

INITIAL STUDY AND NEGATIVE DECLARATION
FOR THE
260 WILTSE ROAD GENERAL PLAN LAND USE AND ZONE AMENDMENTS
(file nos. GPA17-01, ZC17-03 and EA17-01)

DRAFT



CITY OF PLACERVILLE
OCTOBER 2017
REVISED DECEMBER 20, 2017

Page intentionally left blank.

Table of Contents

Page

Introduction	1
Legal Authority and Findings	1
Initial Study	
1. Project Title.....	1
2. Lead Agency Name and Address.....	1
3. Contact Person and Phone Number.....	1
4. Project Location.....	1
5. Project Proponent and Applicant Representative.....	4
6. Project Description.....	4
7. Existing General Plan Designation.....	5
8. Proposed General Plan Designation.....	5
9. Existing Zoning Classification.....	6
10. Proposed Zoning Classification.....	8
11. Existing and Potential Future Uses on Project Sites.....	9
12. Surrounding Land Uses and Setting.....	11
13. Other Public Agencies Whose Approval is Required.....	11
14. California Native American consultation pursuant to California Public Resources Code Section 21080.3.1.....	11
Environmental Factors Potentially Affected	12
Determination	12
Evaluation of Environmental Impacts – Environmental Checklist	13
I. Aesthetics.....	13
II. Agriculture and Forestry Resources.....	15
III. Air Quality.....	16
IV. Biological Resources.....	17
V. Cultural Resources.....	19
VI. Geology and Soils.....	20
VII. Greenhouse Gas Emissions.....	22
VIII. Hazards and Hazardous Materials.....	22
IX. Hydrology and Water Quality.....	25
X. Land Use and Planning.....	26
XI. Mineral Resources.....	27
XII. Noise.....	27
XIII. Population and Housing.....	28
XIV. Public Services.....	29
XV. Recreation.....	30
XVI. Transportation / Traffic.....	31
XVII. Tribal Cultural Resources.....	34

XVIII. Utilities and Service Systems.....	35
XIX. Mandatory Findings of Significance.....	37

References.....	38
------------------------	-----------

List of Figures

Figure 1. Regional Map.....	2
Figure 2. Location Aerial Photo.....	2
Figure 3. Assessor’s Parcel Map.....	3
Figure 4. USGS Placerville Quadrangle with Project Location	4
Figure 5. Existing Zoning Map.....	8

List of Tables

Table 1. Uses Allowed by General Plan Designation - Existing and Proposed.....	9
Table 2. Uses Allowed by Zone Classification - Existing and Proposed.....	10

INTRODUCTION

This Initial Study has been prepared for the 260 Wiltse Road Project (“the project”) in compliance with the California Environmental Quality Act (CEQA) Statute and Guidelines (Public Resources Code Section 21000 et. seq. and California Code of Regulations Title 14, Chapter 3 Sections 15000–15387). This Initial Study addresses the potential environmental effects resulting from the proposed project.

LEGAL AUTHORITY AND FINDINGS

This Initial Study has been prepared in accordance with CEQA Guidelines and relevant provisions of CEQA from 1970, as amended. The purposes of an Initial Study are to provide the Lead Agency (“the City of Placerville”) with the necessary information to decide whether to prepare an Environmental Impact Report (EIR), a Mitigated Negative Declaration or a Negative Declaration.

INITIAL STUDY

1. **Project Title:** 260 Wiltse Road General Plan Land Use Designation and Zone Classification Amendments (File nos. GPA17-01, ZC17-03 and EA17-01)
2. **Lead Agency Name and Address:** City of Placerville Development Services Department, 3101 Center Street, Placerville, CA 95667

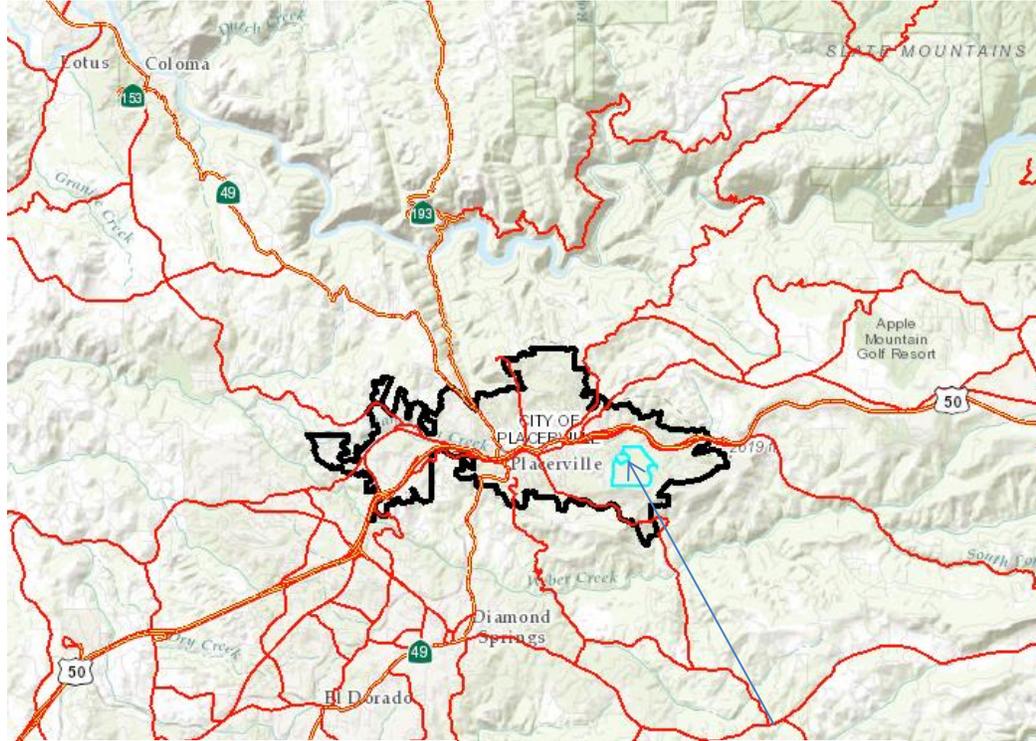
This Initial Study has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The purpose of an Initial Study is to determine whether the proposed project could significantly affect the environment, requiring the preparation and distribution of an Environmental Impact Report. Based on the following analysis, the project would not result in impacts to the environment. The project would therefore be eligible for a Negative Declaration.

3. **Contact Person and Phone Number:** Andrew Painter, City Planner, (530) 642-5252
4. **Project Location:** The site address is 260 Wiltse Road. The Assessor’s Parcel Number for the site is 049-280-08. The 128-acre property is located within eastern Placerville at the southern end of Wiltse Road, south of Broadway, north of Barrett Drive, and adjacent to the City’s Lumsden Municipal Park. Placerville Airport is located approximately 1,200 feet southeast of the site. Figures 1 and 2 illustrate the regional and vicinity location of the project. The Assessor’s Parcel Map for the site is presented in Figure 3.

Site elevations range from 2,000 to 2,400 feet above sea level along Texas Hill at Barrett Drive. Site slope ranges from 0% to 40% over the entire site. Site geologic features include slate and sandstone of the Calaveras Complex that underlays predominantly sandy silt or silty sand surface soils.

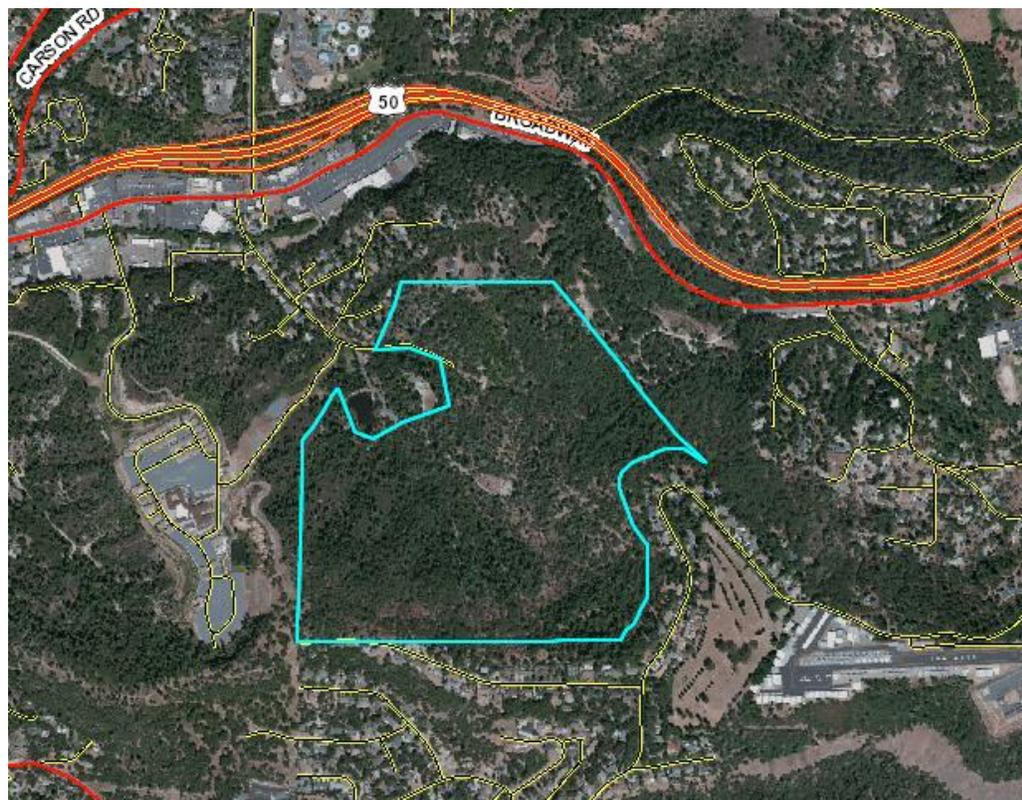
Predominant canopy vegetation onsite is a mixture of oak and pine species, including Black Oak, Blue Oak, Live Oak, Valley Oak, Foothill Pine, and Ponderosa Pine. Other tree species include Incense Cedar, Madrone, California Buckeye and Dogwood. Understory species include Manzanita, Toyon, several brush species and native and non-native grasses.

