



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Harrington Business Park (Rezone Z06-0020 and Tentative Parcel Map P05-0004)

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

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

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

**Property Owner's Name and Address:** Patricia Harrington and Michael Quigley, 273 Pleasant Valley Road, Diamond Springs, CA 95619

**Project Applicant's/Agent's Name and Address:** Gene E. Thorne & Associates, Inc., 4080 Plaza Goldorado Circle, Cameron Park, CA 95682

**Project Engineer's / Architect's Name and Address:** Gene E. Thorne & Associates, Inc., 4080 Plaza Goldorado Circle, Cameron Park, CA 95682

**Project Location:** South side of State Route 49/Pleasant Valley Road approximately 0.25 miles west of the intersection Missouri Flat Road in the El Dorado/Diamond Springs area, Third Supervisorial District.

**Assessor's Parcel Number(s):** 329-280-15 and 329-280-16

**Zoning:** RE-10 (Estate Residential 10-Acre) & C - DC (Commercial - Design Community)

**Section:** 25 **T:** 10N **R:** 10E

**General Plan Designation:** I (Industrial) & C (Commercial)

**Description of Project:** The proposed project consists of the following requests:

1. Rezone from RE-10 to I-DC for APN 329-280-15 and from RE-10/C to I-DC (north of State Route 49) and C-DC (south of State Route 49) for APN 329-280-16.
2. Industrial/commercial tentative parcel map to create seven commercial parcels, 35 industrial parcels, and one miscellaneous parcel for a total of 43 parcels ranging in size from 0.34 to 10.65 acres. The tentative parcel map would be phased, occurring in three phases.
3. Dedication of right-of-way to Caltrans along the project frontage that is within 60 feet from the State Route 49 centerline and improvement of State Route 49/Pleasant Valley Road to a width of 56 feet. The project would also include the construction of proposed Road "A"/Commerce Way to a width of 40 feet with 60 foot wide right-of-way to connect to the Park West Industrial Park to the north of the subject site. Off-site road improvements would include left-turn pocket improvements at the intersection of Commerce Way and Missouri Flat Road, left-turn pocket improvements at the intersection of Commerce Way and Pleasant Valley Road, and the installation of a traffic signal at the intersection of Patterson Drive and Pleasant Valley Road.
4. Annexation into the El Dorado Irrigation District to receive water and wastewater services.

**EXHIBIT M**

<b>Surrounding Land Uses and Setting:</b>			
	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	RE-10/C	I & C	Residential/Single-family residence
<b>North</b>	I	I/C	Industrial/commercial businesses
<b>South</b>	R1/CP/R2	HDR/C/MFR	Residential/Commercial/Single-family residences/commercial business
<b>East</b>	C/R2	C/MFR	Residential/Commercial/Single-family residences/undeveloped
<b>West</b>	R20K-PD/R1/R1A	HDR/MDR/PF	Residential/Single-family residences/utility structure/undeveloped

**Briefly Describe the environmental setting:** The project site is bound by commercial and industrial businesses to the north, single-family residences to the east, a commercial business and single-family residences to the south, and undeveloped land and single-family residences to the west. Elevation of the project site ranges from approximately 1,750 feet to 1,810 feet above sea level. Approximately 0.67 acres of wetlands are located on the project site south of State Route 49. This site and the surrounding area is covered with grasses, brush, and trees with slopes up to 30 percent. Existing oak tree canopy coverage at the project site is 32 percent. Existing improvements within the property consist of a single-family residence, barn, reservoirs, cross-fencing, small orchard, old placer tailings, and pastures. Most of the property has been grazed for many years. Proposed project access to the north would be from proposed Road "A" via a connection to Commerce Way while proposed Road "A" would also connect to State Route 49 to the south. Proposed Road "C" would also provide site access to the east. The project would be served by public sewer and water provided by the El Dorado Irrigation District.

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

1. El Dorado County Building Services: Grading permit for on-site improvements
2. El Dorado County Department of Transportation: Grading/Encroachment permit for off-site improvements
3. El Dorado County Air Quality Management District: Fugitive dust plan
4. Local Agency Formation Commission: Annexation into El Dorado Irrigation District service boundary
5. Diamond Springs – El Dorado Fire Protection District: Fire safe plan and annexation into Community Facilities District
6. Caltrans: Encroachment permit
7. United States Army Corps of Engineers: 404 permit

**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. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

	Aesthetics		Agriculture and Forestry Resources	<b>X</b>	Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality

	Land Use / Planning		Mineral Resources	X	Noise
	Population / Housing		Public Services		Recreation
	Transportation/Traffic		Utilities / Service Systems	X	Mandatory Findings of Significance

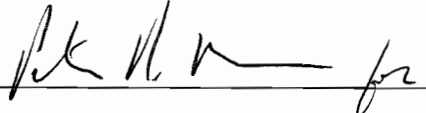
**DETERMINATION**

**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: 10/7/10

Printed Name: Mel Pabalinas, Senior Planner For: El Dorado County

Signature:  Date: 10/8/10

Printed Name: Pierre Rivas For: El Dorado County

## **PROJECT DESCRIPTION**

### **Introduction**

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a commercial and industrial development.

