



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0004, SPR06-0035/Lost Colt Winery

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

Contact Person: Lillian MacLeod, Sr. Planner

Phone Number: (530) 621-5355

Property Owners/Applicants' Name and Address:

Stan and Karen Van Spanje, 7401 Fairplay Road, Fairplay, CA 95684

Project Location: The north side of Fairplay Road 1.9 miles east of the intersection with Mt. Aukum Road, in the Fairplay area.

Assessor's Parcel No(s): 094-130-05

Zoning: Estate Residential Ten acre (RE-10)

Section: 29 **T:** 9N **R:** 12E

General Plan Designation: Agricultural Lands - Agricultural District (AL-A)

Description of Project: Rezone of project parcel from Estate Residential Ten-acre (RE-10) to Select Agricultural (SA-10) in order to comply with Table 2-4 of the General Plan; conversion of existing barn to a winery requiring site plan review under Section 17.14.190C(2b) of the Zoning Ordinance.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	RE-10	AL-A	Single family residence, Vineyard
North:	PA-20	AL-A	Vineyards
East:	SA-10	AL-A	Single family residence
South:	AE	AL-A	Vineyard
West:	RE-10	AL-A	Single family residence, Vineyard

Briefly Describe the environmental setting: The topography is relatively flat. The existing house is situated adjacent to Fairplay Road. A seasonal drainage channel separates the residence from the existing barn to its north. The remaining property beyond the structures is planted with grape vines.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Agricultural Commission, Building Services, Environmental Health, Regional Water Quality Control Board

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: June 2, 2006

Printed Name: Lillian MacLeod For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

Discussion:

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

(a - b)

The project is not located within a designated scenic vista or state scenic highway.

(c) The applicants currently have 6.61 acres of the total 10.14 acres under cultivation as a vineyard. The agricultural use, along with the existing single-family residence, are uses allowed by right under the present zoning. The winery is also allowed under the rezone with site plan review approval. As such, they are in conformance with the existing and proposed zoning and land use designations and will not degrade visual character quality of the parcel or the area.

(d) Any new or additional lighting will conform to §17.14.170 of the El Dorado County Code in order to minimize glare to surrounding parcels.

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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

(a - c)

The project site is located within an area of Locally Important Farmland as shown on the Important Farmland Maps prepared by the California Resources Agency using the USDA-NRCS Soil Surveys. It is currently zoned RE-10 allowing agricultural use. The applicant has planted 6.61 acres of grape vines and is currently selling them to other wineries in the area. The rezone will allow the applicants to develop a winery on site subject to a Site Plan Review. This use is in keeping with both the Locally Important Farmland and zoning designations. No existing agricultural land will be converted to non-agricultural use as a result of the proposed project.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

(a) El Dorado County, in adopting the El Dorado County, California Clean Air Act Plan, has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project will not conflict with or obstruct the implementation of this plan.

(b – c)

Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. Standard practices for stationary and point source air pollution control is administered by the El Dorado County Air Pollution Control District (EDCAPCD). Projected related air quality impacts are divided into two categories:

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

The project parcel is accessed directly off of Fairplay Road, a designated rural minor collector presently operating at Level of Service C. Under §17.14.190, the rezone will allow wine tasting, tours, special events of up to 250 people, and promotional events that will generate additional vehicle trips onto Fairplay Road, subject to site plan review. These events would be limited to 250 people or less depending on parking availability or more than 250 people with an additional site plan review showing sufficient off-street parking. As the Off-Street Parking and Loading Ordinance does not explicitly address special events under ranch marketing/winery uses, staff will interpolate between public banquet-type assemblies and ranch marketing dining facilities for analysis and apply the stricter requirement of 1 parking space per 3 persons. A special event of up to 250 people, therefore, would result in a minimum of 84 cars driven to the winery and back for a total of 168 vehicle trips. Under the *Guide to Air Quality Assessment, Table 5.2 - Projects with Potentially Significant ROG and NOX Operation Emissions*, a project that would exceed the established threshold of significance of 82 lbs per day of these emissions is a subdivision containing 230 or more single family dwelling units at 2,300 vehicle trips per day. So, while the increase in traffic from uses allowed under the rezone will result in short-term and long-term increases in mobile emission sources, the amount of increase is not considered to be a cumulatively considerable net increase in criteria pollution for which the project region is at non-attainment.

If future building or infrastructure improvements require the disturbance of 20 cubic yards or more of earth the applicant shall comply with Air Quality Management District (AQMD) Rule 223-2 Fugitive Dust-Asbestos Hazard Mitigation, which includes an asbestos dust mitigation plan submittal, fugitive dust prevention, speed limits, warning signs, track out prevention, excavated soil management and post-construction mitigation. This information must be submitted to the Air Quality Management District for review and approval prior to issuance of a grading permit.

