



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** G3 Enterprise Rezone (File Application No. Z07-001)

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

**Contact Person:** Rommel Pabalinas, Senior Planner

**Phone Number:** 916-358-3638

**Property Owner's Name and Address:** G3 Enterprise Inc.; 502 East Whitmore; Modesto, CA 95358

**Project Applicant's Name and Address:** RRM Design Group; 210 East F Street; Oakdale, CA 95351

**Project Agent's Name and Address:** Same as Applicant

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

**Project Location:** Approximately 1 mile south of Highway 50, 1 mile west of South Shingle Road

**Assessor's Parcel No:** 109-010-09, -10, -13, -14 and 109-020-01

**Zoning:** Mineral Resources (MR)

**Section:** 19    **T:** 9N    **R:** 9E

**General Plan Designation:** Rural Residential (RR)

**Description of Project:**

**Project Proposal**

The applicant is requesting a rezone of the above property from Mineral Resource (MR) zone district to Residential Estate-10 acre minimum (RE-10) with a Planned Development (-PD) overlay. The proposed underlying zoning would conform to the General Plan Land Use Designation of Rural Residential (RR) which provides a density range of one dwelling unit per 10 to 160 acres. Section 17.70.080 of the El Dorado County Zoning Ordinance establishes the standards regulating the various uses which includes single family residences, agricultural uses (ie. grazing, processing) and agricultural support services.

Though no actual development or improvement is proposed concurrent with zone change, the Planned Development overlay zone would provide for subsequent review of future development on the project site. Specifically, implementation of planned development concepts would provide for innovative planning and development techniques to further various General Plan strategies. Some of these strategies include provisions for open space, clustering development design which furthers the County's goals in developing to the natural topography, and preserving of sensitive biological and cultural resources. Chapter 17.02 of the El Dorado County Zoning Ordinance further implements the principles of the Planned Development.

The actual change of the underlying zone would not anticipate any physical or environmental impacts; however, this initial study provides a general discussion and assumption of the future development and potential impacts. Subsequent proposal would be required to submit development plans and studies subject for review by various agencies from which project specific mitigation measures would be determined and applied.

**Project Location and Surrounding Property Information**

Setting

Consisting of five individual legal parcels, the 530-acre site is located approximately 1 mile south of Highway 50 and 1 mile west of South Shingle Springs. The site is accessed via both improved public and unimproved private roads connecting from Deer Creek Road from northwest, Shingle Lime Mine Road from the northeast, and Amber Fields Drive from the southeast. Historically, the property was utilized as a grazing, limestone mine, and processing and rock crushing facility associated with the defunct Marble Valley Limestone Deposit quarry, located to the west. Though predominantly undeveloped, small areas located in the middle of the site contains two dwelling units, three unoccupied accessory buildings, and two accessory buildings utilized by a construction company.

The site is located within the elevation range from 800 feet at the southwest to 1,280 feet along the eastern border.

The property is characterized by three types of soil from two soil series: Auburn Series (AwD and AxD), a well drained and shallow to moderately deep soil type formed from metabase or metasedimentary rock, with moderate permeability; Sobrante Series (SuC), a well drained moderately deep soil, formed from basic igneous and metamorphic rocks, with moderate permeability. Additionally, two soil classifications not associated with these series, Serpentine (SaF) rocks formed from Serpentine bedrock, and Quarries (Qu) are also present on the site. Sobrante Series is considered an agricultural “choice” soil type designated as prime or local importance. Serpentine rock formation is commonly accompanied by areas of Gabbro soils which is prevalent to rare “endemic” plants (Exhibit D).

Along with its several tributaries, Deer Creek, an predominantly intermittent watercourse, traverses the site from the northwest meandering through the middle of the site due southwest. This wetland feature flows into the Consumnes River, which eventually connects to Suisun Bay via the Mokelumne and San Joaquin Rivers. The site also contains several smaller seasonal wetlands that connect to Deer Creek and its tributaries. In total, the approximate amount of wetland and drainage feature is estimated at 3.54 acres (Exhibit E).