Figure 1. Regional Map



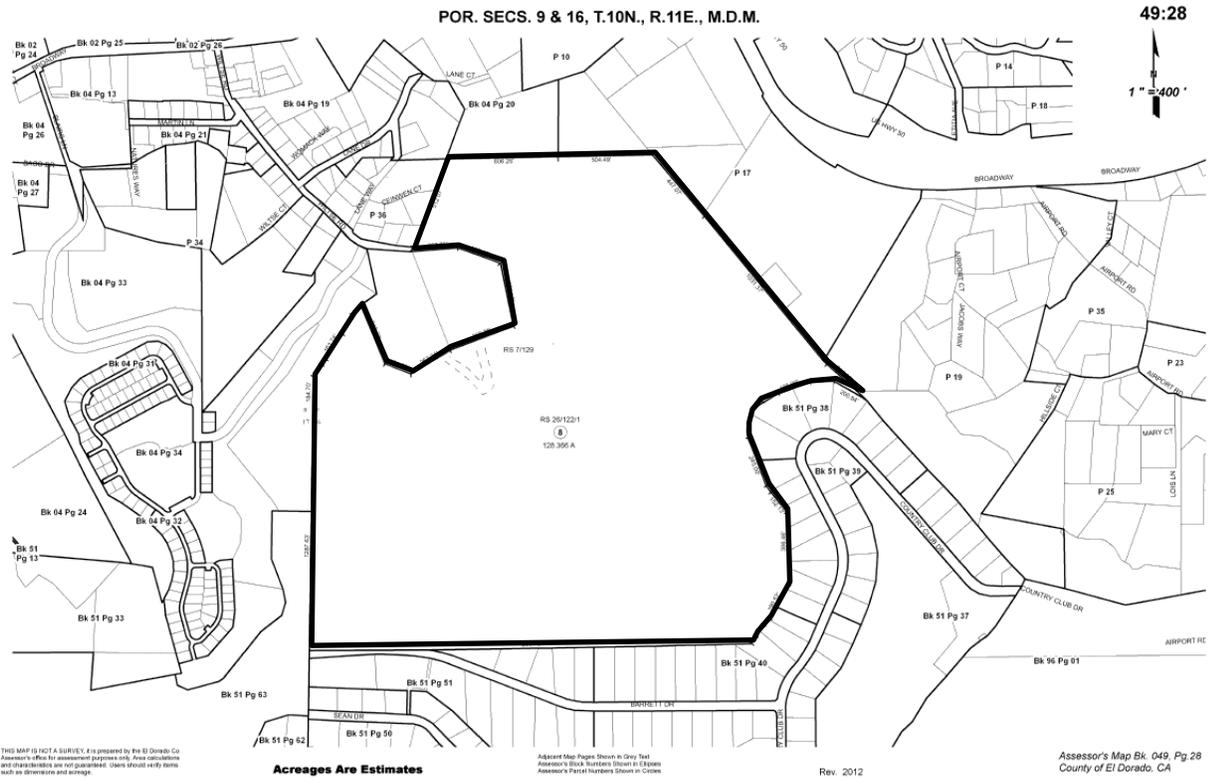
-  Placerville City Limits
 -  Project Boundary
- Project Location

Figure 2. Location Aerial Photo



-  Project Boundary

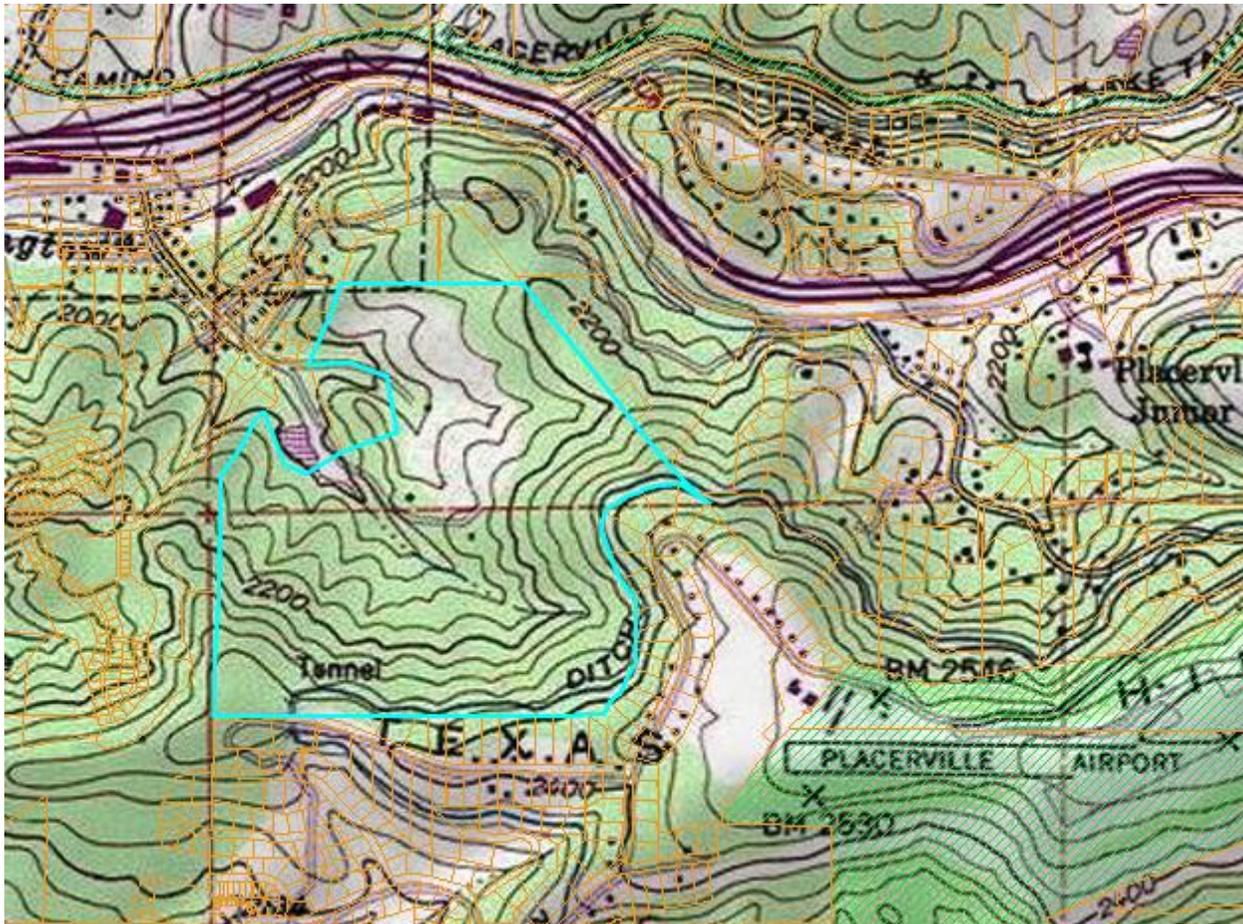
Figure 3. Assessor's Parcel Map



Project Boundaries (APN 049-280-08)

Surface drainage consists of numerous ephemeral streams, seeps, springs, a pond and an intermittent stream, with a generalized flow toward a pond in Lumsden Park located offsite and west of the project. The site does have existing residences and outbuildings. There is evidence of additional man-made disturbance to the site, including a segment of the El Dorado Canal system built between 1854 and 1876, as well as placer and hydraulic mining features.

Figure 4. USGS Placerville Quadrangle With Project Location



 Project Boundary

N



5. **Project Proponent:** Placer 128 Investors, LLC, 1 Northwood Drive, Suite #1, Orinda, CA 94563-0362

Applicant Representative: Mark Heckey, Touchtone Consultants, 7432 Hardy Street, Orangevale, CA 95662

Note: This project was not initiated by the City of Placerville. The City is conducting this environmental review of an application submitted by the project proponent (identified above) and their representative in accordance with federal, state, and local laws and regulations. References to “applicant” in this document mean “project proponent.”