### **Project Description**

The proposed "project" consists of the following requests:

1. Rezone from RE-10 to I-DC for APN 329-280-15 and from RE-10/C to I-DC (north of State Route 49) and C-DC (south of State Route 49) for APN 329-280-16.
2. Industrial/commercial tentative parcel map to create seven commercial parcels, 35 industrial parcels, and one miscellaneous parcel for a total of 43 parcels ranging in size from 0.34 to 10.65 acres. The tentative parcel map would be phased, occurring in three phases.
3. Dedication of right-of-way to Caltrans along the project frontage that is within 60 feet from the State Route 49 centerline and improvement of State Route 49/Pleasant Valley Road to a width of 56 feet. The project would also include the construction of proposed Road "A"/Commerce Way to a width of 40 feet with 60 foot wide right-of-way to connect to the Park West Industrial Park to the north of the subject site. Off-site road improvements would include left-turn pocket improvements at the intersection of Commerce Way and Missouri Flat Road, left-turn pocket improvements at the intersection of Commerce Way and Pleasant Valley Road, and the installation of a traffic signal at the intersection of Patterson Drive and Pleasant Valley Road.
4. Annexation into the El Dorado Irrigation District to receive water and wastewater services.

### **Project Location and Surrounding Land Uses**

The 76.59-acre site is located on the south side of State Route 49/Pleasant Valley Road approximately 0.25 miles west of the intersection Missouri Flat Road in the El Dorado/Diamond Springs area. The project site is bound by commercial and industrial businesses to the north, single-family residences to the east, a commercial business and single-family residences to the south, and undeveloped land and single-family residences to the west.

### **Project Characteristics**

#### 1. Transportation/Circulation/Parking

Proposed project access to the north would be from proposed Road "A" via a connection to Commerce Way while proposed Road "A" would also connect to State Route 49 to the south. Proposed Road "C" would also provide site access to the east.

#### 2. Utilities and Infrastructure

The project would be served by public sewer and water provided by the El Dorado Irrigation District, contingent upon LAFCO approval of annexation into the District.

#### 3. Population

The project would not add significantly to the population in the vicinity as it is a commercial and industrial development with no residential uses proposed.

#### 4. Construction Considerations

Construction of the project would consist of off site and on site road improvements including grading. The project applicant would be required to obtain permits for grading and encroachment from the Department of Transportation and obtain an approved fugitive dust mitigation plan from the Air Quality Management District.

### Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

### EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project 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 initial study tiers off of the El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030) 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.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at the El Dorado County Development Services Department 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:

Air Quality  
Biological Resources  
Land Use/Planning  
Noise  
Population/Housing  
Transportation/Traffic

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?			<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>	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		<b>X</b>	

**Discussion:**

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

- a. **Scenic Vista:** No identified public scenic vistas or designated scenic State Route would be affected by this project. No impacts would occur.
- b. **Scenic Resources:** The proposed project would have a less than significant impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources as the project is not located within a corridor defined as a State scenic State Route.
- c. **Visual Character:** The proposed project would not substantially degrade the visual character or quality of the site and its surroundings. Future industrial and commercial development would be consistent with the existing business park to the north. Further, future development of the proposed parcels would require the submittal of a design review application and further CEQA review. All proposed oak tree canopy removal would be consistent with General Plan Policy 7.4.4.4. Impacts would be less than significant.
- d. **Light and Glare:** The proposed 43 parcels would not have a significant effect or adversely affect day or nighttime views adjacent to the project site. Each design review application would require the submittal of a preliminary outdoor lighting plan prior to approval to ensure conformance to Section 17.14.170 of County Code. As such, impacts would be less than significant.

**FINDING:** It has been determined that there would be no impacts to aesthetic or visual resources. Identified thresholds of significance for the "Aesthetics" category have not been exceeded and no significant adverse environmental effects would result from the project.

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

**Discussion:**

A substantial adverse effect to Agricultural Resources would occur if:

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

a. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance would be affected by the project. In addition, El Dorado County has established the Agricultural (-A) General Plan land use map for the project and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that there are no areas of "Prime Farmland" or properties designated as being within the Agricultural (-A) General Plan land use overlay district area adjacent to the project site. The project would not result in the conversion of farmland to non-agricultural uses.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. **Williamson Act Contract:** The proposed project would not conflict with existing agricultural zoning in the project vicinity and would not adversely impact any properties currently under a Williamson Act Contract.
- c. **Non-Agricultural Use:** 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:** No loss or conversion of forest land would occur as a result of the project. There would be no impact.
- e. **Conversion of Prime Farmland or Forest Land:** No conversion of prime farmland or forest land would occur as a result of the project. There would be no impact.

