- (c) **Habitat Conservation Plan.** The proposed project is not located in an area covered by a Habitat Conservation Plan. There would be no impacts.

Finding: The proposed rezone to Commercial - Planned Development of the subject parcel will be consistent with the General Plan. With the addition of the Planned Development overlay rezoning of the property to Commercial - Planned Development, approving a development plan that does not change the existing situation and creates five parcels there will be no direct impact from the project due to a conflict with the General Plan. For this "Land Use" category, there would be no impacts.

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

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- (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 are present, (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001), and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7). There are no mining activities adjacent to or in the vicinity of the project site. There would be no impact.

Finding: No impacts to energy and mineral resources are expected there would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. NOISE. <i>Would the project result in:</i>			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
 - 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) **Noise Standards.** Future construction would temporarily raise noise levels, but the majority of potential uses allowed in the Commercial Zone District do not inherently involve increased noise levels. Any future development project would be required not to generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan and any Planned Development application revision request and resultant development plan would be required to prove noise levels will not exceed those requirements in order to do the required General Plan consistency for that particular proposal. For these subject requests, there would be no impacts.
- (b) **Groundborne Noise.** Persons adjacent to the project vicinity will not directly be subjected to long-term, excessive groundborne noise or groundborne vibration as a result of future project construction or upon completion of the project, although short-term, intermittent impacts can be anticipated during future construction phases. For the subject application requests, there would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- (c, d) **Ambient Noise.** The uses which are permitted in the Commercial Zone District designation would not typically introduce excessive noise. There could be temporary, intermittent noises from construction not untypical with any development project, but the end project from any Planned Development revision approval by the Planning Commission would not be permitted to result in a substantial increase in existing ambient noise levels in the project vicinity. The existing residential use would remain as legal nonconforming until a commercial use were proposed. For the subject application requests, there would be no impacts.
- (e) **Airport Noise.** The Project is not located within an airport land use plan, or within two miles of a public airport or public use airport. There would be no impacts.
- (f) **Private Airstrip Noise.** The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected excessive noise from a private airport. There would be no impacts.

Finding: As discussed above, no new noise impacts are expected with the Project. The development plan that accompanies this rezone and parcel map request does not change the existing situation. With the addition of the Planned Development overlay, any future development plan would have the potential project specific impacts analyzed at that time. For this “Noise” category, there would be no impacts.

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

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

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

(a, c) **Population Growth.** The project site is in an area zoned for commercial, industrial and residential use, and utility services are available at the project site and are currently in use. The existing residential units on this parcel with commercial zoning and land use designation are considered legal nonconforming. There is no option to develop a new single-family residence unless it remained in the existing footprint and the potential conflict with a new version of a 100 percent residential use on Commercial land would need to be re-examined

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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and their expansion would require a special use permit. However; the General Plan land use designation of Commercial does allow a potential, restricted, subservient residential component and that certainly could be explored in the future with the submittal of a Planned Development revision application with a proposed development plan. The subject application requests include a provision to keep the existing legal nonconforming residential component. If the new owners of the parcels would choose to use the parcel for commercial use the said development plan would be required. For these subject application requests, there would be no impact.

Finding: The project will not directly displace housing. The ability to have a residential component is not entirely lost. There is no potential for a significant impact due to substantial growth either directly or indirectly with the Project. For this “Population and Housing” category, there would be no impacts.

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

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
 - Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
 - Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
 - Place a demand for library services in excess of available resources;
 - Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Be inconsistent with County adopted goals, objectives or policies.
- (a) **Fire Protection.** The El Dorado County Fire Protection District currently provides fire protection services to the project area. The District will have the opportunity to look at any potential increase in impacts on

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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services with any future submittal of a Planned Development revision application and review of a specific development plan. The existing uses that have existed for years prior will remain so the impacts would not change directly with the two subject applications. There would be no impacts.

- (b) **Police Protection.** The project site will be served by the El Dorado County Sheriff's Department with a response time of 8 minutes to 80 percent of the population located in the Community Regions. For the rural areas, there is no standard minimum level of service or response time. Currently, the County has 0.89 sworn officers per 1,000 daytime population. The rezoning to Commercial/Planned Development and creation of five parcels would not directly change current response times to the project area. There would be no impacts.
- (c) **Schools.** The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The rezone, planned development and parcel map will not directly generate the need for additional school facilities and would not impact school enrollment, as the project would not result in a dominant residential component. There would be no impacts.
- (d) **Parks.** Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, and an in-lieu fee amount for the subdivision of land. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code because the project is not for a residential subdivision. The rezone, planned development, and commercial parcel map would not increase the demand for parkland. There would be no impacts.
- (e) **Other Facilities.** No other public facilities or services will be directly substantially impacted by the project. Any future potential impacts would be further analyzed in the Planned Development revision process. There would be no impacts.

Finding: As discussed above, as conditioned, no impacts are expected with the project either directly or indirectly. For this "Public Services" category, there would be no impacts.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

(a, b) The proposed project is for rezoning of the property to Commercial/Planned Development and the creation of five commercial parcels and therefore would not substantially contribute to an increase in demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

Finding: No significant impacts to recreation and open space resources are expected with the rezone, planned development and commercial parcel map request. For this “Recreation” category, there would be no impacts.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

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

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

(a, b) **Capacity and Level of Service.** The proposed project is for rezoning of the property to Commercial/Planned Development. The proposed development project does not change the existing

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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conditions. Any future development plan would be analyzed first for its impacts on the existing traffic through the initial submittal of the “Meeting Request for Initial Department of Transportation Project Review” and later potentially through a traffic study if deemed applicable. The rezone, planned development and parcel map in and of itself would have no impacts.