6. **Project Description:**

- 1) Change the Placerville General Plan Land Use Diagram designation on a 128-acre site from Low Density Residential (LD) and High Density Residential (HD) to Rural Residential (RR).
- 2) Change the Placerville Zoning Map classification on the same 128-acre site from Medium Density Multi-Family Residential - Airport Overlay (R-3 - AO) and R1-20,000 Single-Family Residential Zone – Airport Overlay (R1-20-AO) to Estate Residential Zone – Airport Overlay (RE-AO).

7. Existing General Plan Designations:

Low Density Residential (LD): Approximately 106-acre of the 128-acre project site is designated LD in the General Plan. The stated purposes of the LD designation in Part I. Land Use Diagram of the City's 1990 General Plan is as follows:

- 1. Provide for single-family residential development in areas with urban-level services and facilities but limited for development by topography and terrain.*
- 2. Create conditions conducive to a desirable low-density environment and protect it from encroachment by unrelated and incompatible uses.*

Density/Intensity Standards: Density Range: 1.01 to 4.00 dwelling units per acre.

Consistent Zoning Districts: R1-10 (Single-Family Residential), R1-20 (Single-Family Residential), OS (Open Space) and PF (Public Facilities)

High Density Residential (HD): Approximately 22-acres of the 128-acre project site is designated HD in the General Plan. The stated purposes of the HD designation in Part I. Land Use Diagram of the City's 1990 General Plan is as follows:

- 1. Provide for multi-family residential development in areas with urban-level services and facilities and properly located in relation to commercial and other residential areas.*
- 2. Create conditions conducive to a desirable high-density residential environment and protect it from encroachment by unrelated and incompatible uses.*
- 3. Provide for a range of densities to facilitate transitional densities from lower to higher density neighborhoods.*
- 4. Provide for a range of housing types and densities consistent with the General Plan Housing Element.*

Density/Intensity Standards: Density Range: 4.01 to 24.00 dwelling units per gross acre.

Consistent Zoning Districts: R-2 (Low Density Multi-Family Residential), R-3 (Medium Density Multi-Family Residential), R-4 (High Density Multi-Family Residential), R-5 (Very High Density Multi-Family Residential), OS (Open Space) and PF (Public Facilities)

8. Proposed General Plan Designation:

Rural Residential (RR): With the proposed project, the entire project site would be designated RR in the City's General Plan. The stated purposes of the RR designation in Part I. Land Use Diagram of the City's 1990 General Plan is as follows:

- 1. Provide for single-family residential development at very low densities in rural areas with limited services and facilities.*
- 2. Provide for agricultural uses compatible with the residential character of the area.*
- 3. Create conditions conducive to a desirable rural environment and protect it from encroachment by unrelated and incompatible uses.*
- 4. Protect watershed lands and open space values.*
- 5. Prevent incompatible development on steep slopes.*

6. *Minimize the need for the extension of urban-level utilities and facilities.*
7. *Preserve lands suited for eventual development until such time as they are needed and the economical provision of utilities, streets, schools, recreation facilities, and other facilities has been planned and scheduled.*

Density/Intensity Standards: Density Range: 0.20 to 1.00 dwelling units per acre.

Consistent Zoning Districts: RE (Estate Residential), R-1A (Single-Family – Acre), OS (Open Space) and PF (Public Facilities)

9. Existing Zoning Classification:

R-1, 20,000 Single-Family Residential Zone (R1-20): Approximately 106-acres of the 128-acre project site are currently zoned R1-20. Section 10-5-6 of the Placerville Zoning Code (PZC) identifies the purpose of the R1-20 classification is to:

1. *Provide for single-family residential development in areas with urban level services and facilities, but limited for development by topography, terrain, or other physical and environmental constraints.*
2. *Provide housing in areas conducive to low density development and protect such areas from incompatible development.*
3. *Insure light, air, privacy and usable open spaces for residential living.*
4. *Provide for those facilities primarily serving the neighborhood and serving it best by being located within it, providing such facilities are in the appropriate locations and in harmony with the neighborhood.*

R1-20 General Regulations (PZC Section 10-5-6(D)):

1. *Maximum Density: 2.18 dwelling units per acre.*
2. *Minimum Parcel Area: Twenty thousand (20,000) square feet.*
3. *Maximum Building Coverage: Thirty five percent (35%).*
4. *Minimum Parcel Width: One hundred feet (100').*
5. *Minimum Yards: Front, twenty feet (20'); sides, ten percent (10%) of parcel width or ten feet (10'), whichever is less; rear, thirty feet (30').*
6. *Maximum Building Height: Thirty five feet (35'). (Ord. 1474, 8 Jan 1991)*
7. *Minimum parcel frontage: One hundred feet (100'). (Ord. 1627, 9 Sep 2008)*

R-3, Medium Density Multi-Family Residential Zone (R-3): Approximately 22-acres of the 128-acre project site are currently zoned R-3. Section 10-5-10 of the PZC identifies the purpose of the R-3 classification is to:

1. *Provide for the development of duplexes and other types of residences, and multi-family dwellings in garden apartments, in areas properly located in relation to commercial and other residential areas, and where utilities, streets, sidewalks, transit, bikeways, schools, recreation areas and other necessary facilities can feasibly serve a high population density.*
2. *Create conditions conducive to a desirable multi-family residential environment, protect it from the encroachment of unrelated uses affecting the development of vacant land and detrimental to existing residences, and limit the continuances of such uses in existence in the area.*
3. *Ensure light, air, privacy and useable open spaces for residential living.*

4. *Provide for those facilities primarily serving the neighborhood and serving it best by being located within it, providing such facilities are in the appropriate locations and in harmony with the neighborhood.*

R-3 General Regulations (PZC Section 10-5-10(D)):

1. *Maximum Density: Twelve (12) dwelling units per acre.*
2. *Minimum Parcel Area: Six thousand (6,000) square feet or minimum lot area shall be two thousand (2,000) square feet when proposed with various forms of attached single-family dwellings.*
3. *Minimum Parcel Area per Dwelling Unit: Two thousand (2,000) square feet.*
4. *Maximum Parcel Coverage: No more than sixty percent (60%) of the total lot shall be devoted to main and accessory building area, parking area, driveway and covered patio area.*
5. *Minimum Parcel Width: Sixty feet (60') or twenty feet (20') when proposed with attached single-family dwellings.*
6. *Minimum Yards: Front, twenty feet (20'); sides, ten percent (10%) of the parcel or ten feet (10') whichever is less; rear, fifteen feet (15'); or zero feet (0') setback for all yards where common wall or party wall exist with attached single-family dwellings.*
7. *Maximum Building Height: Forty feet (40').*
8. *Minimum room areas as defined in the California Residential Code. (Ord. 1642, 14 Jun 2011)*
9. *Minimum Parcel Frontage: Sixty feet (60'). (Ord. 1474, 8 Jan 1991)*

Airport Overlay Zone (AO): The entire 128-acre project site has the AO classification. Section 10-5-23 of the PZC identifies the purpose of the AO classification is to:

