



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

**CEQA INITIAL STUDY / NEGATIVE DECLARATION:
ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: El Dorado County Senior Center (SA06-0301)

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

Contact Person: Gina Hunter, Principal Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address:

El Dorado Hills County Water District; 1050 Wilson Boulevard; El Dorado Hills, CA 95762

Project Applicant's Name and Address:

County of El Dorado, 360 Fair Lane, Placerville, CA 95667

Project Location:

Southside of Lassen Lane at the intersection with El Dorado Hills Boulevard in the El Dorado Hills area.

Assessor's Parcel No(s): 107-052-01

Zoning: One-family Residential District (R1)

Section: 2 **T:** 9N **R:** 8E

General Plan Designation: Public Facilities (PF)

Description of Project: The County of El Dorado proposes to convert the currently vacant, 7,312 square foot fire station building located at 990 Lassen Lane in El Dorado Hills into a public meeting and activity facility for the senior citizens of El Dorado County. The proposed project involves the change of use of the site from fire suppression facility to a senior activity center, minor physical modifications to the existing building and parking lot, and the use of an offsite church parking lot for overflow parking.

The proposed project involves the utilization of the former fire station as meeting space to provide recreational, educational and other services to the senior citizen population of El Dorado County. The services to be provided include a licensed senior daycare program for up to 30 people. The daycare facility will operate between the hours of 7:30 AM and 6:00 PM and be staffed with two to four employees. It is anticipated that typically up to half of the seniors participating in the daycare program would reach the facility via public transportation. A senior lunch program would also be provided for up to 70 people between the hours of 11:30 AM and 2:00 PM. Lunch would be prepared off-site and delivered for later distribution to the seniors. The Senior Daycare staff would prepare morning and afternoon snacks for daycare participants on weekdays. A commercial-grade kitchen would be installed in the facility to warm the prepared meals. Other senior based activities will be offered throughout the day between the hours of 9:00 AM and 5:00 PM, including bingo, art classes, exercise programs, and travel seminars. These programs will be offered to a maximum of 70 people. Evening classes and programs would be offered typically from 5:00 PM to 9:00 PM with no activity going beyond 10:00 PM. Larger activities, such as dinner dances and special holiday events, would continue to be held at the El Dorado Hills Community Center.

The physical changes to the existing facilities include the installation of new interior walls, lighting fixtures, entrance doors, and commercial-grade cooking appliances. An existing above-ground fuel tank would be removed.

The parking lot, which currently contains 21 spaces, would be reconfigured to provide for additional parking as well as a drop-off area. The drop-off area would consist of a vehicle turnout lane located outside of the normal travel lane with a minimum dimension of 35 feet in length and ten (10) feet in width. With the drop-off area added to the parking lot, no more than 25 parking spaces would remain available. After use by employees, approximately 21 spaces would remain for senior center clients. One of the spaces would be designed and reserved for disabled use.

According to standard parking demand factors for a community center and the proposed level of use described above, 40 parking spaces are required to accommodate peak use periods at the proposed senior center. As discussed above, only about 21 spaces would be available on the former fire station site. The applicant proposes to utilize a portion of the 160+ space Cornerstone Christian Church parking lot located to the north on the opposite side of Lassen Lane. The church has indicated that they would allow such use. The project includes installation of a crosswalk at the corner of Lassen Lane and El Dorado Hills Boulevard, and a section of new sidewalk on the south side of Lassen Lane to provide safe, ADA compliant, access from the church lot to the senior center.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	R2-DC	MFR	Church
East:	RF	OS	Golf Course
South:	C & R2	C	Professional offices & Residential
West:	R2-PD	MFR	Residential

Briefly Describe the environmental setting: The project site is a 0.98 acre, square-shaped parcel located at the southwest corner of El Dorado Hills Boulevard and Lassen Lane approximately 2,000 feet north of U.S. Highway 50. This parcel is developed with a 7,312 square foot two-story building formerly used as a community fire station by the El Dorado Hills Fire District. An existing 21-space paved parking lot occupies the portions of the parcel west and south of the building. Landscaping and a concrete driveway are present on the north side of the building. A gently-sloping landscape area has been maintained along El Dorado Hills Boulevard just east of the building. A retaining wall, approximately 20-feet high, forms the western boundary of the site. No native vegetation or natural topographic features remain on the site. As indicted above, the surrounding area is developed with various urban uses.