The balance of the biotic habitats is encompassed by the following: Mixed oak woodland (242 acres) primarily consisting of Valley oaks, Blue oaks, California black oak located along the riparian corridor; Montane manzanita chaparral (129 acres) including Whiteleaf manzanita, various shrub species, and mixture of native and non-native grass, primarily occupies the western half of the site; Oak savannah (103 acres), contains a mix of Valley oak, Blue oak and grassland understory; Ruderal area (39 acres), contains non-native grass and forbs within previously disturbed area; and Mixed chaparral (14 acres) includes small areas of mixed chaparral and shrubs within oak savannah habitat located within northeast section.

Site Information

Tables 1 and 2 below details the specific land use information for the site and the surrounding properties.

**Table 1. Current Site Land Use Information**

	<b>Project Site</b>
<b>General Plan Designation</b>	Rural Residential (RR)
<b>Zoning</b>	Mineral Resource (MR)
<b>Use(s)</b>	Residential
<b>Size (in acres)</b>	537
<b>Rare Plant Mitigation Area</b>	Mitigation Area 1
<b>School District</b>	Buckeye Union
<b>Fire District</b>	El Dorado County Fire Protection District
<b>Water/Sewer District</b>	109-010-09, -10 EID; 109-010-13, -14; -020- 01Unassigned
<b>County Region</b>	Rural Region
<b>Traffic Analysis Zone(s)</b>	343 and 167
<b>Supervisorial District</b>	District No.2
<b>Flood Zone</b>	C
<b>FIRM Panel Numbers</b>	060040 0725C
<b>Legal Parcels</b>	Yes
<b>Census Tract</b>	308.04

	<b>General Plan Designation</b>	<b>Zoning Designation</b>	<b>Existing Use</b>
<b>North</b>	Low Density Residential (LDR)	Residential Estate 5-acre (RE-5), Planned Agricultural 20-acre (PA-20)	Residential
<b>East</b>	Low Density Residential (LDR)	Residential Estate 5-acre (RE-5)	Residential
<b>South</b>	Low Density Residential (LDR), Public Facilities (PF), Open Space (OS)	Open Space (OS), Residential Agricultural 40-acre (RA-40), Residential Estate 5-acre (RE-5)	Residential, EID Waste Water Treatment Plant
<b>West</b>	Low Density Residential (LDR)	RE-5/PD	Marble Valley Subdivision

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**DETERMINATION**

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

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Rommel Pabalinas For: El Dorado County

**EVALUATION OF ENVIRONMENTAL IMPACTS**

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

**ENVIRONMENTAL IMPACTS**

<b>I. AESTHETICS.</b> <i>Would the project:</i>			
a. Have a substantial adverse effect on a scenic vista?			<b>X</b>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			<b>X</b>
c. Substantially degrade the existing visual character quality of the site and its surroundings?			<b>X</b>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>I. AESTHETICS. <i>Would the project:</i></b>			
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 Aesthetics would occur if implementation of the project 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-d. The project site is not within a State Scenic Highway or in an area identified as Scenic Resources. However, the site immediately borders Marble Valley to the west which is identified to be a Scenic View under General Plan EIR Table 5.3.1. Scenic Views are considered areas that contain broader viewshed which includes mountain ranges, valleys, and ridgelines that can be seen from viewpoints along roadways or corridors. The 2,000-acre Marble Valley area has received a tentative subdivision map approval for a total of 398 custom residential lots, several open space parcels and supporting parcels.

Though no development is requested, the proposed rezone would establish an underlying zone of Residential Estate-10/PD and standards for future residential development. Some of these standards and policies include provisions for oak canopy retention/replacement, minimization of wetland impacts, avoidance of significant cultural resource areas, incorporation of area for open space, and site and architectural design. The anticipated development would conform to the surrounding existing and future residential uses.

Therefore, the proposed rezone would have less than significant impact to aesthetic and scenic resources.

<b>II. AGRICULTURE RESOURCES. <i>Would the project:</i></b>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**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-c. A portion of the property is composed of Sobrante Series soil, which is considered a type of “choice” agricultural land considered of local significance. General Plan Policy 8.1.1.5 (Conservation and Open Space Element) require lands with this type of soil to be zoned agricultural with a minimum size of 20 acres, unless otherwise determined by the Board of Supervisor.