Alternately, the applicant may have a California Professional Geologist inspect the project site and provide the AQMD with a report demonstrating there is no Naturally Occurring Asbestos on the project site. This evaluation must be submitted to the AQMD with the current review fee.

If there is no naturally occurring asbestos or less than 20 cubic yards of earth is disturbed, the applicant must still comply with AQMD Rule 223-1 Fugitive Dust-Construction Activities. If a County grading permit is required, the applicant will be required to submit a Fugitive Dust Plan to the AQMD prior to issuance of a grading permit.

- (d) Sensitive receptors include such groups as young children and the elderly and such sites as schools, hospitals, daycare centers, convalescent homes, and high concentrations of single-family residences. There are no sensitive receptors identified in the nearby vicinity, and the likelihood of this project exposing sensitive receptors to substantial pollution concentrations over and above what already exists is less than significant.
- (e) Future wine production will take place within the proposed winery facility, limiting the spread of any objectionable odors that might occur during this process. The spraying of pesticides and fertilizers are

conditioned into the agricultural setbacks for the proposed zone district only as they apply to parcels 20 acres or larger in size. However, the project parcel is surrounded by compatible agricultural uses and existing off-site development already exceeds the maximum setbacks of 200 feet.

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

Discussion:

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

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

(a - b)

Review of the U.S. Fish and Wildlife Service *Recovery Plan for the Red-legged Frog* indicate the project parcel is located within a core area for the species. No undisturbed streams exist on the parcel, considered to be the species natural habitat. Further review of the 2004 General Plan EIR Exhibit 5.12-7 confirms that the project parcel is not located in any other protected and sensitive natural habitat. Therefore, the proposed project will not have an adverse effect on any sensitive or special status species or habitat.

(c) Review of the U.S. Department of the Interior National Wetlands Inventory Maps determines that there are no wetlands or riparian habitat areas on or adjacent to the project. However, a seasonal drainage channel runs across the parcel in an east-west direction. The existing barn is adjacent to the channel. The applicant proposes

to convert the existing barn into a winery. No expansion of the structure is being proposed. Prior to any building permit issuance involving expansion of the existing facility, the applicants will be required to demonstrate compliance with minimum stream setback requirements under General Plan Policy 7.3.3.4 reducing any impacts on the drainage channel to less than significant.

(d) The Department of Fish and Game Migratory Deer Herd Maps indicate the project parcel is located on the western edge of the winter range for the Ruth Deer Herd. The applicants have had their property deer fenced in its entirety for several years. While this may present some impact on migratory patterns, justification for fencing can be found both in the Zoning Ordinance and the General Plan. Agricultural use of the land, under §17.30.080(B) of the County Code, permits by right, “the growing of trees, fruits ... and other crops, and any structure or use incidental or accessory to any of the foregoing uses.” In addition, under the General Plan, the Agricultural overlay allows the applicant to “conserve and protect important agricultural croplands and associated activities.” The vast range of this deer herd as well as the lack of major commercial or residential development in the Fairplay area should cause the proposed project to have a less than significant effect on the movement of this herd.

(e - f) The proposed rezone will not conflict with the General Plan tree preservation policy nor will it conflict with the provisions of any adopted habitat conservation plan.

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

Discussion:

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

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

(a - c) Agricultural activities do not require a grading permit. No additional grading is being proposed at this time as future plans consist only of converting an existing barn into a winery. A record search to determine the likelihood or potential for cultural resources on the project parcel is a requirement for processing this application. A record search was requested by the applicant on February 28, 2006 from the North Central Information Center that resulted in a finding of high possibility of identifying prehistoric,

archaeological/cultural resources, and moderate possibility of finding historic-period cultural resources in the project area. However, as no grading or development is being proposed, the Center recommended no further field or archival work being done at this time.

- (d) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the steps outlined in Appendix K of the CEQA Guidelines shall be conditioned on the project to be implemented immediately.