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

1. El Dorado County Department of Transportation: Grading permit required.
2. El Dorado County Development Services Department: Building permit required.
3. El Dorado Hill Fire District: The Department has imposed requirements on the Project depending on construction and use of the site.
4. El Dorado County Air Pollution Control District: The District requires approval of Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan.
5. El Dorado County Environmental Health: The Department requires review and approval of plans for food facilities prior to issuance of a building permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: _____

Printed Name: Gina Hunter, Principal Planner For: El Dorado County

ENVIRONMENTAL REVIEW PROCESS AND SCHEDULE:

This Initial Study/Negative Declaration (ISND) has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts that could result from the proposed El Dorado County Senior Center. It will be circulated for public and agency review for a 30-day period. Written comments on the ISND can be submitted to the project planner (Gina Hunter) at the address indicated in the above Determination section.

Following the close of the 30-day comment period, the ISND will be considered for adoption by the El Dorado County Board of Supervisors in a public hearing. Additional written comments or testimony on the ISND can be provided to the Board during this hearing. Upon consideration of content of the ISND and the comments received, the Board can adopt the ISND as meeting the requirements of CEQA. As part of the public hearing, the Board would decide whether to authorize the implementation of the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

Introduction

The following checklist form is used to describe the environmental impacts of the Project. A discussion follows each environmental issue identified in the checklist. The evaluation considers 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.

The following designations are used in the checklist:

- **Potentially Significant Impact:** An impact that could be significant, and for which no feasible mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.
- **Less than Significant With Mitigation Incorporated:** An impact for which feasible mitigation has been identified that would reduce the impact to a less-than-significant level. A description how the mitigation measure reduces the effect to a less-than-significant level is provided.
- **Less-Than-Significant Impact:** An adverse but less than significant impact based upon established standards for CEQA review.
- **No Impact:** There would be no impact with the implementation of the proposed project.

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. The Project is for a 7,312 square foot El Dorado County Senior Center.

- a. **Scenic Vista.** The project site is not adjacent to U.S. Highway 50. The project site and vicinity is not identified by the County as a scenic view or resource.¹ There would be no impact as a result of development of the Project.
- b. **Scenic Resources.** There are no trees, rock outcroppings or historic buildings on the site or nearby that would contribute to exceptional aesthetic value. Thus, impacts would be less than significant.
- c. **Visual Character.** The project site is developed with an existing 7,312 square foot fire station building and associated parking lot. The building would be subject to only minor modifications in order to convert it to a senior activity center. Thus, the visual character of the site would not substantially change. In addition, the 0.98-acre site is bordered by a church to the north, residential development to the south and west and El Dorado Hills Boulevard to the east. Short- to long-range views of the project site are dominated by a mix of commercial and residential development. The Project would not be inconsistent with the surrounding visual environment. Based on these factors, impacts would be less than significant.

¹ El Dorado County Planning Department, *El Dorado County General Plan Draft Environmental Impact Report* (SCH # 2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.

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- d. **Light and Glare.** The onsite parking lot is built and has seven (7) light fixtures that comply with County requirements that prohibit off-site light migration. The overflow parking lot (i.e. the church lot across Lassen Lane) similarly has light fixtures designed to avoid light migration. In any case, the outside lighting is not proposed to be substantially changed from the existing condition. Thus, impacts would be less than significant.

Finding

Impacts related to Aesthetics would be less than significant based on the lack of substantial changes proposed in the existing developed character of the project site. No mitigation is required.

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. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural District (A) General Plan land use overlay designation and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not considered to be “Farmland of Local Importance” and is not within an Agricultural District (A) General Plan land use overlay designation area and is not adjacent to other agriculturally zoned properties. The Project will not result in the conversion of farmland to nonagricultural uses.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. **Williamson Act Contract.** The Project will not conflict with existing zoning for agricultural use, and will not affect any properties under a Williamson Act Contract because the site is not designated for residential or agricultural use.
- c. **Non-Agricultural Use.** The project site is in a community region and has not been identified as farmland of local importance under the Farmland Mapping Program and no agricultural operations or uses are present. The site is zoned for One-Family Residential use.

Finding

No impacts to agricultural land are expected and no mitigation is required.

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

Discussion

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO_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 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.
- a. **Air Quality Plan.** El Dorado County has adopted the El Dorado County California Clean Air Act Plan establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O3). This plan also contains a schedule for implementation and funding of Transportation Control Measures (TCM) to limit mobile source emissions. The Project will not

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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conflict with or obstruct the implementation of this plan. Implementation measures from this plan are required to be implemented at the project level. In addition, a project is required to comply with the National Ambient Air Quality Standards as required under the Federal Clean Air Act as well as the State of California Ambient Air Quality Standards, which are equal to or more stringent than the National Standards.

- b - c. **Air Quality and Ambient Air Quality Standards.** El Dorado County is classed as being in “severe non-attainment” status for Federal and State ambient air quality standards for ozone. 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. The El Dorado County Air Pollution Control District administers point source air pollution control. The County requires project emissions of ROG, No_x, and PM₁₀ be quantified using URBEMIS 7G or other approved model acceptable to the District.