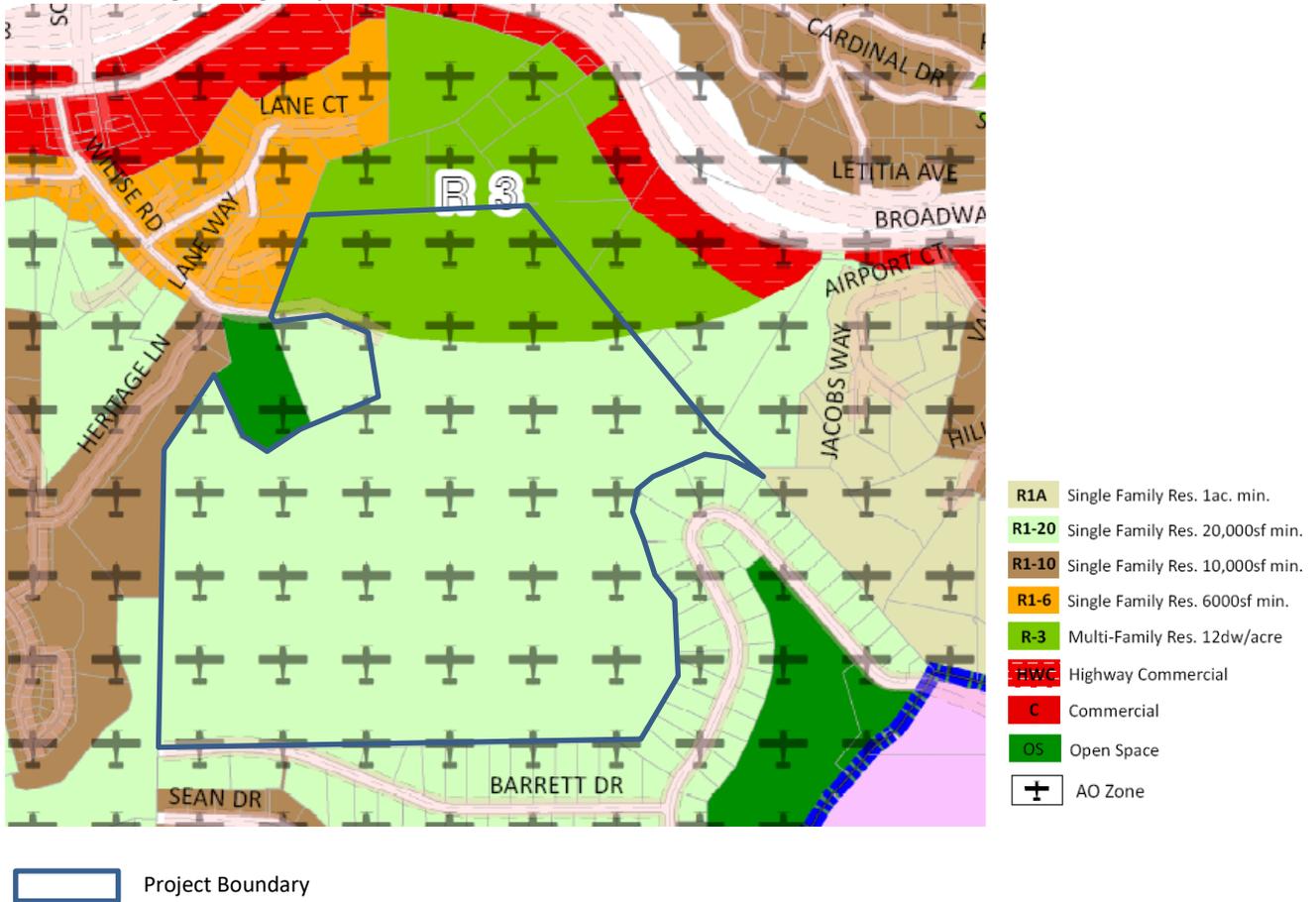
1. *Implement the Placerville Airport Land Use Compatibility Plan (ALUCP) in accordance with state law, adopted by the El Dorado County Airport Land Use Commission (ALUC) and incorporated into the General Plan Land Use Element by City Council Resolution 8105;*
2. *Implement the City's General Plan policy to provide for land uses surrounding the Placerville Airport that is consistent with the Placerville ALUCP;*
3. *Protect land uses around the airport from potential hazards of airport operations;*
4. *Identify a range of uses compatible with airport accident hazard and airport noise exposure;*
5. *Prohibit the development of incompatible uses that are detrimental to the general health, safety and welfare and to existing and future airport operations;*
6. *Require noise attenuated construction within the airport environs; and*
7. *Comply with federal aviation administration (FAA) regulations.*

AO Applicability (PZC Section 10-5-23):

(B) Applicability: The standards and regulations of this Section apply to all lands within the AO overlay zone mapped on the official zoning map. The AO overlay zone is conterminous with the Placerville Airport Influence Area as identified in the adopted ALUCP Influence Area Map in Chapter 4 and defined under Section 2.7 of Chapter 2 of the ALUCP.

Regulations in the AO overlay zone modify and supplement the underlying zoning designation regulations. Within the AO overlay zone district, the Noise Impact Zones, Airport Safety Zones, Airspace Protection and Aircraft Overflight Zone policies of the ALUCP apply.

Figure 5. Existing Zoning Map



10. Proposed Zoning Classification:

Estate Residential Zone with the Airport Overlay Zone (RE-AO): With the proposed project, the entire project site would be classified RE-AO. Section 10-5-4 of the PZC identifies the purpose of the RE classification is to:

1. *Protect the watershed, preserve steep lands in their natural states and provide open spaces.*
2. *Preserve lands suited for eventual development, pending proper scheduling for the economical provision of utilities, streets, schools, recreation areas and other necessary facilities at the time demand warrants it.*
3. *Provide lands for outdoor recreational uses on all types of agricultural activities such as raising crops, fruits and animals, providing they do not constitute a nuisance to adjoining properties.*
4. *Provide for the development of single-family estates in areas served with limited utilities and facilities.*
5. *Create conditions conducive to a desirable rural environment, protect it from the encroachment of unrelated uses affecting the development of vacant land and detrimental to existing residences, and limit the continuance of such uses in existence in the area.*

RE General Regulations (PZC Section 10-5-4(D)):

1. *Maximum Density: .20 dwelling units per acre.*
2. *Minimum Parcel Area: Five (5) acres.*
3. *Maximum Building Coverage: Twenty percent (20%).*
4. *Minimum Parcel Width: One hundred fifty feet (150').*
5. *Minimum Yards:*
 - (a) *Dwelling, front, fifty feet (50'); sides, twenty feet (20'); rear, thirty feet (30').*
 - (b) *Agricultural structure: front, fifty feet (50'); sides, fifty feet (50'); rear, fifty feet (50').*
6. *Maximum Building Height: Thirty five feet (35').*
7. *Minimum Parcel Frontage: One hundred fifty feet (150'). (Ord. 1474, 8 Jan 1991)*

AO Applicability (PZC Section 10-5-23):

(B) Applicability: The standards and regulations of this Section apply to all lands within the AO overlay zone mapped on the official zoning map. The AO overlay zone is conterminous with the Placerville Airport Influence Area as identified in the adopted ALUCP Influence Area Map in Chapter 4 and defined under Section 2.7 of Chapter 2 of the ALUCP.

Regulations in the AO overlay zone modify and supplement the underlying zoning designation regulations. Within the AO overlay zone district, the Noise Impact Zones, Airport Safety Zones, Airspace Protection and Aircraft Overflight Zone policies of the ALUCP apply.

11. Existing and Potential Future Uses on Project Sites:

The project site contains three addresses for residential purposes, 260 Wiltse Road, 265 Wiltse Road and 3172 Wiltse Road. The applicant has indicated to the City in its application request that no physical development of the project site is proposed. Their intent with the lower density General Plan re-designation and rezoning would:

- help preserve geographic features found on the site;
- lessen demands for services from the City or other agencies;
- lower density within the Placerville Airport Influence Area, and
- allow for the development of custom homes.

Tables 1 and 2 identify the uses allowed in the existing and proposed land use designations and zoning classifications.

Table 1. Uses Allowed by General Plan Designation - Existing and Proposed

General Plan Designation	
Existing	Proposed
<p>Low Density Residential (LD): This designation allows for detached single-family homes, secondary dwelling units, public and quasi-public uses, and similar and compatible uses.</p> <p>High Density Residential (HD): This designation allows for detached and attached single-family homes, condominiums, apartments, public and quasi-public uses, and similar and compatible uses.</p>	<p>Rural Residential (RR): This designation allows for single-family homes, secondary residential units, agricultural uses, such as raising and grazing livestock, poultry or other animals, and growing and harvesting of trees, fruits, vegetables, flowers, grains or other crops, public and quasi-public uses, and similar and compatible uses.</p>

Table 2. Uses Allowed by Zone Classification - Existing and Proposed

Zone Classification	
Existing Zone	Proposed Zone
<p>R-1, 20,000 Single-Family Residential Zone (R1-20): Placerville Zoning Code (PZC) Section 10-5-6 identifies permitted uses within the R1-20 classification as:</p> <ol style="list-style-type: none"> 1. Domestic violence shelters. 2. Home occupations. 3. One-family dwelling, one guest house, renting of not more than one room. 4. Residential care facilities and residential service facilities for six (6) or fewer. 5. Accessory Dwelling Unit, subject to the requirements within City Code Section 10-4-12. 6. Small and medium family day care homes. 7. Employee housing-small. <p>Additional uses are also permitted with an approved conditional use permit. Examples include mobile home parks, and those uses in PZC Section 10-3-4.</p> <p>Medium Density Multi-Family Residential Zone (R-3): Placerville Zoning Code (PZC) Section 10-5-10 identifies permitted uses within the R3 classification as:</p> <ol style="list-style-type: none"> 1. Home occupations. 2. Multi-family dwelling units. 3. Residential care facilities and residential service facilities for six (6) or fewer residents. 4. Accessory Dwelling Unit, subject to the requirements within City Code Section 10-4-12. 5. Small and medium family day care home. 6. Employee housing-small. 7. Single-room occupancy facilities. 8. Attached single-family dwelling units, including condominiums or townhouse dwellings, subject to the requirements of PZC Sections 10-4-13 and 10-4-9. <p>Additional uses are also permitted with an approved conditional use permit. Examples include mobile home parks, those uses in PZC Section 10-3-4, and professional offices.</p> <p>Airport Overlay (AO): See full description under Proposed Zone.</p>	<p>Estate Residential Zone with the Airport Overlay Zone (RE-AO): PZC Section 10-5-4 identifies permitted uses within the RE classification as:</p> <ol style="list-style-type: none"> 1. Agricultural use such as raising and grazing of livestock, poultry or other animals; growing and harvesting of trees, fruits, vegetables, flowers, grains or other crops; storage, packing or processing of agricultural products produced on the property, without changing the nature of the products; employee housing-large. 2. Domestic violence shelter. 3. Home occupations. 4. One-family dwelling, one guest house; renting of not more than one room. 5. Residential care facilities and residential service facilities for six (6) or fewer residents. 6. Accessory Dwelling Unit, subject to the requirements within City Code Section 10-4-12. 7. Small and medium family day care home. 8. Employee housing-small. <p>Additional uses are also permitted with an approved conditional use permit. Examples include mobile home parks, and those uses in PZC Section 10-3-4.</p> <p>Airport Overlay (AO): Placerville Zoning Code (PZC) Section 10-5-23 identifies permitted uses within the AO classification as all of the uses permitted in the underlying zone, provided the use is consistent with the land use compatibility policies and criteria with respect to airport-related noise, public safety, airspace protection, and aircraft overflight areas established in the Placerville Airport Land Use Compatibility Plan.</p>

