

**EL DORADO COUNTY COMMUNITY DEVELOPMENT  
AGENCY**



**PLANNING COMMISSION  
STAFF REPORT**

**Agenda of:** October 10, 2013

**Item No.:** 9

**Staff:** Shawna Purvines

**GENERAL PLAN AMENDMENT**

**FILE NUMBER:** A13-0007/2013-2021 Housing Element

**APPLICANT:** El Dorado County

**REQUEST:** Amendment to General Plan to incorporate the 2013-2021 Housing Element Update

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve General Plan Amendment A13-0007 amending the General Plan to incorporate the 2013-2021 Housing Element Update based on Findings in Attachment 1.

**BACKGROUND**

On March 25, 2013, the Board of Supervisors accepted the draft 2013-2021 Housing Element Update for submittal to the California Department of Housing and Community Development (HCD) for their review. Staff submitted the draft Element to HCD for their review on April 2, 2013. HCD sent a letter to the County on May 30, 2013, stating that the revised draft element meets the statutory requirements of State Housing Element law (Exhibit B).

Section 65588(e)(3) of the Government Code requires all jurisdictions within the Sacramento Area Council of Governments (SACOG) to adopt a revised Housing Element By October 31, 2013. This is scheduled for action by the Board of Supervisors on October 22, 2013, in order to meet as closely as possible the timeline established by this code.

## **PUBLIC PARTICIPATION**

Opportunities for residents to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective housing programs. In order to facilitate this process and ensure the broadest range of input, six public workshops were held in March 2012 in South Lake Tahoe, Placerville, Cool, El Dorado Hills, Cameron Park, and Somerset. Verbal comments were recorded at the meetings, and written comment was also received. In addition, the County's web site provided status updates for the Housing Element project, invited users to receive e-mail updates and comment on the draft, and provided information on the Housing Element process, location of meetings, and copies of draft documents. The County also developed an on-line public comment form to allow for public participation throughout the process.

Next, the County's Chief Administrator's Office through the Community Economic Development Advisory Committee (CEDAC) coordinated three public meetings in Placerville between December 2012 and February 2013 to involve a wide variety of interested groups and individuals in the process to articulate housing issues, take stock of the County's resources and opportunities, and engage in a meaningful discussion about El Dorado County's priorities. Interested parties that took part in these meetings include representatives from the League of Women Voter's Affordable Housing Coalition, the El Dorado County Association of Realtors, Mercy Housing California, El Dorado County Farm Bureau, the El Dorado County Health and Human Services Agency Social Services and Mental Health Departments, Foster Parent Association, local Chambers of Commerce, developers, and low-to moderate-income residents of the county. All of the input received at the workshops and at the hearings has been considered and incorporated into the Housing Element, if appropriate. All major comments and questions have been addressed in the Frequently Asked Questions section of the Housing Element website

([www.edcgov.us/Government/Planning/General\\_Plan\\_Housing\\_Element.aspx](http://www.edcgov.us/Government/Planning/General_Plan_Housing_Element.aspx))

Finally, staff has presented monthly progress reports on the Housing Element Update process at regular meetings of the Board of Supervisors since the project began in January 2012. Planning Commission and Board of Supervisors workshops were held in March 2013. On Monday, March 25, 2013, the El Dorado County Board of Supervisors authorized staff to release the Draft 2013 Housing Element of the El Dorado County General Plan to HCD for their review pursuant to state law and open a 60-day public review period. The Draft 2013 Housing Element Update and related materials were posted for public review on the County Housing Element website sited above April 1, 2013. No public comments were received since the draft Element was posted.

## **STAFF ANALYSIS**

The Housing Element is a comprehensive report by El Dorado County describing the housing needs of the unincorporated area and how the County's plans, policies, programs and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. The Housing Element is one of the seven General Plan Elements mandated by the State of California, as required in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consist of "an identification and analysis of existing and projected housing

needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing.”

The Housing Element sets forth the County's strategy for enhancing and preserving the housing stock, for expanding housing opportunities for various economics segments, and along with the Land Use Element, provides policy guidance for decision-making related to housing. The Housing Element also provides implementation strategies for effectively addressing the housing needs of the unincorporated area during the 2013-2021 planning period.

Each jurisdiction is required by State law to ensure that sufficient land with appropriate zoning is available to accommodate its fair share of the region’s future housing needs for all income groups for the 2013-2021 planning period. SACOG is the agency tasked with identifying housing needs for each jurisdiction, consistent with State-approved regional forecast totals. On September 20, 2012, the SACOG Board unanimously approved the 2013-21 Regional Housing Needs Allocation (RHNA), a state requirement to determine the number of housing units cities and counties must plan for in their Housing Element Updates. Through this process, SACOG determined that the new housing need for the El Dorado County unincorporated West Slope area is 3,948 additional housing units for this planning period, and the new housing need for the unincorporated East Slope/Tahoe Basin is 480 additional housing units. This need is allocated to income categories as shown in Table 1. The Housing Element identifies sufficient vacant and/or underutilized land with appropriate zoning to accommodate this growth need. Therefore, no changes are needed to the General Plan Land Use Element to increase total development capacity or the rate of development for this Housing Element Update.

**Table 1**  
**Regional Housing Growth Needs 2013-2021**  
**Unincorporated El Dorado County**  
**West Slope**

<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Total</b>
954	669	734	1,591	3,948
24%	17%	19%	40%	100%

**Unincorporated El Dorado County**  
**Tahoe Basin**

<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Total</b>
132	93	89	166	480
28%	19%	19%	35%	100%

Source: SACOG 20, 2012

Because the Tahoe Basin is subject to federal law and to the land use authority of the Tahoe Regional Planning Agency (TRPA), the local governments in Placer and El Dorado Counties have no land use authority to manage growth rates. Therefore, SACOG has no authority to determine the number of overall number of units allocated to the areas in the Tahoe Basin. Rather, SACOG worked with

TRPA for its housing projections. TRPA was simultaneously in the process of developing its Regional Transportation Plan, and SACOG utilized TRPA's overall growth projections for the RHNA. However, SACOG did apply the same income category distribution methodology to the overall number of units assigned to these jurisdictions.

## **PROPOSED REVISIONS**

The revision is an update to the element, not a comprehensive rewrite. The major changes are centered on the revised allocations based on the RHNA, an update of the vacant land, and a review of the success in meeting the goals and objectives of the previously adopted element. Additionally, the goals, policies, and implementation measures have been updated to reflect changes in state law between 2008 and today. These are contained in Sections 2, Appendix B, Appendix A, and Section 5, respectively.