The Project is for a 7,312 square foot Senior Center on a .98-acre site. The Project is located in an area likely to have asbestos or within a ¼ mile of an area known to have asbestos. If the Project includes 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. The applicant will be required to submit a Fugitive Dust Plan to the AQMD prior to issuance of a grading permit.

As mitigation for potentially significant health hazards associated with Naturally Occurring Asbestos, the Project would be required to comply with the established AQMD requirements.

- d. **Sensitive Receptors.** Sensitive receptors include such groups as young children, the elderly, schools, hospitals, day-care centers, convalescent homes, and high concentrations of single-family residences. The Project is a Senior Center, which serves the elderly community and is to be located adjacent to a senior residential development. The site is developed. The Project will not expose sensitive receptors to hazardous air emissions because the operational annual air emissions are below the Districts emission thresholds and no additional mitigation measures are required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Objectionable Odors.** The Project would consist of a 7,312 square foot Senior Center. As part of the project, new commercial-grade kitchen appliances would be installed. The meals that would be served as part of the senior lunch program would be prepared offsite and only re-heated in the onsite kitchen. Substantial odors affecting nearby residential uses would not be anticipated to be generated by this use. In any case, the firefighters that previously occupied the fire station building cooked their own meals. The Senior Center cooking activities would not exceed the level of cooking odors and emissions generated by this pre-existing activity. Consequently, there would be no significant impact involving objectionable odors from the Project.

Finding

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, no impacts to air quality related to operation of the proposed senior center are anticipated. Potentially significant impacts associated with site grading are mitigated through compliance with established AQMD requirements.

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

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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. **Special Status Species and Sensitive Natural Communities.** The site is developed and disturbed. There would be no impact to special status species as a result of the Project.
- c. **Wetlands.** The site was evaluated for the potential to support wetlands that would be subject to the jurisdiction of the United States Army Corps of Engineers. There are no seasonal streams, depressions, wetland soils or other potential wetland features on the site. There would be no impacts to wetlands as a result of the Project.
- d. **Wildlife Interference.** Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan EIR Exhibit 5.12-17 indicate that the Project is not located within a migratory deer herd range. The Project will not interfere with the movement of any native resident or migratory fish or wildlife species, or will result in impacts to established native resident or migratory wildlife corridors. The Project will not affect the use of native wildlife nursery sites.
- e. **Biological Resources.** The project would not be in conflict with any policies or ordinances protecting biological resources.
- f. **Habitat Conservation Plan.** The project would not be in conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is fully developed with a building and parking lot and no new loss of native vegetation or other habitat would occur.

Finding

No impact on biological resources has been identified with the implementation of the proposed project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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-b. **Historic Resources.** On-site grading activity will be limited to parking lot reconstruction and drainage improvements. The project site has been developed; therefore, it is unlikely that archeological resources will be discovered during the minimal grading activity. If artifacts or unusual amounts of stone, bone or shell should be uncovered during grading activities, work should be halted and a qualified archeologist retained for an on-site evaluation. If the bone appears to be human, California law mandates that the El Dorado County Coroner be contacted. If the bone is likely to be Native American in origin, the coroner must contact the Native Heritage Commission. Although there is a low probability of finding human remains or other cultural resources, there is always a possibility. Therefore, to reduce impacts to a less than significant level, the following mitigation measures shall be incorporated into the Project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Mitigation Measures

1. In the event that archaeological or historical remains are encountered, grading or construction activities within 50 feet of the discovery site shall cease.

Plan Requirements and Timing: Discovered remains shall be evaluated for significance by an archaeologist or historian retained by the applicant and approved by the Director of Development Services or authorized deputy. If the find is determined to be insignificant, grading and construction can immediately resume. If the find is determined to be significant, the archaeologist/historian shall prepare a written report that describes the materials discovered and recommends specific measures for recovery or protection of the identified cultural resource. Grading and construction activities may resume after the identified measures are implemented. This required mitigation measure shall be printed on project grading plans.

MONITORING: Development Services staff shall review project plans for conformance with this measure prior to the issuance of a grading permit. Building Inspectors shall conduct site inspections to monitor grading and construction activities.

2. In the event of the discovery of human remains, all grading and construction activities shall cease.

Plan Requirements and Timing: Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code, the County Coroner shall be immediately notified of any discovery of human remains. If the remains are determined to be Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Upon completion of the required treatment of the remains, construction activities can resume. This required mitigation measure shall be printed on the project grading plans.

Monitoring: Development Services staff shall review the grading plans for conformance with this measure prior to the issuance of a grading permit. Building Inspectors shall conduct site inspections to monitor grading and construction activities.