**FINDING** It has been determined that the project would not result in any impacts to agricultural lands or properties subject to a Williamson Act Contract. The surrounding area is developed with residential, industrial, and commercial development. For this "Agriculture and Forest Resources" category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects would result from the project.

<b>III. AIR QUALITY. Would the project:</b>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			<b>X</b>	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		<b>X</b>		
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)?		<b>X</b>		
d. Expose sensitive receptors to substantial pollutant concentrations?			<b>X</b>	
e. Create objectionable odors affecting a substantial number of people?			<b>X</b>	

**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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

- a. **Air Quality Plan:** The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.
- b & c. **Air Quality Standards and Cumulative Impacts:** Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O<sub>3</sub>). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM<sub>10</sub>) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Quality Management District (EDCAQMD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

Short-term impacts related to construction activities; and  
 Long-term impacts related to the project operation.

There would be a significant amount of grading and excavation activities associated with proposed road development and building pad excavation. This has the potential to generate significant short-term dust-related impacts during these activities. However, adherence to EDCAQMD Fugitive Dust Emissions regulations would mitigate this impact to less than significant levels, as sensitive receptors are not immediately adjacent to proposed grading activities. In order to ensure that appropriate measures are applied to the grading activities associated with the project, mitigation requiring a Fugitive Dust Plan (FDP) to be submitted to the AQMD is required.

Table 5.2 in the *El Dorado County APCD Guide to Air Quality Assessment* lists projects with potentially significant ROG and NO<sub>x</sub> operation emissions. Table 5.2 establishes an industrial park of 350,000 square feet of floor area or less will not generate 82 pounds or more of ROG or NO<sub>x</sub> per day. Table 5.2 also establishes that 210,000 square feet of floor area or less in an office park will not generate 82 pounds or more of ROG and NO<sub>x</sub> per day. The proposed industrial/commercial parcel map has been estimated to accommodate up to 200,000 square feet of industrial or office uses which does not meet the thresholds established in Table 5.2. Additionally, specific uses on each proposed parcels would be required to go through the discretionary design review process. Long term operational emissions and short-term construction related emissions generated from the specific use on an individual parcel would then be modeled to determine compliance with the air quality thresholds in the *El Dorado County APCD Guide to Air Quality Assessment*.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Quality Management District standards at that time. Impacts would be less than significant with adherence to AQMD Rules and Regulations.

**MM AQ-1:** A Fugitive Dust Plan (FDP) application with appropriate fees shall be submitted to and approved by the El Dorado County Air Quality Management District (AQMD) with appropriate fees and approved by the AQMD prior to start of project construction.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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*Timing/Implementation: Prior to issuance of grading and building permits*

*Enforcement/Monitoring: El Dorado County Air Quality Management District*

- d. **Sensitive Receptors:** The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and would not be affected by this project. As such, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
- e. **Objectionable Odors:** The proposed parcel map would not result in significant impacts resulting from odors from road construction. Potential odor issues would be addressed during the design review process for build-out of each specific parcel. Impacts would be less than significant.

**FINDING** In addition to the mitigation measure requiring submission of a Fugitive Dust Plan (FDP), standard County conditions of approval have been included as part of the project conditions of approval to maintain a less than significant level of impact in the 'Air Quality' category. Impacts would be less than significant with incorporation of these measures.

<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

**Discussion:**

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

- a. **Special Status Species:** A site-specific biotic assessment was completed by Nancy E. Wymer on April 17, 24, 30, and June 2, 1997 as part of the comprehensive wetland delineation prepared for the project site. This assessment contains a comprehensive listing of the plant species located on the project site. No Federal or State listed rare, endangered, or threatened plant species were found on the site. (*Wetland Delineation for 78.9 Acres on the Harrington/Quigley Property of El Dorado County on April 17, 24, 30, 1997 June 1997, Wymer and Associates*) Review of the Department of Fish and Game's *California's Natural Diversity Database Quick Viewer* indicates no Federal or State listed rare, endangered, or threatened plant or animal species exist in or around the project area. Impacts would be less than significant.
- b. **Riparian Habitat:** The project proposes no impacts to 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. The site includes a total of 0.67 acres of wetlands within the project area located south of State Route 49. (*Wetland Delineation for 78.9 Acres on the Harrington/Quigley Property of El Dorado County on April 17, 24, 30, 1997 June 1997, Wymer and Associates*) There are no wetlands in the area north of State Route 49. The tentative parcel map includes a 50-foot setback from identified wetland areas, reducing potential impacts to a less than significant level.
- c. **Wetlands:** The project does not propose impacts to 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. The site includes a total of 0.67 acres of wetlands within the project area located north and south of State Route 49. (*Wetland Delineation for 78.9 Acres on the Harrington/Quigley Property of El Dorado County on April 17, 24, 30, 1997 June 1997, Wymer and Associates*) There are no wetlands in the area north of State Route 49. The tentative parcel map includes a 50-foot setback from identified wetland areas. No disturbance would occur in the wetland areas. The wetland delineation prepared by Wymer and Associates has been reviewed and approved by the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers completed a site inspection on March 25, 2003 and the result was concurrence with the wetland delineation. Impacts would be less than significant.
- d. **Migration Corridors:** Review of the Planning Services GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors within the project site. Impacts would be less than significant.
- e. **Local Policies:** The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Existing project oak tree canopy coverage is estimated at 32 percent. (*Arborist Report for Harrington Business Park APNs 329:280:15 & 16 El Dorado County, California, Philip R. Mosbacher, March 15, 2006*) Under General Plan Policy 7.4.4.4, Option A, 85 percent of the existing canopy must be retained. After road construction, the project would retain 89 percent of the oak tree canopy at the site consistent with General Plan Policy 7.4.4.4, Option A. Future development of each of the proposed parcels would require a discretionary design review application with further CEQA review and would have the option of complying with either Option A or Option B of Policy 7.4.4.4. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- f. **Habitat Conservation Plan:** The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. Impacts would be less than significant.