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

Discussion:

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

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

mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

- (a) Only those earthquake faults considered having a relatively high potential for future earthquake activity, and which have well defined surface fault traces were considered for mapping under the Fault Evaluation Program of the California Division of Mines and Geology. This program was designed to carry out the objectives of the Alquist-Priolo Special Studies Zone Act of 1972. There are no Alquist-Priolo Special Studies Zones currently mapped in El Dorado County, and there are no known faults that transect the project area or are located on the project site. Any impacts from fault ruptures, seismically induced ground shaking, and seismic ground failure are considered to be less than significant.
- (b) Agricultural activities do not require a grading permit. However, all grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance (Ord. 3983, adopted 11/3/88). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and insure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. Compliance with this ordinance will reduce any potential impacts to a less than significant level if a grading permit is required.
- (c - d)
 Based on the *Soil Survey of El Dorado Area, CA*, the project soil is classified as HgD, Holland coarse sandy loam, with strongly sloping topography of 15 to 30%. This soil classification consists of well-drained soils that are underlain by granitic rocks at a depth of more than 40 inches. Permeability is moderately slow, erosion hazard is high, and surface runoff is medium to rapid. The soil is not considered to be expansive based on its low shrink/swell potential.
- (e) The El Dorado County Environmental Management Department has established specific *Design Standards for the Site Evaluation and Design of Sewage Disposal Systems* which are applicable on any parcel proposing to develop an individual on-site sewage disposal system. An existing septic system currently serves the single-family residence. At the time any upgrades to this system are required to support the winery uses, they will be reviewed by the Environmental Management Department for compliance with any and all County and State requirements as part of the building permit process.

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

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

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

(a & b)

The rezone will allow the development of a winery and its accessory uses, subject to site plan review. During the construction of any winery related buildings there may be hazardous materials or substances used, which may remain on the premises after construction. The proper use and storage of any such hazardous material or substances should limit exposure and the potential for explosion or spills. The El Dorado County *Hazardous Waste Management Plan* serves as the implementation program for the management of any hazardous wastes in order to protect the health, safety, and welfare of residents in the vicinity of the project. The project will be conditioned so that if the future winery facility involves the storage of reportable quantities of hazardous materials, then prior to building permit issuance the applicant shall submit a hazardous materials business plan to the Solid Waste and Hazardous Materials Division of Environmental Management, to include payment of applicable fees.

(c) No schools exist or are proposed within a one-quarter mile radius of the project parcel.

(d) Based on a search of the California Department of Toxic Substances Control *EnviroStor Database*, the project parcel is not listed as a known hazardous materials site.

(e - f)

The project parcel is not located within an airport land use plan, or within two miles of a public or private airport.

(g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area.

(h) The project site is located in an area of moderate severity for wildland fires as identified on the El Dorado County Fire Hazard Severity Zones Map (California Department of Forestry and Fire Protection). Compliance with fire safe standards imposed by the Pioneer Fire District prior to building permit issuance will insure that impacts from fire hazards be less than significant.

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

Discussion:

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

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

- (a) Specific water quality objectives have been established by the Regional Water Quality Control Board (RWQCB) and any project not meeting those objectives are required to apply for a Waste Discharge Permit. Environmental Health will require applicant to obtain a Waste Discharge Permit from the RWQCB prior to approval of any upgrades to the sewage disposal system for the development of the winery. The following condition will be applied to the project or activities associated with the project in order to reduce impacts on water quality standards or waste discharge requirements established by the RWQCB to less than significant: Prior to discharging any wastewater to the land, the applicant shall meet Waste Discharge Requirements (WDRs) of the Regional Water Quality Control Board (RWQCB). If the winery crushes less than 80 tons of grapes per year, produces less than 100,000 gallons of wastewater annually, or collects and hauls all process wastewater off-site for disposal, the applicant can apply for a waiver of WDRs. Otherwise, the applicant shall submit a Report of Waste Discharge with the RWQCB.
- (b) The geology of the Western Slope portion of El Dorado County is principally hard crystalline, igneous or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. The 10.14 acre parcel has been previously developed as a single-family residence and 6.6 acre vineyard, which is being served by one existing well producing 4.5 gallons per minute (gpm). Presently, there is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with ground water recharge in the area of the proposed project.
- (c - f) The *Grading, Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (§15.14.440 and 15.14.590). The standards apply to any grading that involves more than 250 cubic yards of earth, which would require a permit. General Plan Policy 7.3.2.2 states that projects requiring a grading permit shall have an erosion control program approved, where necessary. The purpose of the erosion control program is to limit storm water runoff and discharge from a site. Under the ordinance, grading necessary for agricultural operations is exempt from a permit. However, grading for future winery and tasting room activities will require a permit. If the Department of Transportation determines that the grading will or may pose a significant erosion or sediment discharge hazard for any reason an erosion control plan will be required. The plan will need to address mitigation of sediment runoff beyond project boundaries and may require revegetation and stabilization of all disturbed soils both within and outside County right-of-ways to the satisfaction of the designated Department of Transportation inspector. Depending on the extent of grading, a permit from the RWQCB may be required. Compliance with the grading ordinance and RWQCB permit requirements will reduce any potential impacts to a less than significant level.
- (g - h) The Flood Insurance Rate Map, Panel No. 060040-1000B, dated October 18, 1983, establishes that the project site is not within a mapped 100-year floodplain.
- (i) The California Dam Safety Act requires dam owners to submit inundation maps to the California Office of Emergency Services showing the extent of inundation resulting from a potential dam failure. This Act also requires that local jurisdictions adopt emergency evacuation and control procedures for areas located below dams to limit loss of life, injury, and property. El Dorado County has adopted a *Multi-Hazard Functional Plan* to be implemented by the County's Office of Emergency Services. This Plan and the EIR adopted for the General Plan identify those dams that have the potential to inundate residential areas. The subject property is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the area with floodwaters.
- (j) A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. There is no potential for a seiche or tsunami on the site. A mudflow usually contains heterogeneous materials lubricated