- c. **Paleontological Resources.** The project site does not have any known paleontological sites or known fossil locales.
- d. **Human Remains.** There are no historic period structures, buildings or cemeteries within the project site.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Finding

Potentially significant impacts on cultural resources could occur with grading activities included in the project. Feasible mitigation measures have been identified that reduce these impacts to a less than significant level.

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 ground shaking, 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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.² No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.³ Although there are no known faults on the project site, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The nearest known active faults (those experiencing surface rupture within the past 11,000 years) to the site are the Tahoe and Genoa Faults, located approximately 90 km to the east (Jennings, 1994). While unlikely, severe ground shaking due to a major earthquake could occur at the project site. This regional hazard is effectively mitigated through compliance with Seismic Zone 3 building code standards. No further mitigation is required.

Seismic liquefaction occurs when excess pore pressures are generated in loose, saturated, generally cohesionless soil during earthquake shaking, causing the soil experience a partial to complete loss of shear strength. Such a loss of shear strength can result in settlement and/or horizontal movement (lateral spreading) of the soil mass. Based on the presence of shallow bedrock, there is no risk of liquefaction at the project site.

b-c. **Soil Erosion and loss of topsoil:** Only minor grading associated with parking lot improvements and the installation of drainage facilities is included in the proposed project. This minor disturbance on an existing grading building pad does not have the potential to cause substantial soil erosion or loss of topsoil. Impacts would be less than significant.

d. **Expansive soils:** Building foundation design issues related to expansive soils were addressed as part of the permitting of the existing fire station building. As there would be no substantial changes made to the building or the project site, no impacts related to expansive soils are anticipated. .

² El Dorado County Planning Department, *El Dorado County General Plan Draft Environmental Impact Report* (SCH # 2001082030), May 2003, p.5.9-29.

³ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03*, 2001, Plate 1.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Septic.** The Project does not include an on-site sewage disposal system. Thus, no impacts related to septic effluent disposal would occur.

Finding

No potentially significant geologic impacts, other than ground shaking, have been identified for the proposed project. Ground shaking hazards are effectively mitigated through compliance with established building code standards. No further mitigation is required.

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
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:

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- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a-b. **Hazardous Substances.** The Project does not involve the use or storage of hazardous/combustible materials. Therefore, the risk of accidental explosion and/or release of a hazardous substance are remote.
- c. **Hazardous Emissions.** The Project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.
- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.⁴ No activities that will result in the release of hazardous materials to soil or groundwater at the building site are to occur. There would be no impact as a result of the Project.
- e. **Public Airport Hazards.** There are no public airstrips in the vicinity of the project site. There would be no impact.
- f. **Private Airstrip Hazards.** There are no private airstrips in the vicinity of the project site. There would be no impact.
- g. **Emergency Response Plan.** There is no through access to other properties from the project site. Project construction, including staging, would occur entirely on-site. There would be no impact related to emergency response or evacuation plans.
- h. **Fire Hazards.** The project involves the use of an existing building located in a developed urban area not subject to wildland fire hazards. Impacts related to wildland fire hazard would be less than significant.

⁴ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed September 23, 2004; California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004.

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Finding

No impacts from hazardous conditions are expected and no mitigation is required.

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:

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

- a. **Water Quality Standards.** The project involves a change of use of an existing developed site. There would be no discernable change in the quality or volume of runoff water discharging from the property. Stormwater runoff from the Project would continue to be directed to an engineered drainage system and to contain water quality protection features in accordance with the County’s NPDES Phase 2 stormwater permit. Thus, no impacts on water quality are anticipated.
- b. **Groundwater.** There would be no increased demand on groundwater resources as a result of project implementation as the site is served with surface water supplied by the EID. The groundwater recharge characteristics of the site would not change with project implementation. There would be no impact.
- c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site.

Only minor grading associated with parking lot improvements and the installation of drainage facilities is included in the proposed project. This minor disturbance on an existing graded and largely-paved building pad does not have the potential to cause substantial soil erosion and associated effects on water quality. No impact is anticipated.

- d-e. **Stormwater and existing drainage systems:** The project involves a change of use of an existing developed site. There would be no discernable change in the quality or volume of runoff water discharging from the property. Stormwater runoff from the Project would continue to be directed to an engineered drainage system and to contain water quality protection features in accordance with the County’s NPDES Phase 2 stormwater permit. No impact is anticipated.

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- f. **Water Quality.** Wastewater and stormwater runoff from the Project would be managed through existing facilities for which water quality protection standards have been established. There would be no other sources of pollution that could adversely affect water quality. There would be no impact.
- g-i. **Flooding.** No portion of the Project is within the limits of the floodplain, as identified on the Flood Insurance Rate map. Therefore, no flooding impacts are expected.
- j. **Inundation.** As there are no major water bodies (lake or reservoir) near of upstream of the project site, the potential for seiche or tsunami (water waves) to affect the property is negligible. The project site is not located along a creek, canyon bottom or steep undeveloped hillside that could be affected by a mudflow during heavy precipitation. No impact related to inundation is expected.