The proposed zoning of Residential Estate-10 acre minimum (RE-10) allows various uses from residential to limited agricultural. In evaluation of the soil composition and its historical uses of the property, a representative from the Agricultural Commission concluded that the portion containing “choice soils” is inadequate in area of coverage, irregularly shaped and isolated, and has been disturbed by the previous intense historical mining use, and would not be practical to be retained for exclusive agricultural use. The Commission recommended that future non-agricultural uses (ie. residential development) adjacent to the lands zoned agriculturally maintain a 200-foot setback and 10-acre in size.

The proposed rezone would establish uses regulated under the Residential Estate Zoning District standards. Under this district, the allowed uses of the property vary from residential to limited agricultural/horticulture activities. Future development of the site would be subject to applicable standards and policies that would minimize impact on potential agricultural use of the site. Therefore, the proposed rezone would have less than significant impact.

b The property is not agriculturally zoned nor subject to Williamson Act Contract requirements. Therefore, the proposed rezone would have no impact.

<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 nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**Discussion:**

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No<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 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.

El Dorado County is within the area of Sacramento Region designated as Mountain Counties Air Basin. According to the Sacramento Regional Ozone Air Quality Attainment Plan (AQAP) this region is considered to be non-attainment with Reactive Organic Gases (ROG), 24-hour PM10, and Nitrous Oxide (NO<sub>x</sub>) in accordance to federal and state standards. The County is in attainment of Carbon Monoxide (CO) and Sulfur (SO<sub>x</sub>) and Nitrogen Dioxide (NO<sub>2</sub>) for ambient air quality standards. General Plan Goal 6.7 details specific air quality policies involving project design, implementation of best management practices and promoting public awareness of air quality.

Air quality in El Dorado County is regulated by various local, state and federal government agencies. The County Air Quality Management District (AQMD) at the local level is responsible for ensuring air quality conditions in the County through comprehensive program of planning, regulation, enforcement, technical innovation and promotion of understanding air quality issues. The strategy for clean air includes preparation of plans for attainment of ambient air quality standards, adoption and enforcement of rules and regulations concerning sources of air pollution, issuance of permits for stationary sources of air pollution, inspection of stationary sources of air pollution and response to complaints, monitoring of ambient air quality conditions. AQMD’s *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under California Environmental Quality Act* provides an outline for quantitative and qualitative analysis for the estimation of construction and operational emissions and mitigation measures to reduce impacts.

a-c. With the proposed rezone, the anticipated uses would be residential development, which based on the site acreage and zone, is approximately (50) 10-acre residential lots. A future development proposal would be required to provide an Air Quality analysis, which includes evaluation of operational effects from the anticipated residential traffic, grading/construction activity, and disturbance in areas on the property with naturally occurring asbestos subject to review by the AQMD. Therefore, the project would anticipate less than significant impact.

d-e. The rezone would anticipate future development of the property. Residential development is not considered a sensitive receptor and would not create objectionable odor. Therefore, the project would not anticipate any impact.

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

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

**Discussion:**

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

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

An analysis of the existing environmental and biotic setting of the site was conducted by Live Oak Associates, Inc (Attachment A). The study provides a summary of evaluation of the biological resources, regulatory background relevant to the resources, and recommended mitigations of future development impacts. Though the proposed rezone would have no impact on the existing biotic condition, future residential development impacts may be considered significant. Specific discussion of each resource is provided below.

a-e. Table 3 of the attached analysis identifies and describes the type of plant and animal species and its habitat that potentially exist on the site. The type of species varies from threatened or endangered species of rare “endemic” plants to California horned lizard and Valley elderberry longhorn beetle. Four of the seven rare plants listed under protection by Chapter 17.71 (Ecological Preserves) including Pine Hill ceanothus, Layne’s ragwort, Red Hills soaproot and Bisbee Peak Rush-rose, have the potential to occur in areas of the located on Serpentine Rock. The analysis recommends subsequent focused surveys during its blooming period (March to August) to determine the physical presence of these plants.

General Plan Policy (Conservation and Open Space Element) 7.4.4.4 regulates development impacts to oak woodland canopy. Though the site contains approximately 300 acres of mixed oak woodland and oak savannah, a specific delineation of oak canopy would need to be identified in order to establish the required retention and replacement of canopy.