with large amounts of water often resulting from a dam failure or failure along an old stream course. The potential for a mudflow is considered to be non-existent and having no impact.

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

Discussion:

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

(a - c)

The proposed rezone will be confined to the boundaries of the parcel and will not physically divide the community it lies in, nor will it conflict with any adopted habitat conservation plan.

(b) The proposed rezone from RE-10 to SA-10 is consistent with the Agricultural Lands (AL) land use designation as defined in General Plan Policy 2.2.1.2. The project is also consistent with the SA-10 zone district and winery ordinances, §17.36.210 and 17.14.190 respectively, of the County Code. In addition, the project soil classification, HgD, is considered a unique soil of local importance as farmland. The rezone to SA-10 would support the existing and proposed agricultural and accessory winery uses.

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

Discussion:

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

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

(a - b)

The project parcel is not mapped as a known Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology and does not contain any mineral resources of known local or statewide economic value.

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

Discussion:

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

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

(a & c - d)

The project may result in an increase in existing ambient noise levels in the project vicinity. Presently, a parcel must have either five acres of permanent crop or ten acres of annual crop under cultivation to qualify for inclusion in ranch marketing or winery activities. The applicant has a minimum of 6.6 acres of grapevines planted thereby meeting these criteria. The rezone would allow a winery and its accessory uses subject to site plan review. The accessory uses include unlimited special events with up to 250 people in attendance, wine tasting, wine promotional events and picnic areas for winery related activities. Those uses specifically involving outdoor events may result in a permanent or temporary increase in ambient noise levels. While the project, as proposed, does not include a request for special or promotional events or picnic area uses, the County must consider the maximum use that would be allowed under the rezone. All outdoor events which have the potential to increase the ambient noise levels are subject to the following Noise Level Performance Protection Standards contained in table 6-2 of the General Plan:

TABLE 6-2 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION* SOURCES						
Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

Under General Plan Policy 6.5.1.14, a noise ordinance will be adopted by the County to control unnecessary noise that will include, but not be limited to, “amplified music in commercial establishments.” While a tasting room could be considered a commercial establishment, outdoor amplified sound is not allowed under the winery ordinance either by right or with a special use permit. Noise resulting from special events on the project parcel which exceed the above standards could require enforcement action from the El Dorado County Sheriff’s Department.

- (b) Prior to issuance of ministerial grading and building permits the applicant must demonstrate compliance with Table 6-5 of the General Plan limiting noise exposure from construction sources in Rural Regions. Property owners adjacent to the project parcel will not be subjected to excessive ground borne noise or vibration as a result of any construction relating to the agricultural operation or barn conversion.
- (e - f) The project parcel is not located within an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip.

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

Discussion:

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

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

(a) The proposed project will not induce growth directly or indirectly by providing infrastructure that would create development beyond what is currently anticipated in the General Plan. The site is designated on the General Plan Land Use Maps for agricultural development, and in keeping with Policy 2.2.1.2, has limited infrastructure in place to support the agricultural development while maintaining the rural state of the remaining parcel.

(b - c)

The proposed project will neither displace people nor existing housing, which will prevent the construction of replacement housing elsewhere.

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

Discussion:

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;

- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

(a – b)

Policy 5.1.2.2 establishes that the provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1. Table 5-1 in the General Plan establishes Minimum Levels of Service for public services such as schools, parks, fire districts, ambulance and sheriff.

The Pioneer Fire District currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services, however, no factual information was provided by the fire district stating that the minimum level of service would fall below the minimum response time of 15-45 minutes, as designated in Table 5-1. The Fire District will review any winery/wine tasting building permits to insure fire codes are met, including provisions for water storage for fire protection that may require additional storage tanks.