Finding

Because the physical changes to the existing site (i.e. the existing setting) are minimal, no new impacts related to surface or groundwater hydrology are expected.

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:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;

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- Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community.** The project site is located in an area developed with commercial and residential uses. The Project is for a 7,312 square foot Senior Center. The Project would not physically divide an established community. There would be no impact.
 - b. **Land Use Plan.** The General Plan land use designation of the site is Public Facilities. This designation is applied to publicly-owned lands utilized for public facilities such as landfills, parks, libraries and recreation facilities. The proposed use would be consistent with the PF designation as the Project involves a public agency providing services to the senior citizens of the El Dorado Hills community. As a County-sponsored development, the proposed project is not subject to the County Zoning Ordinance. (Govt. Code Section 53090 et seq.)
 - c. **Habitat Conservation Plan.** The project involves a change of use of an existing developed site. No conflict with any adopted habitat conservation plan would occur.

Finding

The proposed use of the land as a senior activity center would be consistent with the 2004 El Dorado County General Plan. No impact on land use is anticipated.

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.

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a- b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist are present,⁵ and the project site has not been delineated in the El Dorado County 2004 General Plan or in a specific plan as a locally important mineral resource recovery site.⁶ There are no mining activities adjacent to or in the vicinity of the project site. There would be no impact.

Finding

No impacts to energy and mineral resources are expected and no mitigation is required.

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 ground borne vibration or ground borne 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 Tables 6-3 through 6-5 in the El Dorado County 2004 General Plan;

⁵ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03*, 2001.

⁶ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR* (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

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- Result in long-term operational noise that creates noise exposures in excess of the standards specified in Tables 6-1 and 6-2 in the El Dorado County 2004 General Plan; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 through Table 6-5 in the El Dorado County 2004 General Plan.

a- e. **Noise Standards, Ground borne Noise, Airport Noise and Ambient Noise.**

The Project would result in an incremental increase in the ambient noise levels at the site. Increased noise would be generated primarily by the transport of seniors to and from the site for the senior daycare, senior lunch and evening programs. There would also be some noise emanating from the site from entertainment activities (e.g. music, television). This incremental increase in noise would not be discernable given the existing ambient noise levels at the site associated with traffic on El Dorado Hills Boulevard and the previous use as a fire station. The Project will not generate noise levels exceeding the performance standards contained in Tables 6-1, 6-2, 6-3, 6-4 and 6-5 within the El Dorado County 2004 General Plan. Impacts would be less than significant.

f. **Private Airstrip Noise.** The Project is not located adjacent to or in the vicinity of a private airstrip. As such, the Project will not be subjected excessive noise from a private airport.

Finding

As discussed above, no significant noise impacts are expected from the Project.

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:

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- 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-c. **Population Growth.** The Project site is in an area zoned for One-Family Residential use, and utility services are available at the project site. No housing or people would be displaced, and no extensions of infrastructure would be required with the Project. There would be no impact.

Finding

The Project will not displace housing. There is no potential for a significant impact due to substantial growth either directly or indirectly with the Project.

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;

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- Place a demand for library services in excess of available resources;
 - Substantially increase the local population without dedicating a minimum of 5-acres of developed parklands for every 1,000 residents; or
 - Be inconsistent with County adopted goals, objectives or policies.
- a. **Fire Protection.** The El Dorado Hills Fire District currently provides fire protection services to the project area. The Fire District has reviewed the Project to determine compliance with fire standards, El Dorado County 2004 General Plan, State Fire Safe Regulations as adopted by El Dorado County and the Uniform Fire Code. The Project has fire sprinklers. It has been determined by the Fire District that the level of service would not fall below the minimum requirements, as a result of the Project.
- b. **Police Protection.** The project site will be served by the El Dorado County Sheriff's Department (EDSO) which provides service to the unincorporated areas of the County with a staff of 383 people, including 185 sworn officers. EDSO operates four offices (El Dorado Hills, Georgetown, Placerville, and Pollock Pines) on the west slope, and one in the Lake Tahoe Basin. The EDSO attempts to maintain a minimum of one (1) deputy per 1,000 residents in the unincorporated area (EDSO 2002). The existing staff ratio provides a higher level of service with approximately 1.4 deputies per 1,000 residents. The EDSO does not have an established countywide goal for response time for either rural or urban areas, because the ideal response time varies by priority and by the area of the call. The concentration of senior citizens in the proposed center would incrementally change the distribution of the population served by the EDSO. This would be a negligible effect and would not significantly impact current response times to the project area.
- c. **Schools.** 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 will not generate the need for additional school facilities and will not impact school enrollment, as the Project is not for residential purposes.
- d. **Parks.** Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, and an in-lieu fee amount for the subdivision of residential land. Provisions to provide parkland were not included as part of the project design in accordance with Section 16.12.090 of County Code because the Project is not for a residential subdivision. The Project will not increase the demand for parkland.
- e. **Other Facilities.** No other public facilities or services will be substantially impacted by the Project.