As part of the review process, HCD provided technical assistance to staff to ensure that the Draft Housing Element Update complies with State law. HCD called staff in May to say that the Element adequately addressed many statutory requirements; however revisions would be necessary to bring it into compliance with State law. As a result, the proposed revisions to the public draft Housing Element Update include the following:

1. Section 2 – Housing Assessment and Needs.
  - a. Provide further analysis of tenure for extremely-low income households. The U.S. Census Bureau defines tenure as the distinction between owner-occupied and renter-occupied housing units. Additional data is presented.
2. Section 3 – Housing Constraints.
  - a. In order to implement SB2 requirements and as part of the Zoning Ordinance Update, Measure HO-2013-40 would require the County to ensure that the permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583 which requires that transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Staff submitted these proposed draft revisions to HCD on May 29, 2013. HCD sent a letter to the County on May 30, 2013, stating that the revised draft element meets the statutory requirements of State Housing Element law (Exhibit B). As a result, the element will comply with State Housing Element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to HCD, pursuant to Government Code Section 65585(g).

## **ENVIRONMENTAL REVIEW**

Pursuant to Public Resources Code 21083.3 and State CEQA Guidelines Section 15177, the County has determined that the Housing Element Update is within the scope of the General Plan EIR adopted July 2004 and two Supplemental EIR's (SEIR) adopted August 22, 2006 and July 10, 2007 as part of the Traffic Impact Fee program and General Plan Floor Area Ratio amendment. Therefore, the initial study only looked at issues specific and unique to the Housing Element Amendment and

current setting conditions, and does not re-evaluate issues adequately addressed in the previous General Plan EIR or SEIR. A Negative Declaration was prepared since no significant impacts were identified.

## **RATIONALE FOR RECOMMENDATION**

Staff has revised the draft Element to address HCD comments and recommended revisions and, upon adoption by the Board, will secure final finding by HCD of substantial compliance with the State Housing Element law. Staff anticipates a finding of Substantial Compliance by December and a final Certification by the beginning of next year.

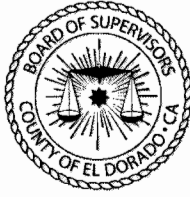
The State of California has determined that housing is of vital importance to the economic, environmental, and social quality of life in California . As a result the state imposes consequences for failure to timely adopt and obtain certification of the Housing Element. For example, should the Housing Element not be adopted as required, the County would not be eligible to apply for upwards of \$6.0 million in funding opportunities for various housing, recreation and transportation funds.

In addition, the state provides incentives for timely adoption and certification of the Housing Element. If the County adopts this updated Housing Element by October 31, 2013, the County would avoid the risk of being required to update its Housing Element every four years instead of every eight years per Government Code Section 65588(e)(4). Such a requirement would double the County's workload and cost relative to future Housing Element Updates.

## **SUPPORT INFORMATION**

### **Attachments:**

Attachment 1 .....	Findings
Exhibit A .....	Draft Resolution amending the General Plan
Exhibit B .....	California Department of Housing and Community Development Letter; May 30, 2013
Exhibit C .....	Proposed Negative Declaration and Initial Study



## RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

TO AMEND THE COUNTY GENERAL PLAN BY ADOPTING THE 2013 HOUSING ELEMENT UPDATE  
AS REQUIRED BY STATE LAW

WHEREAS, California Government Code Section 65583 requires that the County prepare and adopt an update to the Housing element of the General Plan that includes a review of the County's ability to accommodate its share of the region's housing need; and

WHEREAS, The County's share of regional housing need is based on a plan prepared by the Sacramento Council of Governments (SACOG), the "Regional Housing Needs Determination" that was adopted in September 2012; and

WHEREAS, under the SACOG plan for the 2013 and 2021 planning period, the new housing need for the unincorporated El Dorado County West Slope area is 3,948 additional housing units for the following income categories; 1,623 units (very low and low income); 734 units (moderate income); 1,591 units (above moderate income), and 480 additional housing units for the unincorporated East Slope/Tahoe Basin for the following income categories; 225 units (very low and low income); 89 units (moderate income); 166 units (above moderate income) (excluding City of Placerville and City of South Lake Tahoe); and

WHEREAS, the County Board of Supervisors released a draft of the Housing Element to the State Housing and Community Development Department (HCD) and an invitation for public comments on April 1, 2013; and

WHEREAS, on May 30, 2013, HCD found that the Housing Element did address many statutory requirements within the Housing Element Law (Article 10.6 of the Government Code); but would require additional modification to be found in compliance with the Law; and

WHEREAS, the County will consider HCD's recommended modifications and potentially amend the Housing Element as needed in order to achieve "Certification" by HCD, and

WHEREAS, the County released the Initial Study/Negative Declaration on September 20, 2013 for public comments through October 9, 2013; and

WHEREAS, No comments were received on the draft 2013 Housing Element; and

WHEREAS, No comments were received on the Negative Declaration; and

WHEREAS, Community Development Agency, Long-Range Planning, and the Planning Commission publicly noticed a hearing on the Housing Element held on October 10, 2013, and have made recommendations to the Board of Supervisors regarding revisions to the Housing Element of the General Plan as required by Sections 65580 to 65589.8 of the State Government Code; and

**EXHIBIT A**

WHEREAS, the Board of Supervisors has reviewed and held public hearings on March 25, 2013, and October 29, 2013, on the recommended amendments to the Housing Element; and

WHEREAS, the Board of Supervisors, before taking action on the Element, approved the Negative Declaration and Pursuant to Section 15090 of the CEQA Guidelines, the Board of Supervisors hereby certifies that: a) the Negative Declaration has been completed in compliance with CEQA; b) the Negative Declaration was presented to the Board, and the Board reviewed and considered the information contained in the Initial Study and subsequent Negative Declaration prior to taking action on the General Plan Amendment; and c) the Negative Declaration reflects the independent judgment and analysis of the Board of Supervisors of County of El Dorado, and;

WHEREAS, the Board of Supervisors finds that the proposed amendment to the General Plan is consistent with all elements of the General Plan and its goals and policies not otherwise amended.

NOW, THEREFORE, BE IT RESOLVED that the El Dorado County Board of Supervisors hereby approves and accepts the environmental document on the following amendment to the General Plan, and approves and adopts the 2013-2021 Housing Element to the General Plan based on the reasons set forth in the staff report and Planning Commission's actions.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote of said Board:

Attest: \_\_\_\_\_  
James S. Mitrisin  
Clerk of the Board of Supervisors

Ayes:  
Noes:  
Absent:

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_ Chair, Board of Supervisors

I CERTIFY THAT:  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: \_\_\_\_\_

Attest: James S. Mitrisin, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: \_\_\_\_\_

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177 / FAX (916) 327-2643  
www.hcd.ca.gov

RECEIVED  
HUMAN RESOURCES DEPT.

13 JUN -3 PM 2: 24



May 30, 2013

Ms. Kim Kerr, Interim Director  
Community Development Agency  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Dear Ms. Kerr :

**RE: County of El Dorado's 5<sup>th</sup> Cycle (2013-2021) Draft Housing Element Update**

Thank you for submitting the County of El Dorado's revised draft housing element update received for review on April 2, 2013 along with additional revisions received on May 29, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on May 8<sup>th</sup>, 2013 with Ms. C.J. Freeland, Administrative Services Officer, and various other communications with Ms. Shawna Purvines, Senior Planner, facilitated the review.