12. Surrounding Land Uses and Setting:

- West: The Eskaton Planned Development for senior citizens.
- North: Lumsden Park, a City municipal park; existing single-family residential neighborhood along Wiltse Road, and other interspersed single-family residential uses on private driveway access.
- East: Single-family residential uses along Airport Court and Jacob’s Way
- South: Single-family residential neighborhoods within the Country Club Estates, Sierra Golf and Park View subdivisions along Country Club and Barrett Drives. El Dorado County-owned public-use Placerville Airport.

13. Other Public Agencies Whose Approval is Required: In the California Environmental Quality Act (CEQA), the term “responsible agency” includes all public agencies other than the lead agency that may have discretionary actions associated with the implementation of the proposed project. No responsible agencies were identified for this proposed project.

14. California Native American consultation pursuant to California Public Resources Code Section 21080.3.1: Notification of this project and the City’s CEQA review process was provided to four Native American tribes (lone Band of Miwok Indians, Torrez Martinez Desert Cahuilla Indians, Wilton Rancheria and the United Auburn Indian Community of the Auburn Rancheria(UAIC)) that have requested such notice from the City. ~~No tribe requested consultation.~~ Please refer to the responses to Checklist Topic 17, Tribal Cultural Resources, later in this document, for additional information.

Environmental Factors Potentially Affected:

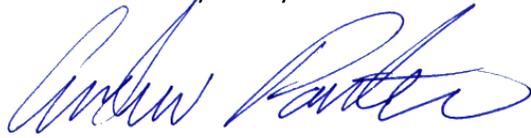
None of the following environmental factors below would be potentially affected by this project.

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

Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



Signature

Andrew Painter, City Planner

Printed Name

October 4, 2017

Date

City of Placerville

For

Evaluation of Environmental Impacts – Environmental Checklist

I. AESTHETICS. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create change to the topography of a primary or secondary ridgeline unless the project is consistent with the General Plan pertaining to hillside development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a- c), e) No Impact. Scenic vistas include views of natural features such as watercourses, rock outcrops, natural vegetation, and notable man-made features in the landscape. The City’s General Plan Background Report identifies the project site and surrounding area as being defined by its suburban and older urban residential development, located within the Hangtown Creek watershed, and having generally high scenic quality.

The California Department of Transportation (Caltrans) designates U.S. Highway 50 between the El Dorado County Government Center in Placerville and Meyers near South Lake Tahoe as a scenic highway. U.S. Highway 50 is located one-third of a mile north of the project site. Visibility of the project site is limited due to topography and existing tree canopy vegetation between the site and the highway.

The proposed project includes a General Plan Amendment and Zone Change, with no proposed changes of the existing residential use of the site. Future development projects within the project site would be subject to a separate environmental impact evaluation / determination when such projects are submitted to the Development Service Department for development review. The General Plan Natural, Cultural and Scenic Resources section contains goals and policies regarding scenic resources that would apply to future development.

Goal A: To conserve water resources and protect water quality within the Placerville area.

Policy 7. The City shall condition approvals of development in hillside areas to minimize erosion and silt flows into watercourses.

Goal D: To protect Placerville's natural vegetation and diverse wildlife.

Policy 3. New development shall be sited to protect native tree species, riparian vegetation, important concentrations of natural plants, and important wildlife habitat, to minimize visual impacts and to provide for continuity of wildlife corridors.

Policy 8. The City shall condition development approval to minimum grading, disturbance of root systems, and compaction of soil under the drip line of trees during construction.

Policy 9. The City shall seek to protect and manage Placerville's tree cover to maximize ecological and aesthetic values consistent with the reasonable economic enjoyment of private property.

Goal I: To protect and enhance Placerville's community character and scenic resources.

Policy 2. The City shall, to the maximum extent possible, minimize the visual impact of development on the most visible hillsides and the primary and secondary ridgelines as shown on Figure IX-1 in the Background Report.

Policy 3. The City shall, to the maximum extent possible, prevent the scarring of hillsides and ridgetops by excessive grading. To this end, grading elevations shall be required in conjunction with site development plans.

Policy 4. The City shall condition development approvals to protect natural features such as rock outcrops and trees.

In that no development is proposed with the project, scenic vistas and the U.S. Highway 50 scenic highway would not be affected. There is no impact.

- d) No impact.** The proposed project includes a General Plan Amendment and Zone Change, with no currently proposed changes of the existing residential use of the site. Future development projects within the project site would be subject to a separate environmental impact evaluation / determination when such projects are submitted to the Development Service Department for development review. Exterior lighting is currently regulated by the PZC (Placerville Zoning Code) Section 10-4-16: Exterior Lighting Regulations. The stated purpose of the Exterior Lighting Regulations is to provide standards to meet the City's desire to preserve nighttime skyline and to ensure light trespass and glare have a negligible impact on surrounding properties, especially residential. The following standard would apply to single-family residential zoning districts:

PZC Section 10-4-16(E)1. Shielding Required: ...In single-family residential zoning districts, outdoor lighting shall be located and/or shielded in a manner to ensure that the intensity and direction of lighting does not constitute a nuisance to abutting residential dwellings or abutting street rights-of-way.

In that no development is proposed with the project, no new source of substantial light or glare which would adversely affect day or nighttime views in the area would occur. No impact.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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 the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-e) No Impact. The proposed project includes a General Plan Amendment and Zone Change, with no currently proposed changes of the existing residential use of the site. Neither the site nor its immediately adjacent parcels are under agricultural cultivation. The California Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP) maps indicate the site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the site is not enrolled in a Williamson Act contract. Timber production or agriculture uses have not been conducted in areas surrounding the site due to established residential uses. The project would not conflict with any zoning designations designed to preserve timber or agricultural resource preservation. No impact would occur.

III. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-c) No Impact. The proposed project is regulatory in nature, involving a change in the site’s General Plan designation and zone classification. No physical change to the natural or built environment is proposed. No impact would occur.

Future development projects within the project site would be subject to a separate environmental impact evaluation/ determination when such projects are submitted to the Development Service Department for development review. If future development would require discretionary approval and is not exempt from the California Environmental Quality Act (CEQA), development review would include air emission examination, to include a quantitative air quality analysis of Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), Carbon Monoxide (CO), Sulfur Dioxide (SO2) and Fugitive Dust (PM10), to determine if any of the El Dorado County Air Quality Management District (EDAQMD) construction and operational thresholds of significance are exceeded. If potential air quality impacts would be identified then measures to mitigate impacts would be developed. These measures could include EDAQMD rules established for fugitive dust and architectural coatings.

d-e) No Impact. The proposed project includes a General Plan Amendment and Zone Change, with no currently proposed changes of the residential use of the site. With no development proposals for the site, exposure to pollutant concentrations or objectionable odors by sensitive receptors (children, the elderly, those with pre-existing health problems) would not occur with the request.

IV. BIOLOGICAL RESOURCES. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-d) No Impact. The proposed project includes a General Plan Amendment and Zone Change that are regulatory in nature, with no currently proposed changes of the existing residential use of the site. Therefore, there is no impact to wetlands, biological species, their habitat or migratory fish or wildlife.

Future development projects within the project site would be subject to a separate environmental impact evaluation/ determination when such projects are submitted to the Development Service Department for development review. The General Plan Natural, Cultural and Scenic Resources section contains the following goal and policies regarding biological resources that would apply to future development.

Goal D: To protect Placerville's natural vegetation and diverse wildlife.

Policy 1. The City shall make every effort to protect riparian vegetation. To this end, buildings and improvements shall be set back from watercourses.

Policy 2. The City shall ensure that channel improvements to and tree and brush clearance activities along creeks within the city do not unnecessarily disturb riparian vegetation.

Policy 3. New development shall be sited to protect native tree species, riparian vegetation, important concentrations of natural plants, and important wildlife habitat, to minimize visual impacts and to provide for continuity of wildlife corridors.

Policy 4. The City shall use parkland and open-space areas with Subdivisions to preserve natural areas and wildlife habitat.

Policy 5. The City should develop an area with a good representation of plant communities and wildlife as a nature study area.