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Finding

As discussed above, no significant impacts are expected with the Project either directly or indirectly.

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 would not substantially contribute to an increase in demand on recreation facilities or contribute to increased use of existing facilities. The project would, in fact, result in an increase in the recreational resources available to the public. There would be no impact.

Finding

No significant impacts to recreation and open space resources are expected with the Project.

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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

a-b. **Capacity and Level of Service.**

Setting: The proposed Senior Activity Center is located at the southwest corner of the intersection of El Dorado Hills Boulevard and Lassen Lane. El Dorado Hills Boulevard currently operates at Level of Service (LOS) “D” south of this intersection and LOS “C” north of it according to the May 2003 Environmental Impact Report for the El Dorado County General Plan. These LOSs are projected in that EIR to remain at “D” and “C” respectively by the year 2025 based on anticipated cumulative development with a future additional southbound lane south of this intersection. Thus, the LOS would remain within the range deemed acceptable by the County within the planning horizon addressed by the General Plan.

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Analysis: The proposed Senior Activity Center involves a maximum of 70 regular senior citizen participants and up to 4 employees. The 70 participants include up to 30 people enrolled in Senior Daycare and up to 40 people taking part in the senior lunch program. Additionally, there would be various day and evening classes and programs senior citizens could take advantage of that would be offered as late as 9:00pm. The components of the project are discussed below in terms on the potential to generate new peak hours trips.

1. **Senior Daycare:** Up to 4 peak-hour trips would be generated in the a.m. and in the p.m. by the four employees that would operate the programs at the facility. The morning delivery of the 30 or fewer senior citizens to the site would also generate some new peak-hour trips. These trips would not be a full 30 trips due to the generally infirmed nature of participants in a senior daycare program. According to Doug Nowka of the County General Services Department, almost all of the seniors would be dropped off by family members on the way to work or by public transportation. Thus, less than 18 peak-hour trips are expected to be generated by the Senior daycare program.
 2. **Senior Lunch Program:** As designed, this program would not generate any trips during the peak hour as the food deliveries, staff arrivals, and senior arrivals and departures would occur during non-peak times. However, should the participants in the lunch program remain on the site until departing during the peak traffic period (4:30-6:30pm), these traffic trips in combination with the departures of the Senior Daycare participants would create a potentially significant effect on circulation at the EDHB/Lassen Lane intersection. Thus, a mitigation measure is required that mandates the departure of all program participants, except for those enrolled in Senior Daycare, prior to 4:30pm on each weekday. With this measure, traffic impacts would be less than significant.
 3. **Evening classes and programs:** It is expected that up to a maximum of 70 participants would attend afternoon and evening programs at the Senior Center on a regular basis. If a popular program were to begin during the evening peak traffic hour, the traffic due to arrivals and departures could exceed the significance thresholds contained in the General Plan. Additionally, conflicts with turning movements at the Lassen/EDHB intersection could occur due to the lack of stacking distance between the Senior Center entrance driveway and EDH Boulevard, and the concentration of pedestrians crossing Lassen Lane from the church parking lot. This represents a potentially significant impact on traffic circulation. With a mitigation measure that limits the starting and ending times for the afternoon and evening activities to outside of the peak hour, impacts would be reduced to less than significant.
- b. **Air traffic patterns:** The proposed project would have no effect on air traffic patterns.
- c. **Road design safety hazards:** The proposed project involves the use of the church parking lot located to the north across Lassen Lane. Thus, it is required that safe, ADA-compliant access across the street be provided for users of the Senior Center. Currently, there is no crosswalk

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across Lassen Lane at the intersection with EDH Boulevard. Also, no sidewalk exists along the frontage of the facility on Lassen Lane. In addition, ADA-compliant ramps do not exist from the church parking lot to the adjoining sidewalk on the north side of Lassen Lane and are not installed in the corner curbs in the EDH/Lassen intersection. Based on these conditions, safe access adequate for use by customers of the Senior Center is not presently available. This represents a potentially significant public safety hazard. With a mitigation measure that requires improvements identified by the County Department of Transportation (DOT), impacts can be reduced to less than significant levels.