The revised draft element meets the statutory requirements of State housing element law. As a result, the element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the County must adopt its housing element within 120 calendar days from the statutory due date of October 31, 2013 for the Sacramento Area Council of Government localities. If adopted after this date, the County will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For additional information on housing element adoption requirements, please visit our website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

**EXHIBIT B**



Ms. Kim Kerr, Interim Director  
Page 2

The Department appreciates the hard work and dedication of both Ms. Shawna Purvines and Ms. Freeland, of the County staff, in preparation of the housing element and looks forward to receiving El Dorado County's adopted housing element. If you have any questions or need additional technical assistance, please contact Brett Arriaga, of our staff, at (916) 445-5888.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora".

Glen Campora  
Assistant Deputy Director

## NEGATIVE DECLARATION

**FILE:** A13-0007

**PROJECT NAME:** 2013-2021 Housing Element Update

**NAME OF APPLICANT:** County of El Dorado

**ASSESSOR'S PARCEL NO.:** N/A

**LOCATION:** Unincorporated Area of El Dorado County

- GENERAL PLAN AMENDMENT:**                      **FROM:**                      **TO:**
- REZONING:**                      **FROM:**                      **TO:**
- TENTATIVE PARCEL MAP**    **SUBDIVISION TO SPLIT**                      **ACRES INTO**                      **LOTS**  
**SUBDIVISION (NAME):**
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:**

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**REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:**

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

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this NEGATIVE DECLARATION. A period of twenty (20) days from the date of filing this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

**This Negative Declaration was adopted by the Board of Supervisors on October 29, 2013.**

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Executive Secretary

**EXHIBIT C**



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

**INITIAL STUDY**  
**ENVIRONMENTAL CHECKLIST FORM**

**Project Title:** 2013 El Dorado County Housing Element Amendment (Project I.D. A13-0007)

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

**Contact Person:** Shawna Purvines

**Phone Number:** (530) 621-5355

**Project Applicant's Name and Address:**

County of El Dorado, 330 Fair Lane, Placerville, 95667

**Property Owners Name and Address:**

County of El Dorado, 330 Fair Lane, Placerville, 95667

**Project Architect/Engineer's Name and Address:**

N/A

**Project Location:** Unincorporated Area of El Dorado County.

**Assessor's Parcel Number:** N/A

**Acres:** N/A

**Zoning:** N/A

**Section: T: R:** N/A

**General Plan Designation:** Various

The proposed Project is to amend the Housing Element of the General Plan as required by state law. All jurisdictions within the Sacramento Area Council of Governments (SACOG) region are required to prepare revised Housing Elements in 2013. The proposed Housing Element is incorporated by reference to this Initial Study, and can be viewed at the County of El Dorado Community Development Agency, Development Services Division, 2850 Fairlane Court, Placerville, CA 95667.

The County's 2013 Housing Element is a revision of its 2008 Housing Element. The Housing Element is a comprehensive statement by the County of El Dorado describing the housing needs of the unincorporated area and how County plans, policies, programs and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. The Housing Element is one of the seven General Plan Elements mandated by the State of California, as required in Sections 65580 to 65589.8 of the Government Code. Changes are technical or administrative in nature, and do not result in fundamental alterations. State law requires that the Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing."

The Housing Element sets forth the County's strategy for enhancing and preserving the housing stock, for expanding housing opportunities for various economics segments, and along with the Land Use Element, provides policy guidance for decision-making related to housing. The Housing Element also provides the implementation strategies for effectively addressing the housing needs of the unincorporated area during the 2013-2021 planning period.

Attachment 2 of this Initial Study is a matrix showing the differences between the adopted 2008 Housing Element and the proposed 2013 Housing Element. Changes are organized and highlighted differently to denote whether the change is a deletion of an existing policy/program, a modification of an existing policy/program, or a new policy/program.

Each jurisdiction is required by State law to ensure that sufficient land with appropriate zoning is available to accommodate its fair share of the region’s future housing needs for all income groups for the 2013-2021 planning period. SACOG is the agency tasked with identifying housing needs for each jurisdiction, consistent with State-approved regional forecast totals. SACOG has determined that the new housing need for the El Dorado County unincorporated area is 4,428 additional housing units for this planning period. This need is allocated to income categories as shown in Table 1. The proposed 2013 Housing Element identifies sufficient vacant and/or underutilized land with appropriate zoning to accommodate this growth need. No changes to the General Plan Land Use Element that would increase either total development capacity or the rate of development are necessary in connection with this Housing Element amendment.

**Table 1**  
**Regional Housing Growth Needs 2013-2021**  
**Unincorporated El Dorado County**  
**West Slope**

<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Total</b>
954	669	734	1,591	3,948
24%	17%	19%	40%	100%

**Unincorporated El Dorado County**  
**Tahoe Basin**

<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Mod</b>	<b>Total</b>
132	93	89	166	480
28%	19%	19%	35%	100%

Source: SACOG 20, 2012

The 2013 Housing Element amendment is consistent with the Land Use Element and other elements of the General Plan, as well as the County Zoning Code and other regulations. The 2013 Housing Element amendment reflects existing land use policy, and would not change the location, character, timing or amount of new development planned for the unincorporated area. In reviewing the environmental analysis contained in this Initial Study, it should be recognized that the Housing Element is a policy document and does not convey entitlements for construction, and site-specific review of potential development projects is not within the purview of this Initial Study. Specific development proposals will be reviewed when they are submitted per the requirements of CEQA and project revisions or mitigation measures will be required where appropriate to avoid or lessen potential environmental impacts.

Pursuant to Public Resources Code 21083.3 and State CEQA Guidelines Section 15177, the County has determined that the Housing Element amendment is within the scope of the General Plan EIR adopted July 2004 and two Supplemental EIRs (SEIR) adopted August 22, 2006, and July 10, 2007, as part of the Traffic Impact Fee program and General Plan Floor Area Ratio amendment. This Initial Study is relying on the tiering provisions of CEQA, which are laid out in CEQA Guidelines Section 15152. Tiering refers to using the analysis contained in a broader EIR for subsequent, more specific projects that usually follow. Therefore, this initial study only looks at issues specific and unique to the 2013 Housing Element amendment and current setting conditions, and does not re-evaluate issues adequately addressed in the previous General Plan EIR or SEIRs. This review will not address Geology, Soils and Mineral Resources, Biological Resources and Cultural Resources, Hazards and Lake Tahoe Basin, which were previously addressed in the General Plan EIR and will not be affected by this project. Nor will this review address certain impacts identified in the General Plan EIR that are considered to have no bearing on the proposed Housing Element amendment.