**FINDING:** There would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy because of the 50-foot wetland setbacks shown on the tentative parcel map as well as 89 percent oak tree canopy retention. As such, the impacts in the 'Biological Resources' category would be less than significant for this project.

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

**Discussion:**

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

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

a-c. **Historic or Archeological Resources:** The applicant submitted an "Archaeological Survey Report of Quigley Ranch Diamond Springs El Dorado County, California" prepared by Historic Resource Associates in May 1997. According to the study, "at this time no additional archaeological work is recommended. This finding is based upon the lack of significance exhibited by the properties discovered within the subject property, including H2, and the Nelson Residence and Barn and associated features." (*Archaeological Survey Report of Quigley Ranch Diamond Springs El Dorado County, California, Historic Resource Associates, May 1997*) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or know fossil locales. In the event sub-surface historical, cultural or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions are included within Attachment 1 of the staff report to reduce any potential impacts to a less than significant level.

d. **Human Remains:** Due to the size and scope of the project, there is a potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any

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location other than a dedicated cemetery, the standard conditions within Attachment 1 would be implemented immediately.

**FINDING:** Although the project has the potential to impact sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the application of the standard conditions identified in Attachment 1 of the staff report address such impacts. Established thresholds of significance would not be exceeded within the “Cultural Resources” category.

<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				<b>X</b>
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.			<b>X</b>	
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?			<b>X</b>	
iv) Landslides?			<b>X</b>	
b. Result in substantial soil erosion or the loss of topsoil?			<b>X</b>	
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?			<b>X</b>	
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?			<b>X</b>	
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?				<b>X</b>

**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

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- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

**a. Seismic Hazards:**

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impact.

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be less than significant.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

**b. Soil Erosion:** According to the submitted drainage report, “the drainage is layout to accommodate both the road drainage and possible future development of the lots. Many of the lots will have split drainage. We assumed that the site would be graded to a point where the majority of the site would drain towards an onsite drainage structure, designate drainage area or wetlands. Each basin will need to be enlarged to hold the increase in runoff due to the increase in impervious surfaces. The extent to which the basin is enlarged will be determined during the design of the Improvement Plans.” (*Post-Development Drainage Report for Harrington Business Park Diamond Springs, CA, Gene E. Thorne & Associates, Inc., March 2006*) All proposed grading for individual parcel and road development, as shown on the preliminary grading and drainage plan, must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.

**c. Geologic Hazards:** As stated in the *Soil Survey of El Dorado Area, California, 1974*, the soils on the project site are primarily comprised of six soil types: Mixed Alluvial Land (MpB), Loamy Alluvial Land (LaB), Placer Diggings (PrD), Diamond Springs (DfC & DfB), and Auburn (AwD). All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.

**d. Expansive Soils:** No expansive soils were identified in the submitted pre and post-development drainage reports. Based upon this information, the impact from expansive soils would be less than significant.

**e. Septic Capability:** Public sewer service would be provided by the El Dorado Irrigation District as stated in a Facility Improvement Letter dated February 3, 2005. (*Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005*) There would be no impacts related to septic systems.

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**FINDING:** No significant impacts would result from geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that would result in significant impacts. For the “Geology and Soils” category, established thresholds would not be exceeded by development of the project and no significant adverse environmental effects would result from the project.

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

- a. **Generate Greenhouse Gas Emissions:** The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.
- b. **Conflict with Policy:** The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.

**FINDING:** The project could generate amounts of greenhouse gases that would be negligible compared to global emissions or emissions in the County. For this ‘Greenhouse Gas Emissions’ category impacts would be less than significant.