The existing pavement that comprises the parking lot located on the west side of the project site is currently being affected by groundwater discharge from the adjoining cut slope. This groundwater discharge has caused the pavement surface to be wet on a continuous basis. In addition, the pavement is cracking and becoming uneven due to a saturated substrate. The constantly wet surface constitutes a potentially significant safety hazard (i.e. a slip and fall hazard) that must be alleviated prior to the onset of the proposed Senior Center use. With a mitigation measure to install needed drainage facilities, this potential impact can be avoided.

The existing concrete driveway that leads to the former fire engine bays has the potential to create a traffic hazard as customers of the facility could mistakenly attempt to use it for facility access. This would result in cars backing out onto a public roadway. This unsafe condition represents a potentially significant traffic impact.

- d. **Emergency Access:** The site is located immediately adjacent to a major roadway, El Dorado Hills Boulevard. In this location, adequate emergency access would always be available. Impacts would be less than significant.

- e. **Parking:** The project site would have approximately 16 spaces available for participants. Based on standard parking demand factors for a community center (refer to Section 17.18.060 of the County Zoning Ordinance) and the proposed level of use described above, 40 parking spaces are required to accommodate peak use periods at the proposed senior center. Thus, adequate onsite parking does not exist at the project site for the proposed use. This represents a potentially significant impact. The applicant has proposed the use of the Cornerstone Christian Church parking lot located across Lassen Lane to accommodate the peak parking periods. With a mitigation measure that requires an executed parking agreement prior to occupancy, parking impacts would be less than significant. *(Note: The Zoning Ordinance requires an on-site drop-off area that would occupy a portion of the existing onsite parking lot. The 16 spaces referenced above are those that would remain after installation of this area.)*

- f. **Alternative transportation:** The proposed project would not conflict with any alternative transportation programs.

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The above analysis is based on a Traffic Impact Analysis study prepared for the Project⁷ and information collected at existing senior facilities operated by the County General Services Department.

Mitigation Measures:

3. In order to avoid potential safety hazards associated with the transport of citizens to the proposed Senior Center, roadway improvements shall be installed at the intersection of El Dorado Hills Boulevard (EDHB) and Lassen Lane. These improvements are required to provide safe access from the offsite Cornerstone Christian Church parking lot to the proposed Senior Center.

Plan Requirements and Timing: Prior to occupancy of the proposed Senior Center, the following roadway improvements shall be installed:

- a. A new ADA-compliant sidewalk shall be installed on the south side of Lassen Lane along the entire frontage of the subject parcel.
- b. A new crosswalk shall be installed at the western side El Dorado Hills Boulevard/Lassen Lane intersection to provide pedestrian access from the church parking lot to the south side of Lassen Lane. ADA-compliant ramps shall be constructed at the connections of the crosswalk to the sidewalks on the north and south sides of Lassen Lane.
- c. The existing traffic control system at the EDHB/Lassen Lane intersection shall be augmented with pedestrian signals designed to protect pedestrians that utilize the new crosswalk.
- d. An ADA-compliant ramp shall be installed at the southern edge of the church parking lot to provide safe access from the parking stalls to the sidewalk located on the north side of Lassen Lane. This ramp can be either a new ramp or a modification of an existing ramp.
- e. The existing concrete driveway into the former fire engine bays must be closed and visually obstructed with a continuous concrete curb and landscaped buffer area.

The above required design improvements shall be incorporated into the final plans or specifications for the proposed project prior to the initiation of any construction activity. Occupancy clearance shall be granted by the Director of Development Services upon the completion of the required improvements.

Monitoring: The County Department of Transportation shall review the final plans for the project for conformance with the above requirements. Building Inspectors shall conduct periodic site visits to monitor installation of the required improvements. The Director of Development

⁷ El Dorado County Department of Transportation, Craig McKibbin, January 2006.

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Services shall review the condition of the site at the completion of construction to determine if occupancy clearance can be granted.

- In order to avoid potential project conflicts with evening commuter traffic, afternoon and evening classes, programs and events shall start and end outside of the peak traffic periods.

Plan Requirements and Timing: Afternoon and evening activities, programs and events associated with the proposed Senior Center shall be scheduled such that they start and end outside of the evening “peak traffic period” as defined or determined by the County Department of Transportation. This would currently be the period from 4:30 p.m. to 6:30 p.m. The only activity or occupancy of the proposed Senior Center during this time period would involve the completion of a full day and the departure of the participants in the Senior daycare program. Participants in the Senior lunch program must depart prior to 4:30pm on weekday afternoons. This requirement shall be incorporated into final plans or specifications for the proposed project prior to the initiation of construction activity.

Monitoring: Development Services staff shall review the final plans or specifications to assure that they contain the required information. Zoning Enforcement staff shall respond to any citizen complaints during operation of the facility.