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

1. El Dorado Irrigation District – Water and sewer priority services for lower income households per Government Code 65589.7(a)
2. Georgetown Public Utilities District - Water and sewer priority services for lower income households per Government Code 65589.7(a)
3. California Housing and Community Development Department – Compliance with State Law

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

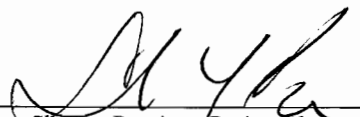
Following are the environmental factors analyzed has to assess if the project creates a potentially affective impact by this project.


Aesthetics	Transportation/Traffic	Air Quality
Greenhouse Gas Emissions	Agriculture and Forestry Resources	Hydrology / Water Quality
Land Use / Planning	Public Services	Noise
Population / Housing	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: 9/19/2013  
 Printed Name: Shawna Purvines, Project Planner For: El Dorado County

Signature:  Date: 9/19/13  
 Printed Name: David Defanti, Deputy Director CDA For: El Dorado County

## **PROJECT DESCRIPTION**

### Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project. The Housing Element is a state-mandated component of the General Plan, and sets forth the County's policy regarding the development, maintenance, and improvement of housing for all economic segments of the unincorporated area. Housing Element policies related to development are reflected in the Land Use Element and the Zoning Ordinance. For example, the Housing Element contains policies to encourage the development of affordable housing commensurate with the unincorporated area's fair share of regional housing needs. These policies are implemented through General Plan land use categories and zoning designations. Since the proposed 2013 Housing Element amendment is consistent with the other General Plan Elements and the Zoning Ordinance, its adoption would not alter the type, location, or rate of development, and would not result in any environmental impacts beyond those analyzed in the previous EIR prepared for the 2004 General Plan and the Supplemental EIRs prepared for the Traffic Impact Fee Program (2006) and the General Plan Floor Area Ratio amendment (2007).

### Basic Assumptions and Focus of the Analysis

Pursuant to Public Resources Code 21083.3 and State CEQA Guidelines Section 15177, the County has determined that the Housing Element amendment is within the scope of the General Plan EIR adopted July 2004 and two Supplemental EIRs (SEIR) adopted August 22, 2006, and July 10, 2007, as part of the Traffic Impact Fee program and General Plan Floor Area Ratio amendment. The EIR for the County General Plan was developed as a program EIR that was "intended to provide information at a more general level of detail" (EDC 2004). As described in the State CEQA Guidelines Section 15168, a program EIR can be used to simplify the task of preparing environmental documents on later parts of the program (e.g., adoption of a revised Housing Element).

This Initial Study is relying on the tiering provisions of CEQA, which are laid out in CEQA Guidelines Section 15152. Tiering refers to using the analysis contained in a broader EIR for subsequent, more specific projects that usually follow. In cases where an EIR has been prepared and certified for a more general project, the environmental document for any subsequent, consistent project should limit the analysis to any effects which had not previously been analyzed or which could be further reduced by new mitigation or avoidance measures. As part of this process, the environmental document must incorporate by reference the prior analysis, which includes summarizing any relevant analysis from the EIR being used for tiering. On these grounds, the key issue being examined in this Initial Study will be whether or not the proposed Project increases impacts beyond those examined within the General Plan EIR. If it does not, then the impacts of this Project are found to be less than significant or have no impact. As a result and where appropriate, this document incorporates by reference information and conclusions of the General Plan EIR, including topics on regional influences, secondary effects, cumulative impacts, and other factors that would apply to the plan as a whole.

### Summary of Revisions to the Housing Element

Appendix A of this Initial Study is a matrix showing the differences between the adopted 2008 Housing Element and the proposed 2013 Housing Element. The revision is an update to the element, not a comprehensive rewrite. The major changes are centered on the revised allocations based on the RHNA, an update of the vacant land inventory using the General Plan land use designation rather than zoning as was done in 2004, and a review of the success in meeting the goals and objectives of the previously adopted element. Additionally, the goals, policies, and implementation measures have been updated to reflect changes in state law between 2008 and today.

As part of the review process, HCD provided technical assistance to staff to ensure that the Draft Housing Element Update complies with State law. HCD called staff in May to say that the Element adequately addressed many statutory requirements; however revisions would be necessary to bring it into compliance with State law. As a result, the proposed revisions to the public draft Housing Element Update include the following:

1. Section 2 – Housing Assessment and Needs.
  - a. Provide further analysis of tenure for extremely-low income households. The U.S. Census Bureau defines tenure as the distinction between owner-occupied and renter-occupied housing units. Additional data is presented.

2. Section 3 – Housing Constraints.

- a. In order to implement SB2 requirements and as part of the Zoning Ordinance Update, Measure HO-2013-40 would require the County to ensure that the permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583 which requires that transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Staff submitted these proposed draft revisions to HCD on May 29, 2013. HCD sent a letter to the County on May 30, 2013, stating that the revised draft element meets the statutory requirements of State Housing Element law. As a result, the element will comply with State Housing Element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to HCD, pursuant to Government Code Section 65585(g).

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 20-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above. Following the close of the written comment period, the Initial Study will be considered by the Board of Supervisors in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Board will also determine whether to approve the Housing Element amendment at that time.

**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. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Negative Declaration tiers off of:

The El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030), the Supplemental EIRs prepared for the Traffic Impact Fee Program (2006) and the General Plan Floor Area Ratio amendment (2007) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at [http://www.edcgov.us/Government/Planning/General\\_Plan\\_Supporting\\_Documents.aspx](http://www.edcgov.us/Government/Planning/General_Plan_Supporting_Documents.aspx) or at the El Dorado County Development Services Division located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein.

The following impact areas are tiering off the General Plan EIR:

- Hydrology/Water Quality
- Noise
- Land Use/Planning
- Population/Housing
- Public Services
- Transportation/Traffic
- Utilities/Service Systems

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**

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

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

- a. & b. **Scenic Vista and Resources.** The Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. No development approvals would be granted as a result of the Housing Element amendment. Future project sites may be identified by the County as a scenic view or resource. However, without specific details regarding future developments, it is impossible to determine potential impacts to scenic vistas within the County with any precision. Future development will be reviewed to determine compliance with the County's development standards as well as to determine impacts to scenic vistas. No impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.
- c. **Visual Character.** The Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. Future development would be required to be consistent with adopted General Plan policies that reduce degradation of visual resources. General Plan policies 2.6.1.1, 2.6.1.6, 7.5.2.1, 7.5.2.2 and 7.5.2.3 provide protection of visual character in the County. No impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.
- d. **Light and Glare.** The Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. Prior to approval of any development, Planning Services would review the proposed project to determine if whether future outdoor lighting sources comply with the provisions of the Zoning Ordinance. The potential lighting sources would be required to be consistent with the existing conditions in the area. No impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

**FINDING:** For this "Aesthetics" category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. No mitigation is necessary.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**II. AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of Forestry and Fire Protection regarding the State’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