Given the array of biotic habitats ranging from oak woodland to the riparian corridor, the analysis identified 15 special status animal species that may potentially occur or migrate on the site. Examples of these species include the Western pond turtle, Cooper’s hawk, Ferruginous hawk, and the Valley elderberry longhorn beetle. The proposed rezone would



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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have no impact to the species' habitat; however, the analysis anticipates less than significant impact from future development given that it would have no effect on breeding success and that it would have relatively small reduction to foraging or roosting habitat considering the abundance of biotic environment regionally. Future development impacts on individual Valley elderberry longhorn beetle would require a federal take permit.

The study identified approximately 3.5 acres of drainage and wetlands and its associated habitats. Detailed delineation of these riparian features would need to be conducted in order to determine its jurisdictional status. Moreover, subsequent development plans would be subject to review for conformance to applicable standards.

Impacts are considered less than significant.

- f. El Dorado County currently does not have any habitat conservation plan. No impact is anticipated.

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

**Discussion:**

a-c. In accordance with General Plan Policy (Conservation and Open Space Element) 7.5.1.3, the applicant provided record search of cultural and archeological data on the property conducted by the North Central Information Center (CSU-Sacramento) The record search included study of State of California Office of Historic Preservation records, base maps, historic maps, and literature for the County. Given its environmental setting and historical mining activities, the site is highly sensitive for prehistoric and historic-period cultural resources. The record search recommended further detailed evaluation of these recorded resources of significance that could include specific and appropriate avoidance measures subject to future development of the site. The project is a rezone and is note considering development, therefore impacts are considered less than significant.

d. Standard construction provision, noted below, would be included on all of the development/construction plans to ensure protection of discovered human remains:

*In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.*

Therefore, the proposed rezone would anticipate no impact to Cultural Resources.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		X	
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?		X	
iv) Landslides?		X	
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		X	

**Discussion:**

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

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

**a-e.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. There are no active faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults (e.g. Melones fault zone and east of the East Bear Mountains fault zone) have been mapped.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.<sup>1</sup> The project site is commercially developed with existing pavement and supporting infrastructure and foundation underneath the existing building.

The rezone would establish subsequent development subject to various development standards including El Dorado County Zoning, Subdivision and Grading Ordinances and Design and Improvement Manual. Future proposal would be required to submit development plans for review by affected agencies. All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *Chapter 15.14 of the County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* (Ordinance No. 4719, adopted March 3, 2007). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan.

Future development of the site will require an annexation to El Dorado Irrigation District (EID) service area for public water and sewer. EID would evaluate the development and require a submittal of a Facility Improvement Plan detailing the construction standards for sewer and water facilities.

Impacts are considered less than significant.

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

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<b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b> <i>Would the project:</i>			
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X

**Discussion:**

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

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

a-h. With the proposed zoning, the site would anticipate residential development. This type of development would typically not involve transport, use, emission, or disposal of hazardous materials. The site is not listed to have any hazardous materials in accordance with Government Code 65962.5.

The project site is not identified as a hazardous materials site pursuant to Government Code Section 65962.5, therefore, the project does not anticipate any impact.

Cameron Park Airport, a public airport, is located approximately 3 miles northwest of the project site. The project is outside of the airport safety zone or airport land use plan area.

The map of El Dorado County Fire Hazard Zones identifies the site to be within moderate to high risk for wildfire. Future residential development will be based on the density established by the proposed zoning. The development proposal would be reviewed for conformance with fire standards including road and accessibility, defensible space and setbacks, and necessary fire facilities. Therefore, no impact is anticipated.

<b>VIII. HYDROLOGY AND WATER QUALITY.</b> <i>Would the project:</i>			
a.	Violate any water quality standards or waste discharge requirements?		X
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		X
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?		X

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<b>VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

**Discussion:**

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

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

a-h. The proposed rezone would establish an underlying zone allowing future residential development. Development impacts on water quality and drainage would be analyzed and verified through subsequent regulatory review of requisite preliminary construction and grading plans and technical studies analyzing site layout, drainage design, and utility details subject to permitting by various agency standards. Anticipated impacts are considered less than significant.

i.-j. The project is not within the vicinity of levee or dam or any body of water that would result to a seiche or tsumani. Therefore, no project impacts are anticipated from or to these resources.

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

**Discussion:**

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

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

a-c. There is no established community on the property. However, the proposed residential zone would allow future residential development that would conform to the surrounding residential uses. The zone would conform to the Rural Residential Land Use Designation. El Dorado County has no habitat conservation plan. Therefore, no impact is anticipated.