- (c) **Traffic Patterns.** The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing fields in the project vicinity. The project site is not within an airport safety zone. There would be no impact.
- (d) **Hazards.** Policy TC-5b requires that curbs and sidewalks are required on all commercial developments in order to promote pedestrian traffic. Sidewalks and any line of sight and encroachment problems would be required to be addressed during the Planned Development review that would be specific to the particular future development proposed. The rezone, planned development and parcel map in and of itself would not create a conflict with this policy. There would be no impacts.
- (e) **Emergency Access.** The project site is situated on the corner of Carson and Snows Roads. Emergency access to a potential future commercial project would be analyzed would be required to be addressed during the Planned Development revision review that would be specific to the particular future development proposed. There would be no direct impact.
- (f) **Parking.** Section 17.18 of the Zoning Ordinance lists the parking requirements by use. A full parking analysis will be completed during a Planned Development revision application review. The current residential uses with their two parking space requirement each would remain until changed to a commercial use. There would be no direct impacts.
- (g) **Alternative Transportation.** Policies 9.1.2.4 and 9.1.2.8 direct that discretionary projects be evaluated with regard to their ability to implement, integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use. There are County proposed bike lanes planned for both Carson and Snows Roads. The proposed rezone and parcel map does not conflict with the ability to incorporate these alternative transportation options, or programs supporting alternative transportation during the Planned Development revision review process. There would be no impacts.

Finding: As discussed above, no significant traffic impacts are expected with the project. The development plan that accompanies this rezone and parcel map request does not change the existing situation. With the addition of the Planned Development overlay and approval of the Development Plan request, any future development plan would require the submittal of a Planned Development revision application and the potential project specific impacts would be analyzed at that time. For this “Transportation/Traffic” category, there would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X
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

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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- (a, b, c, e) **Wastewater.** The amount of runoff and types of constituents that would be discharged to a storm drain system would be further analyzed during the planned development, grading and building permit processes. General Plan General Plan Policy 5.3.1.1 requires that commercial projects connect to public wastewater collection facilities as a condition of approval unless that connection is infeasible. The General Plan encourages the development of public sewer service in the Camino – Pollock Pines Community Region. There is no public sewer system in the community at this time. The existing septic system used by the parcel has the tank on site and the leach fields in the northeast corner of the Sierra Pacific Industries parcel at the northwest corner of the intersection of Larsen and Carson Roads approximately 1500 feet away. The system has been determined to be adequate for the existing residential uses. It will be further analyzed for adequacy for each particular future development plan for commercial use with each Planned Development revision permit request that will come in resultant of a rezone approval to add the Planned Development overlay and the submitted development plan subject of the Planned Development request. All required drainage facilities for the proposed development would be required to be built in conformance with the standards contained in the “County of El Dorado Drainage Manual,” as determined by the Department of Transportation, in conjunction with a Commercial Grading Permit issued for the development. Until that time, there would be no impacts.
- (d) **Potable Water.** Facility Improvement Letter (FIL) numbered FIL0406-038 and dated April 19, 2006 stated an four-inch line exists at the intersection of Snows and Carson Roads as well as an existing fire hydrant that can supply adequate water pressure and further states there are adequate equivalent dwelling units available for the five parcels. There would be no impacts.
- (f) **Landfill.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility / Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years. There would be no impact.
- (g) **Solid Waste.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. That will require two dumpsters for recycling and solid waste for any future commercial development proposal. The existing residences currently use a solid waste receptacle. There would be no impact.
- (h) **Power and Telecommunication Facilities.** Power and telecommunication facilities are currently in use at the project site. There would be no impact.

Finding: No significant utility and service system impacts are expected with the rezone and parcel map request. No development plan accompanies this request. With the addition of the Planned Development overlay and approval of the Development Plan, any future development plan would require the submittal of a Planned Development revision application and development plan and the potential project specific impacts would be analyzed at that time. For this “Utilities and Service Systems” category, there would be no impacts.

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XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
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 no significant effect on historical or unique archaeological resources. There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV). There would be no impacts.
- (b) Due to the existing site specific conditions and the fact the existing uses will remain until a commercial use is analyzed through the Planned Development revision process which has been disclosed in the Project Description and analyzed in Items I through XVI, there would be no impacts related to agriculture resources, air quality, geology/soils, hazards/hazardous materials, land use/planning, mineral resources, population/housing, public services, recreation, traffic that would combine with similar effects such that the project's contribution would be cumulatively considerable. There would be no impacts.
- (c) The development plan that accompanies this rezone and commercial parcel map request does not change the existing conditions. With the addition of the Planned Development zoning overlay, any future development plan would require the submittal of a Planned Development revision application and specific development plan and the potential project specific impacts would be analyzed at that time. There would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly. There would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719)

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

El Dorado Irrigation District Facility Improvement Letter (FIL) numbered FIL0406-038 and dated April 19, 2006

Record Search done by the C.S.U.S. North Central Information Center dated March 15, 2007