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

- a. **Farmland Mapping and Monitoring Program:** The Housing Element amendment would have no effect on future development levels of Agriculture Lands and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. No development approvals would be granted as a result of the Housing Element amendment. The County will amend its Zoning Code to list Agricultural Employee Housing in the use tables that have 36 or fewer beds or 12 or fewer units as allowable within Agricultural zones without a use permit. Larger agricultural housing located on Agricultural zones or agricultural housing not located on Agricultural zones will require use permits. This is consistent with State Health and Safety Code Section 17021.6. State law has already allowed this type of agricultural employee housing in agriculture zones for many years. There would be no impact.
- b. **Williamson Act Contract:** The does not impact Williamson Act Contracts. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Conflicts with Zoning for Forest/timber Lands:** No conversion of agriculture land would occur as a result of the project. There would be no impact.
- d. **Loss of Forest land or Conversion of Forest land:** There would be no loss of forest land or conversion of forest land with the project.
- e. **Conversion of Prime Farmland or Forest Land:** The project does not propose to convert farmland to non-agriculture use. There would be no impact to farmland with the project.

**FINDING:** For this “Agriculture” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR.

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

**Discussion:** A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO<sub>x</sub>, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
  - Emissions of PM<sub>10</sub>, CO, SO<sub>2</sub> and NO<sub>x</sub>, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
  - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000; last amended June 3, 2008) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO<sub>x</sub>, and O<sub>3</sub>). Since the level of development would not increase as a result of the Housing Element amendment, construction air quality impacts would be comparable to those identified in the adopted General Plan. Under buildout conditions, development would result in a temporary generation of emissions resulting from site grading, excavation and other development related activities. Future development

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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would be required to comply with Air Quality Management District (AQMD) rules during project construction. Prior to issuance of a grading permit for onsite and offsite improvements, a Fugitive Dust Plan would be required. No new impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.

- b. **Air Quality Standards:** The Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR
- c. **Cumulative Impacts:** The Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. The Air Quality Management District reviewed the project on September 12, 2013 and determined that the Project would have no impact on the air quality.
- d. **Sensitive Receptors:** “Sensitive Receptors” are defined as facilities where sensitive population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include residences, schools, playgrounds, child care centers, retirement homes, convalescent homes, hospitals, and medical clinics. The Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. Future development will be required to comply with District rules during project construction. Compliance with District rules will reduce short-term potential impacts to a less than significant level. Potential long-term impacts will be addressed through the Development Review application process. Approval of future uses through the Development Review process will impose mitigation requirements to reduce potential impacts. No additional impacts would occur and no mitigation measures are necessary in connection with this Housing Element amendment.
- e. **Objectionable Odors:** There would be no impact.

**FINDING:** For this “Air Quality” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. Based on Appendix G of the CEQA Guidelines, an impact related to air quality may be considered significant if it would conflict with or obstruct implementation of the applicable air quality management plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation, expose sensitive receptors to substantial pollutant concentrations, create objectionable odors affecting a substantial number of people, or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment. The State CEQA Guidelines further state that the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the determinations above. As discussed above, the proposed Housing Element amendment would not cause any additional construction that could affect air quality.

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

a. & b. **Background/Science**

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>) and nitrous oxides (N<sub>2</sub>O). The individual pollutant’s ability to retain infrared radiation represents its “global warming potential” and is expressed in terms of CO<sub>2</sub> equivalents; therefore CO<sub>2</sub> is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH<sub>4</sub> than CO<sub>2</sub>. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO<sub>2</sub> equivalent units of measure (i.e., MTCO<sub>2</sub>e/yr). The three other main GHG are Hydroflourocarbons, Perflourocarbons, and Sulfur Hexaflouride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

**GHG Sources**

The primary man-made source of CO<sub>2</sub> is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH<sub>4</sub> are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N<sub>2</sub>O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

**Regulation**

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, § 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California’s annual GHG emissions were estimated at 600 million metric tons of CO<sub>2</sub> equivalent (MMTCO<sub>2</sub>e) while 1990 levels were estimated at 427 MMTCO<sub>2</sub>e. Setting 427 MMTCO<sub>2</sub>e as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan<sup>1</sup> in December 2008 establishing various actions the state would implement to achieve this reduction. The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

In June 2008, the California Governor’s Office of Planning and Research’s (OPR) issued a Technical Advisory<sup>2</sup> providing interim guidance regarding a proposed project’s GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project’s GHG emissions, assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.<sup>3</sup>

<sup>1</sup> AB 32 Scoping Plan: [http://www.arb.ca.gov/cc/scopingplan/document/adopted\\_scoping\\_plan.pdf](http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf)

<sup>2</sup> OPR Technical Advisory: CEQA and Climate Change: <http://opr.ca.gov/docs/june08-ceqa.pdf>

<sup>3</sup> California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004*. (Staff Final Report). <http://www.energy.ca.gov/2006publications/CEC-600-2006-013/CEC-600-2006-013-SF.PDF>

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**Impact Significance Criteria**

CEQA does not provide clear direction on addressing climate change. It requires lead agencies identify project GHG emissions impacts and their “significance,” but is not clear what constitutes a “significant” impact. As stated above, GHG impacts are inherently cumulative, and since no single project could cause global climate change, the CEQA test is if impacts are “cumulatively considerable.” Not all projects emitting GHG contribute significantly to climate change. CEQA authorizes reliance on previously approved plans (i.e., a Climate Action Plan (CAP), etc.) and mitigation programs adequately analyzing and mitigating GHG emissions to a less than significant level. “Tiering” from such a programmatic-level document is the preferred method to address GHG emissions. El Dorado County does not have an adopted CAP or similar program-level document; therefore, the GHG emissions associated with buildout of the Housing Element will be addressed at the project-level on a project by project basis.

**FINDING:** For this “Green House Gas Emissions” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. As mentioned above, in the absence of a Climate Action Plan, the potential impacts due to GHG emissions from future development proposals will be considered on a project by project basis.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>V. HYDROLOGY AND WATER QUALITY.</b> <i>Would the project:</i>			
involving flooding, including flooding as a result of the failure of a levee or dam?			
j. Inundation by seiche, tsunami, or mudflow?			<b>X</b>