Policy 6. To retain the natural landscape character of Placerville, introduced plants in public and private landscaping should be subordinate to and compatible with existing natural landscape.

Policy 7. The City shall encourage creative site planning which will minimize the destruction of trees.

Policy 8. The City shall condition development approval to minimum grading, disturbance of root systems, and compaction of soil under the drip line of trees during construction.

Policy 9. The City shall seek to protect and manage Placerville's tree cover to maximize ecological and aesthetic values consistent with the reasonable economic enjoyment of private property. To this end, the City shall adopt and enforce a Historical Tree Ordinance.

Policy 11. The City shall take action to ensure the protection of Hangtown Creek and the creek area.

- e) **No Impact.** Regulations regarding tree canopy retention and tree conservation/management are contained within the City City's Woodland and Forest Conservation ordinance (Sections 8-13-1 to 8-13-14 of the PZC). Per Section 8-13-3(A) 1, this ordinance applies to any residential subdividable parcel within the City. However, the project is regulatory only in nature, involving a change in the site's General Plan designation and zone classification. No physical change to the natural or built environment is proposed. Therefore, the Woodland and Forest Conservation ordinance would not apply to the project request.
- f) **No Impact.** No Habitat Conservation, Natural Community Conservation, or City plans regarding habitat conservation have been adopted for areas within the City. There is no impact.

V. CULTURAL RESOURCES. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause modification or demolition of a structure with a category 1, 2, or 3 on the State's Historical List, the City Historical Survey List, or as determined by a Historical Resource Survey?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-e) No Impact. The proposed project is regulatory in nature, involving a change in the site's General Plan designation and zone classification. No physical change to the natural or built environment is proposed. No impact therefore would occur to historical, archaeological, paleontological resources.

Future development projects within the project site would be subject to a separate environmental impact evaluation/determination when such projects are submitted to the Development Service Department for development review. The General Plan Natural, Cultural and Scenic Resources section contains the following goal and policies regarding cultural resources that would apply to future development.

Goal H: To protect Placerville's Native American heritage.

Policy 1. The City shall not knowingly approve any public or private project that may adversely affect an archeological site without consulting the California Archeological inventory at California State University, Sacramento, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archeologist. City implementation of this policy shall be guided by Appendix K of the State CEQA Guidelines.

Policy 2. The City shall refer development proposals that may adversely affect archeological sites to the California Archeological Inventory at California State University, Sacramento.

Policy 3. The City shall work closely in promoting and protecting Placerville's Native American heritage with historical and archeological organizations, including those along Highway 49 "Gold Chain."

VI. GEOLOGY AND SOILS. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-d) No Impact. The proposed project is regulatory in nature, involving a change in the site’s General Plan designation and zone classification. No physical change to the natural or built environment is proposed. Therefore, it is not anticipated that people or structures would be exposed to unstable soils or geologic conditions.

Future development projects within the project site would be subject to a separate environmental impact evaluation/ determination when such projects are submitted to the Development Service Department for development review. The General Plan Health and Safety section contains the following goals and policies regarding geological resources that would apply to future development.

Goal A: To prevent loss of lives, injury and property damage due to geological hazards.

Policy 1. Lands with significant, identified geological hazards shall be designated for open-space and low intensity uses until it becomes feasible to mitigate the health and safety risks.

Policy 2. The City shall require the following information and plans to be submitted for all projects subject to discretionary review by the City in areas of moderate or high slope instability and areas with identified soil instability problems.

- *Engineering geologic report*
- *Soils and foundation engineering report*
- *Grading, erosion, and sediment control plan*
- *Plan review letter evidencing review of all proposed development by a qualified engineering geologist*
- *As-built construction report, including building plans, explanation and discussion of any deviations from the approved grading plan, the location and results of field tests, results of laboratory tests, and a statement that the work was performed under the supervision of and in accordance with recommendations of the engineering geologist and/or soils engineer*
- *Signature of an engineering geologist certified by the State of California and/or a soils engineer registered in the State of California.*

Policy 3. The City shall ensure that both public and private developments in areas with significant identified geological hazards are sited to minimize the exposure of structures and improvements to damage resulting from geological hazards and to minimize the aggravation of off-site geological hazards.

Policy 4. Development in areas of lava-caped underground streams shall be property engineered to allow for the free flow of water.

Policy 5. The suitability of soil and/or rock formations should be one of the prime considerations for determining the type and intensity of development permitted.

Policy 6. The City shall establish an ongoing program to collect and maintain current geological data.

Policy 7. The City shall retain on an ongoing basis a qualified consulting geologist to assist the City in updating its geological data and to review geological reports prepared in connection with new development projects.

Goal H: To protect the public from the hazards posed by old mine shafts and openings.

Policy 1. The City shall enforce the Nuisance Abatement Ordinance requiring the identification and capping of all abandoned mine shafts and openings.

Future development projects within the project site would be subject to the City of Placerville Grading Ordinance (City Code Title 8, Chapter 7). The Grading Ordinance's purpose is to: regulate grading on private property within the incorporated area of the city to safeguard life, limb, health, property and public welfare; to avoid pollution of watercourses with nutrients, sediments or other earthen materials generated on or caused by surface runoff on or across the permit area; and to ensure that the intended use of a graded site is consistent with the City's General Plan, any specific plans adopted thereto, and applicable ordinances including the Zoning Ordinance and the California Building Code.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-b) No Impact. The proposed project is regulatory in nature, involving a change in the site’s General Plan designation and zone classification. No physical change to the natural or built environment is proposed. No generation of greenhouse gas emissions or conflicts with policies or regulations adopted for the purpose of reducing greenhouse gas emissions is anticipated, as there are none that would pertain to site-specific land use designation and zone classification actions on a small local scale.

Future development projects within the project site would be subject to a separate environmental impact evaluation / determination when such projects are submitted to the Development Service Department for development review. If future development would require discretionary approval and is not exempt from the California Environmental Quality Act (CEQA), development review would include air emission examination, to include a quantitative greenhouse gas analysis.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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?

- 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?

- 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?

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- 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?

Analysis

- a-c) **No Impact.** The proposed project includes a General Plan Amendment and Zone Change, with no currently proposed changes of the existing residential use of the site. This project would not create or expose people to hazards or hazardous materials.

- d) **No Impact.** The project site is not included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5. There is no impact.

- e) **No Impact.** The project site is located approximately 1,200 feet northwest of the Placerville Airport. It is also located within the Influence Area of the 2012 Placerville Airport Land Use Compatibility Plan (ALUCP). The project request was submitted to the El Dorado County Airport Land Use Commission (ALUC) for review for consistency with the ALUCP. ALUC staff determined the proposed land use and zoning designation changes is consistent with the ALUCP. In addition, the ALUC staff further determined that additional review by the ALUC staff will be required should any proposed changes to the requested land us designation and zone classification changes be made, or at such future time that a tentative map is filed for consideration by the City.

- f) **No Impact.** The project site does not contain a private airstrip. The project is not within the vicinity of a private airstrip. There is no impact.

- g) No Impact.** The proposed project includes a General Plan Amendment and Zone Change, with no currently proposed changes of the existing residential use of the site. This project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) No Impact.** The proposed project is regulatory in nature, involving a change in the site's General Plan designation and zone classification. No physical change to the natural or built environment is proposed. The request would consequently not cause the exposure of people or structures to wildland fires.

Future development projects within the project site would be subject to a separate environmental impact evaluation/determination when such projects are submitted to the Development Service Department for development review. The General Plan Health and Safety section contains the following goal and policies regarding the prevention of loss due to wildland fires that would apply to future development.

Goal D: To prevent loss of lives, injuries, and property damage due to wildland and urban fires.

Policy 1. Areas of high and extreme fire hazards shall be the subject of special review, and building and higher intensity uses shall be limited unless the hazards are mitigated to a point acceptable by the Fire Department.

Policy 2. All new development in areas of high and extreme fire hazards as shown in Figure VIII-3 in the Background Report shall be constructed with fire retardant roof coverings.

Policy 4. All new development in areas of high and extreme fire hazards as shown in Figure VIII-3 in the Background Report shall provide for clearance around the structures and the use of fire resistant groundcover.

Policy 6. The City will ensure in approving and constructing new roads and streets that they are adequate in terms of width, turning radius and grade to facilitate access by firefighting apparatus. All plans for new streets for areas within the Urban Service Area and/or sphere of influence of the City shall be reviewed by the Placerville Fire Department to ensure that City standards are met since there is a high probability that these areas will be annexed to the City at some point in the future.

Policy 7. All new development shall be required to meet the minimum fire flow rates and other standards specified by the City's Fire Code.

Policy 8. Future roadway systems and networks shall be designed with at least one means of egress other than the access in all developing areas.

Policy 9. The City shall not approve any medium or high density residential developments unless they are served by a street system with at least two streets capable of carrying peak load traffic.

Policy 10. Parcel splits and multi-family developments shall not be allowed in areas served by narrow streets until minimum access can be guaranteed to emergency vehicles at all times.