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



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VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

**Discussion:**

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
  - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
  - Expose people to safety hazards as a result of former on-site mining operations.
- a-b. **Hazardous Materials:** No significant amount of hazardous materials would be transported, used, or disposed of for the project. Future development of each proposed parcel would require a discretionary design review application with review by the El Dorado County Environmental Management Department for hazardous materials related issues. No significant amount of hazardous materials would be utilized for the project. Current County records indicate the subject site is not located within the Asbestos Review Area. Impacts would be less than significant.
- c. **Hazardous Materials Near Schools:** As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List. There would be no impact.
- e. **Aircraft Hazards:** *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There would be no impacts to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project.
- f. **Private Airstrips:** The project site is not located within the vicinity of a private airport. There would be no impact.
- g. **Emergency Plan:** The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based upon the location of the nearest fire station, site access, availability of water for fire suppression, and provisions within the County emergency

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response plan. The County emergency response plan is located within the County Office of Emergency Services in the El Dorado County Government Center complex in Placerville. Impacts would be less than significant.

- h. **Wildfire Hazards:** The Diamond Springs - El Dorado Fire Protection District reviewed the project proposal and concluded that the project would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area with the implementation of the conditions of approval included in Attachment 1 of the staff report. Impacts would be less than significant with the implementation of the Fire District requirements included as conditions of approval within Attachment 1 of the staff report.

**FINDING:** The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and expose people and property to risks associated with wild land fires. For this “Hazards and Hazardous Materials” category, the thresholds of significance would not be exceeded by the proposed project with the implementation of standard conditions of approval from the Diamond Springs - El Dorado Fire Protection District.

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

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<b>XI. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>			
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. **Water Quality Standards:** Public sewer service would be provided by the El Dorado Irrigation District, upon annexation into the District, as stated in a Facility Improvement Letter dated February 3, 2005. (*Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005*) Impacts would be less than significant.
- b. **Groundwater Supplies:** There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The proposed project would be required to connect to public water. Impacts would be less than significant.
- c-f. **Drainage Patterns:** Proposed grading and ground disturbances associated with the project would not substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. As such, impacts would be less than significant.

According to the submitted drainage report, “the majority of the site’s watershed will be handled on-site through culvert systems and v-ditches that will release the water flow into designated areas for detention which will detain approximately 94 percent of the water runoff. The remaining six percent will be released into an established drainage swale offsite.” (*Post-Development Drainage Report for Harrington Business Park Diamond Springs, CA, Gene E. Thorne & Associates, Inc., March 2006*) Therefore, substantial drainage pattern alteration or runoff would not occur. Impacts would be less than significant.

The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area due to construction activities or long-term project operation. Stormwater and sediment control measures outlined by the *Grading, Erosion and Sediment Control Ordinance* that implement a project specific Storm Water Mitigation Plan (SWMP), the state’s Storm Water Pollution and Prevention Program (SWPPP) and National Pollutant Discharge Elimination Systems (NPDES) would be required to be designed with grading and drainage plans. The designs would also include and implement pre- and post- construction Best

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Management Practices (BMPs), as well as permanent drainage facilities, in order to address the issue of water quality. As a result, there would be a less than significant impact.

- g-j. Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

**FINDING:** No significant hydrological impacts would result from development of the project. For the “Hydrology and Water Quality” section, it has been determined the project would not exceed the identified thresholds of significance and no significant adverse environmental effects would result from the project.

<b>X. LAND USE PLANNING. <i>Would the project:</i></b>				
a. Physically divide an established community?			<b>X</b>	
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?			<b>X</b>	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				<b>X</b>

**Discussion:**

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

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

- a. Established Community:** The project would not result in the physical division of an established community. As proposed, the project is compatible with the surrounding industrial, commercial, and residential land uses and would not create land use conflicts with surrounding properties. Future development of the proposed parcels would require the submittal of a discretionary design review application to ensure compatibility with surrounding land uses. Impacts would be less than significant.
- b. Land Use Consistency:** As proposed, the project is consistent with specific, fundamental, and mandatory land use goals, objectives, and applicable policies of the 2004 General Plan including 2.2.5.21, land use compatibility, 6.2.3.1, adequate fire protection, 7.1.2.1, erosion/sedimentation, 7.3.3.4, wetland buffers, and 7.4.4.4, oak tree canopy retention. The zone change request is consistent with the respective industrial and commercial General Plan land use designations.

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The tentative parcel map would be consistent with the development standards contained within the Zoning Ordinance and local subdivision policies. Future parcel development would need to meet the standards established by the Zoning Ordinance for the Industrial and Commercial zone districts. Build-out of each proposed parcel would require the submittal of a design review application for further discretionary review. This project meets the land use objectives established for the property. As no conflict exists between the project and applicable land use policies, potential environmental impacts would be considered to be less than significant.

- c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. No impact would occur.

**FINDING:** For the “Land Use Planning” section, the project would not exceed the identified thresholds of significance.