The El Dorado County Sheriff's Department will serve the project site with a response time depending on the location of the nearest patrol vehicle. The current staffing is approximately 1 to 1.2 officers per 1,000 County residents compared with the statewide average of 1.8 officers per 1,000 population. Impact of the project to the level of service provided by the Sheriff's Department will be less than significant.

(c) The state allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project should have no impact on local school districts.

(d - e)

The project will have a less than significant impact on the population density in the area as development is to be strictly a tenant improvement involving the conversion of an existing barn to a winery facility at this time. Impacts on parks and libraries caused by added population from this project will be less than significant.

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or

- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

(a - b)

The project will not contribute a significant increase in local population that would impact the use of recreational facilities in the area, nor does it require the construction or expansion of recreational facilities in its proposal.

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

Discussion:

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

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

(a - b)

Access to the site is directly off of Fairplay Road, a County maintained road. Fairplay Road is classified as a rural minor collector presently operating at level of service C (LOS C) with a daily traffic count of 2,145 vehicle trips. General Plan Policy TC-Xd states that “Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions.” In their *Request for Initial DOT Project Review*, the Department of Transportation has determined that the proposed rezone and subsequent uses allowed by right under the Winery Ordinance will not trigger LOS thresholds of significance established under General Plan Policy TC-Xe.

- (c) The project will not result in a major change in established air traffic patterns as there are no publicly or privately operated airports or landing fields in the project vicinity.
- (d) No traffic hazards will result from the proposed project.
- (e) No factual information was received from the Pioneer Fire District determining the adequacy of emergency access.
- (f) Uses allowed by right under the winery ordinance are constrained by the amount of permanent on-site parking. No project specific site plan showing permanent parking was presented with the application, as the original proposal was for an expanded home occupation with no on-site sales or events. Prior to issuance of a building permit for a tasting room, the site plan must demonstrate compliance with on-site parking requirements under §17.18.060, as well as parking lot standards under §17.14.190 of the County Code.
- (g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans or programs supporting alternative transportation.

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

Discussion:

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

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

- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- (a) The project parcel is presently developed as residential with grape vine plantings and an accessory barn. When the barn is converted into a winery it is anticipated that the winery will generate liquid waste that will require disposal off-site. The applicant must obtain a Waste Discharge Permit from the Regional Water Quality Control Board (RWQCB), Central Valley District, prior to approval by Environmental Health of any future sewage disposal system. In addition, approval from the off-site receiver of the "gray water" must be presented to Environmental Health as part of the process. There is no evidence indicating that the project or activities associated with the project will violate any water quality standards or waste discharge requirements established by the RWQCB.
- (b & e)
No new water or wastewater treatment plants or expansion of existing facilities are proposed or are required as a result of the project.
- (c) No new storm water drainage facilities or expansion of existing facilities are proposed or are required as a result of the project.
- (d) The 10.14 acre parcel has an existing 4.5 gpm well. The total 6.6 acre vineyard and single family residence are being adequately irrigated through this system.
- (f) In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. This facility has more than sufficient capacity to serve the County for the next 30 years.

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

Discussion:

- (a) There is no substantial evidence contained in the whole record that the project will have the potential to degrade the quality of the environment. The project parcel does not lie within any of the five Ecological Preserves established by the County and the Department of Fish and Wildlife Service for rare or endangered plants. While it is located within a core area for the Red-legged Frog, it is not found to contain its critical habitat of undisturbed creek or streambeds. Further, the proposed agricultural use is allowed by right under the Zoning Ordinance and is in conformance with the General Plan land use designations.

(b & c)

Other rezones or discretionary level projects involving wineries have been either proposed or approved in the vicinity of this project. Concerns from the Department of Transportation have been expressed regarding cumulative impacts on the rural roads that serve as access to the wineries not just in Fairplay, but also throughout the County. Compliance with California Building Codes, the County of El Dorado *Grading, Erosion, and Sediment Control Ordinance, Design Standards for the Site Evaluation and Design of Sewage Disposal Systems*, and the specific objectives of the RWQCB regarding water quality will insure that the project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Strict adherence to the mitigation measures and review processes built into §17.14.190 will allow Planning Services, the Department of Transportation, Environmental Management, RWQCB and the Pioneer Fire District to oversee any improvements needed to maintain and insure public health, safety and welfare.

SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume I – Chapter 1 through Section 5.6
Volume II – Section 5.7 through Chapter 9, Appendix A
Volume III – Technical Appendices B - H

El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Records Search, North Central Information Center, CSU-Sacramento, March 1, 2006.