Policy 12. Existing streets shall be upgraded to meet City Subdivision Ordinance standards wherever possible.

Policy 13. Parking shall be restricted on streets less than 28 feet in width curb to curb.

Policy 14. The City shall continue to aggressively enforce its fire code and weed abatement regulations.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Substantially alter the existing drainage pattern of the site or area, or add water features that could increase habitat for mosquitoes and other vectors and a potential for increase pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-k) No Impact. Federal Emergency Management Agency’s Flood Insurance Rate Map Number 06017C0757E indicates the project location is within Zone X. Zone X are areas determined to be outside the 0.2% annual chance floodplain.

The proposed project is regulatory in nature, involving a change in the site’s General Plan designation and zone classification. In that no physical change to the natural or built environment is proposed, no impacts to water quality, groundwater, drainage, erosion, runoff or flooding would occur.

Future development projects within the project site would be subject to a separate environmental impact evaluation/ determination when such projects are submitted to the Development Service Department for development review.

X. LAND USE AND PLANNING. Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-b) No Impact. The proposed project is regulatory in nature, involving a change in the site’s General Plan designation and zone classification. No physical change to the natural or built environment is proposed. The proposal would result in consistency between the proposed Rural Residential General Plan land use designation and the Estate Residential zone classification, in

that per Part I Land Use Diagrams and Standards of the General Plan the Estate Residential zone is listed as a consistent zoning district under the Rural Residential designation.

- c) **No Impact.** There are no Habitat Conservation Plans or Natural Community Conservations Plans established within the City of Placerville. The project would have no impact.

XI. MINERAL RESOURCES. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-b) No Impact. The proposed project includes a General Plan Amendment and Zone Change, with no currently proposed changes of the existing residential use of the site. The State Geologist Mineral Resource Zone (MRZ) Maps for El Dorado County were reviewed to determine if the project would have potential impacts to mineral resources such as lime, salt, gold, silver, sand and gravel. According to the MRZ maps, the project site is not in an area where significant, measured or indicated mineral deposit resources of limestone, salt, sand, gold, silver or gravel are present. Therefore there is no impact.

XII. NOISE. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis

- a-d) No Impact.** The project request includes a General Plan Amendment and Zone Change, with no currently proposed changes of the existing residential use of the site. The request would therefore would not result in changes to existing ambient noise levels, or increase in a permanent or temporary time frame within the project area.
- e) No Impact.** The project site is located approximately 1,200 feet northwest of the Placerville Airport. It is also located within the Influence Area of the 2012 Placerville Airport Land Use Compatibility Plan (ALUCP). The project request was submitted to the El Dorado County Airport Land Use Commission (ALUC) for review for consistency with the ALUCP. ALUC staff determined the proposed land use and zoning designation changes is consistent with the ALUCP. In addition, the ALUC staff further determined that additional review by the ALUC staff will be required should any proposed changes to the requested land us designation and zone classification changes be made, or at such future time that a tentative map is filed for consideration by the City.
- f) No Impact.** The project site does not contain a private airstrip. The project is not within the vicinity of a private airstrip. There is no impact.

XIII. POPULATION AND HOUSING. Would the project:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|--------------------------------|--|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Analysis

a) No Impact. The request would change the Placerville General Plan Land Use Diagram designation on a 128-acre site from Low Density Residential (LD) and High Density Residential (MD) to Rural Residential (RR). The request would also change the Placerville Zoning Map classification on the same 128-acre site from Medium Density Multi-Family Residential - Airport Overlay (R-3 - AO) and R1-20,000 Single-Family Residential Zone – Airport Overlay (R1-20-AO) to Estate Residential Zone – Airport Overlay (RE-AO). No physical change to the natural or built environment is proposed with this request.

The request would decrease the allowable density of the project site parcel from the Low Density (2.2 units per acre) and High Density (12 units per acre) residential land uses to the Rural Residential land use and Estate Residential zone of 0.20 units per acre. Based on gross acreage of the 128-acre project site, the maximum dwelling unit yield under proposed land use designation and zone classification would be 25.6.

The City of Placerville General Plan EIR and General Plan were adopted on January 23, 1990. The build-out residential potential projected by the EIR for the General Plan is 9,005 dwelling units (General Plan EIR, 1990). The number of existing units in the City as of 2010 was 4,667 dwelling units (Department of Finance). In addition, between 2011 and September 1, 2017, a total of ±151 dwelling units have been added to the City’s housing inventory. This residential inventory of 4,818 dwelling units, therefore, mean that build-out has not yet occurred (9,005 versus 4,818 dwelling units) at the density level envisioned in the EIR and the General Plan (1990).

The project site with its existing land use designation and zone classification is not listed on the City’s inventory necessary to meet its Regional Housing Needs Allocation (RHNA), as set under Government Code Section 65584.09. The City’s General Plan’s 2013-2021 Housing Element contains an inventory and analysis of land suitable for residential development, including vacant sites and sites having potential for redevelopment. This inventory was prepared to address the RHNA under Government Code. Placerville is responsible for accommodating the City’s RHNA allocation of 372 additional housing units between 2013 and 2021. Of the 372 units, 39 of them are expected to be affordable to extremely-low-income households, 39 to very-low-income households, 55 to low-income households, 69 to moderate households, and 170 to above moderate households.

b-c) No Impact. The proposed project is regulatory in nature, involving a change in the site’s General Plan designation and zone classification. No physical change to the natural or built environment is proposed. The request would not displace existing housing not displace people, necessitating the construction of replacement housing elsewhere.

XIV. PUBLIC SERVICES.

a) 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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) **No Impact.** The project site is currently served by the El Dorado County Fire District and the Placerville Police Department that would respond to potential incidents that may occur. The proposed project is regulatory in nature, involving a change in the site’s General Plan designation and zone classification. No physical change to the natural or built environment is proposed. Fire District and Police Department services to the project site would not change as a result of the proposed project. No potential impacts to public services would occur.

No new housing is proposed with the proposed project. Therefore, there would be on impacts to local schools, parks or other public services. Future development projects, however, within the project site would be subject to a separate environmental impact evaluation / determination when such projects are submitted to the Development Service Department for development review. The General Plan Public Facilities and Services section contains the following goals and policies regarding recreation, police, fire and education services.

Goal D: To establish and maintain a park system and recreation program that are suited to the needs of Placerville residents and visitors.

Policy 10. The City shall promote the provision of private open space and recreational facilities as part of new residential developments.

Goal E: To ensure that at least the current levels of public police and fire services are maintained as new development occurs.

Policy 1. The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for emergency calls. The City’s response time goals shall be three minutes for emergency calls, seven minutes for priority calls, and ten minutes for routine calls.

Policy 2. The City shall endeavor to maintain adequate staffing for fire prevention, subject to fiscal limitations.

Policy 5. The City shall attempt to offset the need for new fire department staff and equipment and to improve fire safety by requiring built-in fire protection equipment in new development.

Goal F: To provide for the educational needs of Placerville residents.

Policy 2. The City shall cooperate with the Placerville Unified Elementary School District and the El Dorado Union High School District in collecting school impact fees.

XV. RECREATION.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-b) No Impact. The proposed project is regulatory in nature, involving a change in the site’s General Plan designation and zone classification. No physical change to the natural or built environment is proposed. The request would not cause an increase in the use of existing recreational facilities, nor does it include a recreation facility.

XVI. TRANSPORTATION / TRAFFIC. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

a-g) No Impact. The proposed project includes a General Plan Amendment and Zone Change, with no currently proposed changes of the existing residential use of the site. This project, therefore, would not cause and increase in traffic, exceed a level of service on adjacent roadways, change air traffic patterns of the neighboring Placerville Airport, increase or create road hazards, parking needs , or conflict with alternative transportation plans, policies or programs.

Future development projects within the project site would be subject to a separate environmental impact evaluation / determination when such projects are submitted to the Development Service Department for development review. The

General Plan Transportation section contains the following goals and policies regarding circulation and traffic congestion that would apply to future development.

Goal A: To provide a circulation system that is correlated and adequate to support existing and proposed land uses, thereby providing for the efficient movement of goods and services within and through Placerville.

Policy 1. The City shall strive to attain the highest possible traffic levels of service consistent with the financial resources available and within the limits of technical feasibility.

Policy 2. Streets shall be dedicated, widened, extended, and constructed according to the City's Master Street Plan and the street cross-sections shown in the Street Standards figures in Part I. Rights-of-way shall be reserved according to the specifications of the Master Street Plan. Deviations from the street cross-sections shown in Part I shall be allowed based upon a determination by the Public Works Director that safe and adequate public access and circulation are preserved by such deviations.

Policy 3. Major circulation improvements should be completed as abutting lands develop or redevelop, with dedication of right-of-way and construction of improvements required as a condition of approval. Where the City may deem it appropriate, a property owner can be allowed to enter into a Frontage Improvement Agreement in lieu of construction of improvements if the majority of the neighborhood or area is presently unimproved. However, the City should require a minimum level of improvements to ensure adequate accessibility for vehicles and emergency equipment.