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

**Discussion:**

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

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

a & b. Though the site was historically a site of a limestone quarry, the El Dorado County Limestone Mine, is no longer operating. The site maintains its zoning as MR, this designation has been omitted given that the mineral resource has been determined to be not economically viable. The site has since been determined to have no mineral resource of

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significance by the State Department of Conservation. Therefore, future residential development of the site would not have any impacts.

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

**Discussion:**

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

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

a-d. The change in zoning would establish future development that would be specifically analyzed for acoustical impacts. Future residential development would anticipate less than significant short term noise associated with construction minimized by muffling the mechanical equipment, and regulated by construction activity hours. Similarly, long term operational noise impacts (ie. vehicular traffic, yard activity) associated with common residential noise and sound are typically intermittent, would conform to the ambient residential noise and could be considered less than significant.

e-f. The project site is not within any airport land use plan. There are no private airstrips in the vicinity of the project site. There would be no aircraft-related noise impacts.

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

**Discussion:**

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

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

a. Based on the Land Use Density and Residential Range formula under General Plan Policy (Land Use Element) 2.2.1.3, the anticipated residential development would introduce a minimum of approximately 140 persons at complete buildout, which is considered less than significant.

b-c. Future residential development would displace two dwelling units, one of which is currently occupied. This amount is not considered substantial. No impact is anticipated.

<b>XIII. 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



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**Discussion:**

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

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

a-e. Determination of services including fire protection, water/sewer, drainage, would be verified based on the specific development. Future development proposals would be reviewed by various agencies for site design and layout, accessibility, adequate fire emergency facilities, defensible setbacks and on-site recreation. Agency comments would be considered as part of the development review, and further enforced during Improvement Plan, Final Map and building permit process. Therefore, the rezone request anticipates less than significant impact to public services.

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

**Discussion:**

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

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

a-b. There are no existing parks within the vicinity of the site. Through the principles of Planned Development, future developments would be required to provide reserve open space areas in the form of passive or active recreation which would lessen the need and use of other existing recreational parks in the area. Siting of these areas would be further verified through plan reviews for accessibility and use. Therefore, no impact is anticipated.

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

**Discussion:**

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

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

a-b,d-g. Specific development of the site would be required to submit detailed plans and studies evaluating circulation and traffic impacts. Subject to various agencies review including El Dorado County Department of Transportation and Development Services, El Dorado County Fire Protection District and El Dorado Transit Department, the development would be verified for conformance to standards involving vehicular traffic volume effects, site design and improvements, accommodations for alternative modes of transportation. Agency comments would be considered during subsequent project and environmental review of the development proposals resulting in specific conditions and/or mitigation measures. Therefore, anticipated impacts would be considered less than significant.

c. The site is not within any airport safety zone and, therefore would not present an air traffic hazard. No changes in air traffic patterns would occur or be affected by this and future project proposal. No impact is anticipated

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<b>XVI. 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
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.			X

**Discussion:**

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

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

a-h. Specific development of the site would be required to identify the source of water and wastewater system. The site is within an area that could be served, upon annexation, by El Dorado Irrigation District for public water and sewer or given the anticipated size minimum size of each property at 10 acres, each individual lot could adequately accommodate on-site domestic water and septic. Development plans and associated studies would be required subject to review by various agencies for conformance to required regulatory standards and improvements necessary to provide the service. Impacts to these services and systems are considered less than significant.

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

**Discussion**

a-c. The proposed rezone does not anticipate any physical effects to the site. However, with the zone change to a residential designation, the subsequent proposal would be required to submit development plans and studies subject review of potential individual or cumulative environmental impacts by various affected agencies and consideration of specific mitigation measures and standard conditions minimizing the impacts. The proposed rezone would less than significant impact.

**ATTACHMENTS:**

- A. G3 Biotic Evaluation
- B. North Central Information Center (CSU-Sacramento) Record Search

**EXHIBITS:**

- A. Vicinity Map
- B. General Plan Land Use Map
- C. Zoning Map
- D. Soils Map
- E. Wetland/Drainage Map

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**SUPPORTING INFORMATION SOURCE LIST**

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

- El Dorado County 2004 General Plan
- El Dorado County Zoning Ordinance (Title 17 - County Code)
- County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)
- County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170, 4719)
- El Dorado County Design and Improvement Manual Standards
- 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.)