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

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

- a. & f. **Water Quality Standards.** The Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. Under buildout conditions, development would increase, building footprints are likely to increase on individual development sites. This is anticipated to potentially result in an increase in the level of surface-water pollutants associated with construction activities. Construction activities such as grading have the potential to cause significant erosion, siltation, and turbidity impacts in nearby drainages. Construction activities often result in petroleum products and debris entering nearby drainages, along with accidental spills of material used during construction. Some of these pollutants can enter groundwater. Policies 5.4.1.2, 7.1.2.2, 7.1.2.1, 7.1.2.3, 7.2.3.7, and 7.2.3.10, in the adopted General Plan, combined with the related County and State regulatory and permit programs, would prevent these impacts from being significant. The Housing Element amendment would result in no impacts that were not previously addressed in the General Plan EIR. No mitigation measures are required.
- b. **Groundwater.** The proposed Housing Element amendment would not result in any additional development beyond what is currently planned. The Housing Element amendment would result in no impacts that were not previously addressed in the General Plan EIR. No mitigation measures are required.
- c. **Erosion Control Plan.** The proposed Housing Element amendment would not result in any additional development beyond what is currently planned. Prior to approval of any future development, the Community Development Agency Transportation Division would review the proposed project and would require a Grading Plan for any proposed road improvements. The Grading Plan would be required to be in conformance with the *Grading, Erosion and Sediment Control Ordinance*. Adherence to the standards of the Ordinance would reduce potential erosion impacts to a less than significant level. The Housing Element amendment would result in no impacts that were not previously addressed in the General Plan EIR. No mitigation measures are required.
- d. **Existing Drainage Pattern.** The proposed Housing Element amendment would not result in any additional development beyond what is currently planned. Future development would require drainage, erosion control and plan for the required road improvements and any onsite grading. Adherence to the plan would reduce impacts to a less than significant level. The Housing Element amendment would result in no impacts that were not previously addressed in the General Plan EIR. No mitigation measures are required.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Storm Water Run-off.** The proposed Housing Element amendment would not result in any additional development beyond what is currently planned. Erosion control plans would be required for any future road improvements. Adherence to the erosion plans would reduce the impacts to a less than significant level. The Housing Element amendment would result in no impacts that were not previously addressed in the General Plan EIR. No mitigation measures are required.
- g., h. & i. **Flooding.** The proposed Housing Element amendment would not result in any additional development beyond what is currently planned. The Housing Element amendment would result in no impacts that were not previously addressed in the General Plan EIR. No mitigation measures are required.
- j. **Seiche, tsunami, or mudflow.** The proposed Housing Element amendment would not result in any additional development beyond what is currently planned. The potential impacts due to a seiche, tsunami, or mudflow are remote. Impacts would be less than significant. The Housing Element amendment would result in no impacts that were not previously addressed in the General Plan EIR. No mitigation measures are required.

**FINDING:** For this “Hydrology/Water Quality” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR.

VI. 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 Housing Element amendment would not alter the location or nature of development described in the General Plan and EIR. All future development projects will continue to be regulated by the General Plan Land Use Element and the Zoning Ordinance. No impacts that were not previously analyzed in the General Plan EIR would occur, and no mitigation is necessary.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. **Land Use Consistency:** The Housing Element amendment is consistent with the Land Use Element and would have no effect on the location or nature of development. All future development projects will continue to be regulated by the General Plan Land Use Element and the Zoning Ordinance. No impacts that were not previously analyzed in the General Plan EIR would occur, and no mitigation is necessary.
- c. **Habitat Conservation Plan:** The Housing Element amendment is consistent with the Land Use Element and would have no effect on the location or nature of development. All future development projects will continue to be regulated by the General Plan Land Use Element and the Zoning Ordinance. No impacts that were not previously analyzed in the General Plan EIR would occur, and no mitigation is necessary.

**FINDING:** According to Appendix G of the California Environmental Quality Act Guidelines (CEQA), land use or population/housing impacts may be significant if a project would physically divide an established community; conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; induce substantial population growth; or displace substantial numbers of existing housing or people. Many sections of the General Plan EIR analysis of land use impacts are not germane to this Project or treat the subject in much greater detail than is necessary here, because the General Plan included a number of major land use changes, while the Project is much smaller in both scale and scope and does not propose any land use changes. There are adequate sites available to meet the RHNA requirements and no zoning amendments are required. The Housing Element amendment would not result in any additional development beyond what is currently planned for the General Plan. For this “Land Use and Planning” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR.

<b>VII.NOISE. Would the project result in:</b>			
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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a.-d. **Noise Standards.** The Housing Element amendment would have no effect on the location or nature of development. All future development projects will continue to be regulated by the General Plan Land Use Element, Zoning Ordinance and Noise Ordinance. All future development will be subject to General Plan Policy 6.5.11 regarding construction noise. Construction activities would be limited to 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on weekends and federally recognized holidays. Adherence to California Building Code requirements for onsite noise would be required. The General Plan EIR concluded that short-term and long-term impacts would be less than significant. No impacts that were not previously analyzed in the General Plan EIR would occur, and no mitigation is necessary.

e. & f. **Airport Noise.** As described in the General Plan EIR, 2025 and buildout conditions would result in an increase potential exposure of new noise-sensitive receptors to aircraft noise by potentially increasing localized development in areas within the aircraft noise contour. Because the specific site designs and locations are not currently known, it is conceivable that an increased number of receptors could be exposed to aircraft noise levels. General Plan Policy 6.5.2.1 requires all projects, including single-family residential, within the 55 dB/CNEL contour of a County airport to be evaluated against the noise guidelines and policies in the applicable CLUP. Policy 6.5.2.2 states that the County shall develop and apply a combining zone district for areas located within the 55 dB/CNEL contour of airports. Lastly, Policy 6.5.2.3 requires all airports which have not developed noise level contours consistent with the General Plan forecast year of 2025 to update the respective Master Plans and CLUPs to reflect aircraft operation noise levels in the year 2025. Therefore, implementation of relevant General Plan goals and policies would help to protect both existing and proposed sensitive land uses and receptors. The Housing Element amendment would have no effect on the location or nature of development. No impacts that were not previously analyzed in the General Plan EIR would occur, and no mitigation is necessary.

**FINDING:** For this “Noise” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. Potential short- and long-term noise sources will be required to comply with established noise standards and policies. The Housing Element amendment would not result in any change in the amount or location of development beyond what is currently planned.

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

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

- Create substantial growth or concentration in population;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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.** Adoption of the 2013 Housing Element amendment would not alter existing land use designations in the unincorporated County. The anticipated population growth in the updated Housing Element is within the projection adopted in the 2004 General Plan. As part of this Housing Element amendment, no impacts would result that were not previously addressed in the General Plan EIR. No mitigation measures are required.

**FINDING:** For this “Population and Housing Growth” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR.

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

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- 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 2013 Housing Element amendment would not alter existing land use designations or development patterns in the unincorporated County. New fire protection and emergency medical services and facilities are developed primarily in response to population growth within the County. The Housing Element amendment would not increase the anticipated population growth analyzed in the General Plan EIR. Prior to any new development, the Fire Department will review the plans to determine the adequacy of fire protection services in the area. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a

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building permit is secured. As part of this Housing Element amendment, no impacts would result that were not previously addressed in the General Plan EIR. No mitigation measures are required.