Policy 4. The City shall maintain and repair streets according to the priorities set out in the City's Street Maintenance Plan.

Policy 5. The City shall ensure that all newly-developing areas are served by at least two means of access.

Policy 6. The City shall discourage the creation of long dead-end roads and cul-de-sac streets by providing for connections between such streets and secondary access to areas served by such streets.

Policy 7. The City shall prohibit the development of private streets in new residential projects, except in extraordinary circumstances. In such cases, the private streets shall be developed to City street standards.

Policy 10. The City recognizes that there is a relationship between transportation planning in the county and transportation planning in the city. It is the policy of the City to work closely with the transportation agencies of the County and the City to solve transportation problems that affect all levels of government.

Goal B: To promote the development of a circulation system that preserves the historic nature and character of neighborhoods and districts, reinforces neighborhood identity and integrity, and minimizes adverse impacts on hillsides and vegetation.

Policy 1. New local streets shall be designed to discourage heavy through traffic within residential neighborhoods.

Policy 3. The City shall coordinate with state and federal efforts to improve the flow of traffic through Placerville on Highway 50. The City shall continue to review alternatives for solving traffic congestion related to Highway 50.

Policy 5. The City shall attempt through siting and design of new development in hillside and environmentally sensitive areas to minimize the need for substantial grading and removal of vegetation.

Goal C: To minimize traffic accidents and hazards.

Policy 1. The City shall discourage the creation or continuance of traffic hazards in new development and other proposals requiring the City to exercise its discretionary authority.

Policy 2. In the development of new projects, the City shall give special attention to maintaining adequate corner-sight distances at city street intersections and at intersections of city streets and private access drives and roadways.

Policy 3. The City shall identify and remove, as feasible, obstacles limiting corner-sight distances at city street corners.

Policy 4. The City shall maintain a program of identification and surveillance of high traffic accident locations, with emphasis on early detection and correction of conditions which could potentially constitute traffic hazards.

Goal D: To ensure the adequate provision of both on-street and off-street parking.

Policy 1. If future growth in traffic volumes necessitates removal of on-street parking places to provide additional traffic lanes, the lost on-street spaces should be replaced with an equal number of off-street spaces within the same vicinity.

Policy 2. The City shall require all new development to provide an adequate number of off-street parking spaces to accommodate the typical parking demands of the type of development proposed for the site. In the downtown area, new developments may, at the City's discretion, pay in-lieu parking fees.

Policy 3. The City shall allow parking variances only under the most unusual circumstances, and only after all other possible actions and conditions have been identified and studied. In such cases, the City may require the payment of in-lieu fees sufficient to cover the current costs of land acquisition and construction of parking spaces.

Policy 4. The City shall research the ability to use redevelopment financing to provide parking downtown. The City shall ensure that a majority of property owners are in favor of this program prior to implementation.

Goal E: To provide a safe and secure bicycle route system.

Policy 1. The City shall develop an inner-city bicycle route master plan.

Policy 2. Wherever possible, bicycle facilities should be separate from roadways and walkways.

Policy 3. The City shall limit on-street bicycle routes to those streets where the available roadway width and traffic volumes permit safe coexistence of bicycle and motor vehicle traffic.

Policy 4. The City shall promote the development of bicycle routes that follow the contours of the land and are compatible with the terrain.

Policy 5. The City shall promote the development of bicycle routes in major development areas and along railroad rights-of-way.

Policy 6. The City shall promote development of bicycle routes and/or trails that connect parks and schools that link the Ray Lawyer Drive/Placerville Drive area with downtown, and that link the Apple Hill area with Placerville.

Policy 8. Any future development adjacent to a bike trail shall be required to analyze impacts of the development on the bike trail and mitigate to the greatest extent possible identified impacts.

Goal F: To promote convenient and safe pedestrian circulation.

Policy 1. Pedestrian circulation needs and convenience in the downtown shall be given priority over the needs of through-traffic.

Policy 2. The City shall continue to enforce its program requiring adjoining property owners to repair and replace sidewalks in older neighborhoods to increase pedestrian safety and convenience.

Policy 3. In approving development projects, the City shall continue to require the construction of sidewalks connecting major pedestrian destinations, such as schools, hospitals, and government centers.

Policy 4. Where deemed necessary and appropriate, the City shall undertake construction of sidewalks connecting major pedestrian destinations, such as schools, hospitals, and government centers.

Policy 6. The City shall require all multi-family developments to provide sidewalks on both sides of any street that is developed as part of the project and on one side of any street that is used as a perimeter street by that project.

Policy 7. The City shall promote the construction of pedestrian overpasses along Highway 50 in conjunction with future highway construction.

XVII. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5010.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) No Impact. The project request includes a General Plan Amendment and Zone Change, with no currently proposed changes of the existing residential use of the site. The request would not result in adverse changes to cultural resources. In addition, notification of this project and the City’s CEQA review process was provided to four Native American tribes (lone Band of Miwok Indians, Torrez Martinez Desert Cahuilla Indians, Wilton Rancheria and the United Auburn Indian Community of the Auburn Rancheria (UAIC)) that have requested such notice from the City. ~~No tribe requested consultation.~~ Of the notification letters sent, the City received a request from the United Auburn Indian Community of the Auburn Rancheria (UAIC) to consult on the project. On December 14, 2017, the City and the UAIC agreed to conclude consultation. No changes were made to the conclusion that the request would not result in adverse changes to cultural resources.

Future development projects, however, within the project site would be subject to a separate environmental impact evaluation/ determination when such projects are submitted to the Development Service Department for development review. See Section V. Cultural Resources, for General Plan goals and policies that would apply to future development.

XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Require or result in the construction or expansion of existing facilities, the construction of which could cause significant environmental effects, including a potential increase in pesticide use to control mosquitoes and other vectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ANALYSIS

a-b) No Impact. The proposed project includes a General Plan Amendment and Zone Change, with no currently proposed changes of the existing residential use of the site. This project therefore would not exceed wastewater treatment requirements. It would not cause or require the construction of new wastewater treatment or drainage facilities to serve the project. Solid waste disposal would not change, in that City Code requirements (Title 7, Chapter 1A) require the property owner to secure solid waste collection services for the existing project site and its existing residential uses.

Future development projects within the project site would be subject to a separate environmental impact evaluation/determination when such projects are submitted to the Development Service Department for development review. The General Plan Public Facilities and Services section contains goals and policies that would apply to future development.

Goal A: To maintain an adequate level of service in the City's water system to meet the needs of existing and projected development.

Policy 2. The City will continue its program of upgrading water lines to provide adequate water supply and fire flow rates.

Policy 3. The City shall promote water conservation both in City operations and private development to minimize the need for the use of additional water supplies and to minimize sewer flows.

Policy 4. The City shall continue to assess a capital improvement fee on all new commercial, industrial and residential development sufficient to fund system wide capacity improvements. The capital improvement fee schedule shall be periodically reviewed and revised as necessary.

Goal B: To maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and projected development.

Policy 1. The City shall develop new sewage treatment and trunk line capacity as necessary to serve new development.

Policy 3. Development of individual septic systems shall be allowed only where the City makes a finding that it cannot feasibly provide public sewer service, and such systems shall be used only until such time as City sewer service becomes available.

Policy 4. The City shall comply with the Regional Water Quality Control Board's regulations and orders concerning effluent treatment.

Policy 5. The City shall continue its program of upgrading sewer lines to minimize inflow and infiltration problems and increase capacity.

Policy 7. The City shall continue to assess a capital improvement fee on all new commercial, industrial, and residential development sufficient to fund system wide capacity improvements. The capital improvement fee schedule shall be periodically reviewed and revised as necessary.

Goal C: To maintain an adequate level of service in the City's drainage system to accommodate runoff from existing and projected development and to prevent property damage due to flooding.

Policy 1. The City shall continue to complete gaps in the drainage system in areas of existing development.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Does the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

- a) **No Impact.** In that the proposed project includes a General Plan Amendment and Zone Change with no currently proposed changes of the existing residential use of the site; the project, therefore, would not 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.
- b) **No Impact.** In that the proposed project includes a General Plan Amendment and Zone Change with no currently proposed changes of the existing residential use of the site, the project thus would not generate impacts that are individually limited or cumulatively considerable.
- c) **No Impact.** The proposed project is regulatory in nature, involving a change in the site’s General Plan designation and zone classification, with no physical change to the natural or built environment. The project would not create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

References

The following documents were used as a basis for this document. These resources are available for public review at Placerville City Hall, located at 3101 Center Street in Placerville:

City of Placerville:

- General Plan Background Report (1990)
- General Plan Policy Document (1990, amended 2013)
- General Plan 2013-2021 Housing Element (2014, amended 2016)
- Municipal Code
- Zoning Code

California Department of Conservation

- Farmland Mapping and Monitoring Program (FMMP) maps

Federal Emergency Management Agency

- Flood Insurance Rate Map Number 06017C0757E. Effective Date September 26, 2008