<b>XI. MINERAL RESOURCES. <i>Would the project:</i></b>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<b>X</b>
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?				<b>X</b>

**Discussion:**

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

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

- a-b. **Mineral Resources:** There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

**FINDING:** No known mineral resources are located on or within the vicinity of the project. There would be no impact to this ‘Mineral Resources’ category.

<b>XII. NOISE. <i>Would the project result in:</i></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?		<b>X</b>		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			<b>X</b>	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		<b>X</b>		

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<b>XII. NOISE. <i>Would the project result in:</i></b>			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			<b>X</b>
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?			<b>X</b>
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?			<b>X</b>

**Discussion:**

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

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

**a & c. Noise Exposures:** General Plan Policy 6.5.1.2 establishes “where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. Many of the proposed parcels are adjacent to areas designated for high-density residential uses. High-density residential areas are deemed noise sensitive developments in the General Plan. Because of this noise exposure potential, a design review overlay shall be required for all proposed parcels as mitigation. With incorporation of this mitigation, long-term noise impacts would be less than significant.

**MM NOI-1:** All proposed parcels shall include a design review overlay and require the approval of a design review application prior to building permit issuance.

*Timing/Implementation: Prior to issuance of building permits*

*Enforcement/Monitoring: El Dorado County Planning Services*

Grading activities associated with roadway, driveway improvements and the creation of building pads would generate temporary construction noise from the large heavy equipment (dump trucks, bulldozer, graders) at a potentially significant level (greater than 55 dB Leq and 75 dB Lmax between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-3 for maximum allowable noise exposure for non transportation noise sources in community regions-construction noise). However, construction operations for road improvements and building pad creation would require adherence to construction hours between 7:00 a.m. and 7:00 p.m. during weekdays and would require the heavy construction equipment to install the latest noise reduction technologies available. Short-term noise impacts would therefore be less than significant.

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**b & d. Ground borne Shaking:** Persons adjacent to the project vicinity would not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of grading and improvement activities or upon completion of the project. Impacts would be less than significant.

**e-f. Aircraft Noise:** The proposed project is not located adjacent to or in the vicinity of a public airport or private airport and is not subject to any noise standards contained within a Comprehensive Land Use Plan. As such, the project would not be subjected to excessive noise from a public airport. No impacts would occur.

**FINDING:** Long-term noise impacts were identified for several of the proposed parcels adjacent to residential uses and State Route 49. Mitigation requiring the approval of a design review application would reduce these impacts to a level of insignificance. Short-term noise impacts would be reduced to levels of insignificance with adherence to General Plan Policies limiting hours of construction. For this “Noise” category, impacts are considered to be less than significant with adherence to General Plan policies and adherence to mitigation measures.

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

**Discussion:**

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

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

**a. Population Growth:** The proposed project has been determined to have a minimal growth-inducing impact as the project includes the development of a site consistent with its industrial and commercial General Plan land use designations. Ample undeveloped residential lands are available within the community region boundary to accommodate any indirect growth from the proposed business park. Any future development must meet comprehensive County policies and regulations before building permits can be issued. Impacts would be less than significant.

**b. Housing Displacement.** No existing housing stock would be displaced by the proposed project. No impacts would occur.

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- c. **Construction of Replacement Housing:** No persons would be displaced necessitating the construction of replacement housing elsewhere. No impacts would occur.

**FINDING:** The project would not displace any existing or proposed housing. The project would not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the "Population and Housing" section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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

**Discussion:**

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- 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 Diamond Springs - El Dorado Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The Diamond Springs - El Dorado Fire Protection District would review the project improvement plans and parcel map filing submittal for condition conformance prior to approval. Impacts would be less than significant.



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- b. **Police Protection:** The project site would be served by the El Dorado County Sheriff’s Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff’s Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff’s Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of 43 industrial/commercial parcels would not significantly impact current response times to the project area. Impacts would be less than significant.
- c. **Schools:** The project site is located within the Mother Lode Union School District. The affected school district was contacted as part of the initial consultation process and no comments were received. Impacts would be less than significant.
- d. **Parks:** The proposed industrial/commercial project would not be required to pay park in-lieu fees. There would be no impact.
- e. **Government Services:** No other public facilities or services would be substantially impacted by the project. Impacts would be less than significant.

**FINDING:** Adequate public services are available to serve the project. Therefore, there is no potential for a significant impact due to the creation of 43 industrial/commercial parcels at the subject site, either directly or indirectly. No significant public service impacts are expected. For this “Public Services” category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. **Parks:** Because the project would include the creation of 43 industrial/commercial parcels, it would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur. No residential development is proposed. Impacts would be less than significant.

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- b. **Recreational Services:** The project does not propose any on-site recreation facilities and would not be required to construct any new facilities or expand any existing recreation facilities within the scope of this industrial/commercial project. No impacts would occur.