- b. **Police Protection.** General Plan Policies 5.1.2.1 through 5.1.2.3 require new development to contribute its fair share to the cost of police services. These policies ensure that law enforcement facilities are planned and built in accordance with the need generated by the higher intensities of development. The Housing Element amendment would not alter development plans for the unincorporated County, and therefore no new impacts to police protection services would occur that were not addressed in the General Plan EIR. No mitigation measures are required.
- c.-e. **Schools, Parks and Other Facilities.** General Plan goals and policies provide guidelines to ensure coordination with schools, parks and other services. Impact fees are collected at the time a building permit is secured to help offset any growth impacts. No change to the location or magnitude of development would occur as a direct result of the Housing Element amendment, and therefore no new impacts to schools, parks or other similar facilities would occur that were not addressed in the General Plan EIR. No mitigation measures are required.

**FINDING:** For this “Public Services” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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 existing physical conditions for the transportation system serving El Dorado County are described in detail in the General Plan EIR, with updated information regarding anticipated roadway levels of service (LOS) provided in the Traffic Impact Mitigation Fee Program Supplemental Environmental Impact Report for the (TIM Fee SEIR) certified August 22, 2006. The General Plan EIR describes specific transportation system components in the County, including the regional roadway system, state highways, major County roads, and including public transit, non-motorized transportation, and aviation. In late 2011, the El Dorado County Board of Supervisors authorized the Community Development Agency Long Range Planning Division to update the County’s Travel Demand Model. This update has been complete and included in the update was a comprehensive evaluation of the achievable development on a parcel by parcel basis within the Community Regions. The evaluation focused on areas where moderate to below moderate housing would be accommodated. The evaluation considered factors such as zoning, proximity to infrastructure - such as roads, public sewer and public water; potential wetland easements, and potential slope easement issues. This intensive Geographical Information System (GIS) process has created a powerful database that supports the analysis for the update of the Housing Element and will be used in many future tasks. A traffic analysis was completed that included existing entitlements and the Regional Housing Needs Allocation on projects identified sites within the Vacant Land Inventory. No additional impacts to capacity or level of service were identified beyond those identified in the adopted General Plan and EIR at this time.

The Community Development Agency Transportation Division would require a traffic study prior to any development that could cause significant impacts. The study would determine if the project would worsen the Level of Service of any roads serving the proposed project, and would recommend mitigation measures for any increase in traffic in the project area. The Housing Element amendment would not alter existing land use designations or development patterns in the unincorporated County. No new impacts that were not previously addressed in the General Plan EIR would occur, and no mitigation measures are required.

c. - f. **Traffic increase, Hazard, Emergency Access and Parking:** The Housing Element amendment would not alter existing land use plans or development patterns in the unincorporated County. Housing Element does not authorize or entitle any new development. Prior to development of any project, the applicant will be required to: 1) mitigate any traffic hazards, 2) provide road improvements to meet existing County road standards, and 3) increase the road width and emergency vehicle load ratings pursuant to fire safe regulations. These requirements may be placed as conditions of approval for future development. The applicant will also be required to submit plans demonstrating compliance with the off-street parking requirements of the Zoning Ordinance. No new impacts that were not previously addressed in the General Plan EIR would occur, and no mitigation measures are required.

**FINDING:** For this “Transportation/Traffic” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR. CEQA Guidelines Appendix G indicates that traffic and circulation impacts may be significant if the project will cause a substantial increase in traffic or exceed a level of service standard, substantially increase hazards due to design features (e.g. sharp curves), result in inadequate emergency access, or conflict with an adopted transit plan. The General Plan EIR traffic impact analysis included a worst-case cumulative analysis scenario. The analysis included full build-out of the County’s existing General Plan. The analysis is still relevant, and does not need to be revisited for this Project. Given that the proposed Project simply helps to implement the assumptions already made within the analysis of the adopted General Plan, the Project will not result in any new significant impacts not analyzed within the General Plan EIR, nor will it worsen any impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Therefore, the Housing Element amendment would result in no impacts to traffic and transportation that were not previously addressed in the General Plan EIR. No mitigation measures are required.

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

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

- Breach published national, state, or local standards relating to solid waste or litter control;
  - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
  - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
  - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater.** New or expanded onsite wastewater treatment system (OWTS) and private community disposal systems would be required to serve the developments outside the service area of El Dorado Irrigation District's (EID) wastewater collection system. This project recommends the County develop a Traditional Neighborhood Design/Mixed Use Development design program the allowed multi-family development on parcels with Commercial land use designations. Under General Plan 2025 conditions and its associated population growth, all development is expected to lead to a substantial increase in OWTS resulting in significant and unavoidable impacts. Findings were made for mitigation of this substantial increase in the General Plan EIR. The Housing Element

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amendment would not result in an increase of development levels for the 2025 conditions above what has already been identified and reviewed in the adopted General Plan. The 2004 General Plan implemented Policy 5.3.2.4, which establishes a septic system monitoring program that requires monitoring of septic systems as necessary. New development will be subject to Policy 5.3.2.4, coupled with the design requirements for OWTS as imposed by the County. No new impacts that were not previously addressed in the General Plan EIR would occur, and no mitigation measures are required.

- b., d., e. **New Facilities.** The Housing Element amendment would result in no additional development beyond what is allowed under the General Plan and Zoning Ordinance. The 2004 General Plan development assumptions provide the basis for the projections of the type, location, and capacity of County water supply demands. It has been determined that most of the increase in water demand caused by the 2004 General Plan would occur within El Dorado Irrigation District (EID) service area, while the area serviced by the Grizzly Flat Community Services District (South County) would experience the greatest growth in demand in terms of percentage change. Limited amounts of growth are expected in the Georgetown Public Utilities District (North County) service area. Under 2025 conditions the Housing Element amendment would not result in increased development beyond what was projected under the adopted General Plan. As such, there would be no increase the demand for water supply and this impact would remain comparable to the significance of this impact as evaluated in the adopted General Plan EIR. Adopted General Plan implemented three policies and an implementation measures (Policy 2.2.5.20, Policy 5.2.1.9, Policy 5.2.1.10, and Measure LU-C) in order to address the likelihood of surface water shortages. Policy 2.2.5.20 and Measure LU-C establish a General Plan conformity review process for all development projects. Policy 5.2.1.9 requires applicants of proposed development to submit verification that adequate surface water supply from existing water supply facilities is adequate and physically available to meet the highest demand that could be permitted by the approval on the lands in question. Policy 5.2.1.10 establishes County support of water conservation and recycling projects that can help reduce water demand and projected shortages. In addition to these General Plan provisions, the County would continue to be required to comply with the provisions of Senate Bill (SB) 610 and 221 regarding the identification and verification of water supply service for future development requests as part of their project consideration. Future development will be required to connect to existing facilities and demonstrate the existing capacity of facilities in the area. No new impacts that were not previously addressed in the General Plan EIR would occur, and no mitigation measures are required.
- c. **Storm Water Drainage.** The Housing Element amendment would result in no additional development beyond what is allowed under the General Plan and Zoning Ordinance. Any drainage facilities required to serve new development will be built in conformance with the standards contained in the “*County of El Dorado Drainage Manual*,” as determined by the Community Development Agency Transportation Division. No new impacts that were not previously addressed in the General Plan EIR would occur, and no mitigation measures are required.
- f & g. **Solid Waste.** The Housing Element amendment would result in no additional development beyond what is allowed under the General Plan and Zoning Ordinance. The General Plan EIR addressed solid and hazardous waste disposal under Impact 5.6-1, and determined that the impact would be less than significant under both 2025 and buildout conditions. Since the Housing Element amendment would not result in a level of development exceeding growth projections in the General Plan, no new impacts would occur and no mitigation measures are required.

**FINDING:** For this “Utilities and Service Systems” category, the Housing Element amendment would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the adopted General Plan and EIR.



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

**Discussion:**

- a. Pursuant to Public Resources Code 21083.3 and State CEQA Guidelines Section 15177, the County has determined that the Housing Element amendment is within the scope of the General Plan EIR adopted July 2004. Therefore, this initial study only looks at issues specific and unique to the Housing Element amendment and current setting conditions, and does not re-evaluate issues adequately addressed in the previous General Plan EIR or in the Traffic Impact Mitigation Fee Program Supplemental Environmental Impact Report for the (TIM Fee SEIR) certified August 22, 2006, or the Supplemental EIR completed for the Floor Area Ratio Amendment adopted on July 10, 2007. This review does not address Geology, Soils and Mineral Resources, Biological Resources and Cultural Resources, Recreation, Hazards and Lake Tahoe Basin, which were previously addressed in the General Plan EIR and will not be affected by this project. Therefore, this project will not degrade the quality of the environment, reduce habitat, threaten plant or animal communities or eliminate important examples of California history or prehistory. No new impacts would occur that were not previously addressed.
- b. No new development would be authorized as part of the Housing Element amendment. Prior to development, additional reports and studies would be necessary to determine the potential impacts to the project site and to the neighborhood. There would be no significant impacts related to aesthetics, air quality, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, population/housing, public services, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, there would be no additional impacts beyond those previously addressed in the General Plan EIR and related supplemental analyses.
- c. Due to the type of the proposed project, activities proposed, and general environmental conditions analyzed in the General Plan EIR, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly. No additional impacts beyond those previously addressed in the General Plan EIR and related supplemental analyses would occur.



**INITIAL STUDY ATTACHMENTS**

- Attachment 1 ..... Location Map
- Attachment 2 ..... Summary of Changes 2008-2013

**SUPPORTING INFORMATION SOURCE LIST**

The following documents are available at El Dorado County Community Development Agency 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 General Plan Amendment (TIM FEE) Supplemental EIR, August 2006

El Dorado County General Plan Amendment, (FAR) Supplemental EIR, July 2007

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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



## 2013 - 2021 HOUSING ELEMENT UPDATE

## General Plan ROI 010-2012

## Government Code Section 65580

Section	Updated or New	Updates
<b>Section I - Introduction</b>		
<b>Regulatory Framework</b>	U	<b>SB 375</b> - New 8 year RHNA and HE cycle (if certified)
RHNA	U	GC S. 65584 - Update RHNA numbers per SACOG
<b>Public Participation</b>		GC S. 65583(c)(8) - (GC 65583(c)(8))
	U	Update section for 2013
<b>Consistency with General Plan</b>		
LUPPU	U	Land Use Programmatic Update Progress
<b>Section II - Housing Needs</b>		
SACOG data 2011/2012	U	(GC 65583(a)) Update all demographics, statistics and charts
<b>Income</b>		
Extremely Low Income Households	N	Provide further analysis of tenure on extremely-low income households
<b>Special Needs Groups</b>		Update data
Disabled	U	<b>SB 812</b> - Include data for developmentally disabled groups per SB 812
Seniors	U	Update demographics
Agricultural Employees	U	Incorporate data from 2011 Ag Commission and Farm Bureau report
Female Head of Household	U	Update demographics
Homeless/Transitional	N	<b>SB 2</b> - Update language for transitional housing to address SB 2 requirements
Large Families and HHs	U	Update demographics
<b>Housing Cost And Affordability</b>	U	Update data
<b>Section III - Housing Constraints</b>		
<b>Governmental Constraints</b>		(GC 65583) (a) (5))
<b>Land Use</b>	U	Update data to include 2009 Mixed-use Development Ordinance
General Plan		Current tables apply until Comprehensive ZOU is adopted.
Zoning Ordinance		Current tables apply until Comprehensive ZOU is adopted.
Permitting	U	Update fees
Subdivision Ordinance	U	Proposed changes for LUPPU
<b>Processing, Fees, Requirements</b>		
Impact Fees	U	Update fee schedule (Table HO-26)
TIM Fees	U	Update with 2012 fee reduction, senior rate, travel demand model and CIP
On and off-site requirements	U	Update data
<b>Building Codes and Enforcement</b>		
<b>Other Land Use Controls</b>		
Measure Y	U	Update data
Biological	U	Add updates on OWMP litigation
Impediments in Tahoe Region	U	Add current info on TRPA Code & Tahoe Regional Plan Update (2012)
<b>Special Needs Housing</b>		
Disabilities	U	<b>SB 812</b> - Address reasonable accommodation for ZOU
Residential Care Facilities	U	Update Community Care Facilities zones, etc.
Emergency and Transitional Housing	N	<b>SB 2</b> - Include Implementation Measure HO-2013-40 to ensure that the permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583
Ag Employee Housing	U	Update data
<b>Non Governmental Constraints</b>		(GC Section 65583(a)(6))
Land Cost	U	Revise to reflect current economy
Construction Cost		No revisions
Financing	U	Update with info on current economy
Water Supply		No revisions
Wastewater		No revisions
Fair Housing	U	Update
<b>Section IV - Hsg Resources and Opportunities</b>		
Land Inventory	U	Update land inventory (summary)
Financial Resources	U	Update data
Energy Conservation	U	Update and include CHF's Residential Energy Retrofit Program
<b>Section V - Goals, Policies and Measures</b>		
Analyze, Revise and Add as necessary	U	Add Policy HO-2.6 Parks and Trails; Measure HO-2013-2 increase MFR density per GC
2008 Review	U	Renummer and update
Quantifiable Measures	U	Update
<b>Appendix A</b>		
Evaluation of 2008 HE Update	U	(GC 65588(a) & (b))
<b>Appendix B</b>		
Vacant Land Inventory	U	(GC Sections 65583(a) (3), 65583(c) (1) and 65583.2)

**Global Revisions:**

HSD to HHSA and add HCED Program, Development Services to Community Development Agency, Mixed use to Mixed-use, multifamily to multi-family, 2nd dwelling to second dwelling, purpose and intent removed, permitted to allowed, farm employee to agricultural employee, Residential care facility to Community care facility, % to percent in text, and limited clean up (spacing, spelling, etc.)