**FINDING:** No significant impacts to recreation or open space would result from the project. For this "Recreation" section, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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

- a. **Traffic Increases:** A traffic study was completed on June 17, 2005 and reviewed by the Department of Transportation (DOT) which concluded that the "2004 General Plan allocated more total development than proposed by the Harrington project alone in the general project area. Therefore, this project would not be anticipated to affect

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the planned roadway improvements for 2025 identified in the circulation element.” (*Harrington Traffic Impact Study, Fehr & Peers Transportation Consultants, June 17, 2005*) Study recommendations are included as standard conditions of approval in Attachment I and include payment of traffic impact mitigation (TIM) fees, construction of onsite roadways to DOT standards, dedication of right-of-way to Caltrans along the project frontage that is within 60 feet from the State Route 49 centerline, and improvement of State Route 49/Pleasant Valley Road to a width of 56 feet. The project would also include the construction of proposed Road “A”/Commerce Way to a width of 40 feet with 60 foot wide right-of-way to connect to the Park West Industrial Park to the north of the subject site. Proposed project access to the north would be from proposed Road “A” via a connection to Commerce Way while proposed Road “A” would also connect to State Route 49 to the south. Proposed Road “C” would also provide site access to the east.

Off-site road improvements would include left-turn pocket improvements at the intersection of Commerce Way and Missouri Flat Road, left-turn pocket improvements at the intersection of Commerce Way and Pleasant Valley Road, and the installation of a traffic signal at the intersection of Patterson Drive and Pleasant Valley Road. Potential environmental impacts from the off-site road improvements identified above would be less than significant.

The 2004 General Plan Policies TC-Xe and TX-Xf (which reflect Measure Y) require that projects that “worsen” traffic by 2%, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT has conditioned the project to address this General Plan consistency issue by requiring payment of traffic impact mitigation fees with each building permit as well as satisfaction of the conditions of approval in Attachment I.

With the Capital Improvement Plan proposed and completed improvements, and road improvements required by DOT to area roadways (State Route 49/Pleasant Valley Road) as part of the conditions of approval, impacts to capacity and level of service are considered less than significant.

- b. **Levels of Service Standards:** The traffic study prepared for the project determined that the project would cumulatively impact the levels of service of the access roads, therefore improvements have been required. The project impacts would not exceed the level of service thresholds established by the General Plan with project conditions of approval. Impacts would be less than significant.
- c. **Air traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.
- d. **Design Hazards:** The project has been reviewed by El Dorado County Department of Transportation and was found not to create any design hazards with development of roads to County Design Standards as proposed by the applicant. With incorporation of conditions of approval as required by DOT, impacts would be less than significant.
- e. **Emergency Access:** The Diamond Springs - El Dorado Fire Protection District reviewed the project proposal and concluded that the project would not result in inadequate emergency access to any proposed parcel with the implementation of the conditions of approval included in Attachment I of the staff report. Three points of access to the business park are proposed as discussed in section a & b above. Impacts would be less than significant.
- f. **Alternative Transportation:** The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. The El Dorado County Transit Authority (EDCTA) reviewed the proposal and expressed concerns regarding potential traffic impacts from the proposed

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development on existing transit operations located within the existing Diamond Springs Business Park. EDCTA also expressed concerns regarding the design of the intersection with proposed Road "A" and Commerce Way. EDCTA would also like to explore opportunities for transit service to serve the proposed project. The issues identified by EDCTA have been addressed in DOT's standard conditions of approval in Attachment 1 of the staff report which require road improvements. Impacts would be less than significant.

**FINDING:** As discussed above, traffic impacts at area intersections and roadways would be less than significant with planned or completed capital improvement plan projects (CIP), and with DOT-required conditions of approval. For this "Transportation/Traffic" category, the thresholds of significance have not been exceeded.

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

**Discussion:**

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

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

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- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater Requirements:** The El Dorado Irrigation District provided a letter dated February 3, 2005 stating that a 24-inch sewer line abutting the property in Pleasant Valley Road has adequate capacity to serve the proposed project. (*Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005*) According to the Facility Improvement Letter, there are six sewer service stubs on three manholes inside the project boundary. In order to receive service from this line, an extension of facilities of adequate size would need to be constructed. EID is within the jurisdictional boundaries of the Central Valley Regional Water Quality Control Board – Region 5, and operates under Waste Discharge Requirements Order No. R5-2002-0210 regarding treatment processes and water quality standards that are specific to Deer Creek Wastewater Treatment Plant. All sanitary sewer overflows are reported by EID to the California Integrated Water Quality System. Therefore, the proposed project would not exceed water quality standards. Proposed sewer line extension impacts would be less than significant.
  - b. **Construction of New Facilities:** El Dorado Irrigation District provided a letter dated February 3, 2005 indicating that it has adequate water supplies and sewer facilities to serve the project. Therefore, no new or expanded off-site water or wastewater facilities would be necessary to serve the proposed project. Impacts would be less than significant.
  - c. **New Stormwater Facilities:** All required drainage facilities for the project shall be built in conformance with the standards contained in the “*County of El Dorado Drainage Manual*,” as determined by the Department of Transportation. DOT has reviewed the preliminary drainage reports and determined impacts would be less than significant with adherence to the standards contained in the *County of El Dorado Drainage Manual*.
  - d. **Sufficient Water Supply:** El Dorado Irrigation District provided a letter dated February 3, 2005 indicating that it has adequate water supplies to serve the project. The subject parcel is within EID’s Western/Eastern Supply Area, which receives gravity water supply from FERC Project 184 and Jenkinson Lake. According to EID’s *2009 Water Resources and Service Reliability Report*, there are 1,315 equivalent dwelling units (EDUs) of water available in this region. However, this number does not take into account the existing 918 EID contractual commitments in the region. After taking into account this additional factor, it is reasonable to assume that EID’s Western/Eastern Water Supply Region has approximately 397 EDUs that are available for purchase and not yet implicitly committed to other prospective customers. According to EID’s FIL to the applicant, the project as proposed would require 106 EDUs of water supply. (The current available supply is sufficient to accommodate the estimated 106 EDUs of service that will be required for this project.) Potential impacts from connecting to the 24-inch Diamond Springs main water line on the project site on the north side of Pleasant Valley Road would be less than significant. There is also a 12-inch water line in the project site. Impacts would be less than significant.
  - e. **Adequate Capacity:** Upon annexation, the project area would be served by EID’s Deer Creek Wastewater Treatment Plant (DCWWTP), which receives flows from a 24-square mile area that includes Diamond Springs-El Dorado Fire Protection District Springs, El Dorado, Shingle Springs and Cameron Park. DCWWTP discharges treated wastewater to Deer Creek. EID’s discharge permit requires that a minimum of one million gallons per day be discharged to Deer Creek year round. According to EID’s *2001 Wastewater Master Plan*, the plant has a design capacity of 3.6 million gallons per day average dry weather flow (ADWF); the current ADWF is 2.7 MGD.

The El Dorado Irrigation District provided a letter dated February 3, 2005 stating that a 24-inch sewer line abutting the property in Pleasant Valley Road has adequate capacity to serve the proposed project. (*Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005*) According to the Facility Improvement

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Letter, there are six sewer service stubs on three manholes inside the project boundary. In order to receive service from this line, an extension of facilities of adequate size would need to be constructed. Therefore, the proposed project would not exceed water quality standards. Proposed sewer line extension impacts would be less than significant.

- f. **Solid Waste Disposal:** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

- g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed parcels would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

**FINDING:** No significant impacts would result to utility and service systems from development of the project. For the "Utilities and Service Systems" section, the thresholds of significance have not been exceeded and no significant environmental effects would result from the project.

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

**Discussion:**

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- a. Subsurface earthwork activities may expose previously undiscovered buried resources. Standard construction cultural resource conditions of approval are incorporated into the project as conditions of approval within Attachment 1 of the staff report. This would ensure that impacts on cultural resources are less than significant. In summary, all potentially significant effects on cultural resources can be reduced to a level of less than significant. Impacts to biological resources would also be less than significant.
- b. The project would not result in significant cumulative impacts. The project would connect to existing public water and sewer services and would not require the extension infrastructure or utilities outside of the Community Region. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. Impacts would be less than significant.
- c. The proposed project has the potential to generate potentially significant impacts to humans with respect to air quality and noise as discussed in this document. However, as conditioned and mitigated, and with strict adherence to County General Plan policies and permit requirements, this rezone and tentative parcel map and the industrial and commercial uses expected to follow, are not likely to cause project-related environmental effects which would result in substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

### **SUPPORTING INFORMATION SOURCE LIST**

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual

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

Soil Survey of El Dorado Area, California

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

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

### **PROJECT SPECIFIC REPORTS AND SUPPORTING INFORMATION**

*Arborist Report for Harrington Business Park APNs 329:280:15 & 16 El Dorado County, California, Philip R. Mosbacher, March 15, 2006.*

*Archaeological Survey Report of Quigley Ranch Diamond Springs El Dorado County, California, Historic Resource Associates, May 1997.*

*Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005.*

*Harrington Traffic Impact Study, Fehr & Peers Transportation Consultants, June 17, 2005.*

*Pre-Development Drainage Report for Harrington Business Park Diamond Springs, CA, Gene E. Thorne & Associates, Inc., April 2005.*

*Post-Development Drainage Report for Harrington Business Park Diamond Springs, CA, Gene E. Thorne & Associates, Inc., March 2006.*

*Wetland Delineation for 78.9 Acres on the Harrington/Quigley Property of El Dorado County on April 17, 24, 30, 1997 June 1997, Wymer and Associates.*