- In order to assure that adequate parking is available to serve the proposed project, a joint-use parking agreement must be executed between the applicant and the Cornerstone Christian Church.

Plan Requirements and Timing: The applicant shall execute a joint-use parking agreement with the Cornerstone Christian Church located on Assessor’s Parcel Number 107-111-01. Prior to occupancy clearance, a copy of this agreement shall be provided to the Director of Development Services for review and approval.

Monitoring: The Director of Development Services or designated deputy shall review the parking agreement for adequacy prior to the granting of occupancy clearance.

- In order to avoid a potential safety hazard associated with the use of the onsite parking lot, a drainage system shall be installed to convey groundwater discharge to an available disposal point.

Plan Requirements and Timing: The applicant shall include a subsurface drainage system into the project plans that is adequate to convey groundwater discharge from the west side of the subject property to the street gutter on El Dorado Hills Boulevard. This required design improvement shall be incorporated into the final plans or specifications for the proposed project prior to the initiation of any construction activity. Occupancy clearance shall be granted by the Director of Development Services upon the completion of the required improvements.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Monitoring: The County Development Services Department shall review the final plans for the project for conformance with the above requirements. Building Inspectors shall conduct periodic site visits to monitor installation of the required improvements. The Director of Development Services shall review the condition of the site at the completion of construction to determine if occupancy clearance can be granted.

Finding

With implementation of the above required mitigation, impacts would be reduced to less than significant levels.

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

Discussion

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

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- 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, b & e

Wastewater. The site is developed and connected to a public wastewater system through the El Dorado Irrigation District. There would be no discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff from the project site would be directed to an engineered drainage system that would be required to contain water quality protection features in accordance with the County’s NPDES Phase 2 stormwater permit (see Item VIII). The amount of runoff and types of constituents that would be discharged to the storm drain system would not be of sufficient volume or concentration to violate water quality standards. There would be no impact.

c. **Stormwater Drainage.** The site is developed. Stormwater flows will not be increased as a result of the project. Existing storm drainage infrastructure would be sufficient to accommodate the Project’s contribution to the existing system. There would be no impact.

d. **Potable Water.** Potable water for the Project is provided by the El Dorado Irrigation District. No new or expanded facilities would be required. Impacts would be less than significant.

f. **Landfill.** El Dorado County is divided into two waste management regions: the Tahoe Basin and the west slope. El Dorado County has franchise agreements with solid waste companies to provide solid waste collection services, as well as recycling and disposal services, for the unincorporated portion of the county, as well as the cities of South Lake Tahoe and Placerville. Most west slope residents and businesses are served by Waste Management, Inc. (also known as El Dorado Disposal/Western El Dorado Recovery systems). Within the City of Placerville, El Dorado Hills CSD, and Cameron Park CSD franchise areas, residential pickup is mandatory. These areas account for approximately 40 percent of the county’s population. Residential pickup, as well as commercial garbage collection is not mandatory for the remaining areas of the county.

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There are no solid waste disposal sites in El Dorado County. Once collected, solid waste generated on the west slope (including recyclable materials) is taken to the Material Recovery Facility (MRF)/transfer station at Diamond Springs. Recyclable materials are separated from the waste stream at the MRF; unrecyclable solid waste is taken to Lockwood Landfill in Nevada for disposal. El Dorado County contains two (2) MRF's. The El Dorado Disposal MRF serves the west slope of El Dorado County from its location in Diamond Springs. The existing permitted volume of waste material that may be processed at the El Dorado Disposal MRF is 400 tons per day. The South Lake Tahoe Refuse/Transfer Station MRF serves the Tahoe Basin. This MRF is currently allowed to process up to 370 tons per day. The Lockwood Landfill is able to provide waste disposal capacity, according to the El Dorado County 2004 General Plan to the year 2025 and for the foreseeable future beyond that. Alternatively, the County and its franchise operators may contract with landfills elsewhere in California or Nevada for disposal capacity if capacity at the Lockwood Landfill somehow is made unavailable in the future, ensuring sufficient landfill capacity for the solid waste generated in the County. The Project's incremental contribution to solid waste collection services and landfill capacity would be negligible. Recycling programs would be made available to the Project. Impacts would be less than significant.

- g. **Solid Waste.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. The Project has provided adequate areas for the collection of solid waste. There would be no impact.
- h. **Power and Telecommunication Facilities.** Power and telecommunication facilities are available at the project site. There would be no impact.

Finding

No significant utility and service system impacts are expected with the Project.

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	

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Discussion

- a. As discussed in Item V (Cultural Resources), potentially significant impacts on archaeological or historical resources would be reduced to less than significant with implementation of the required mitigation measures (Measures 1 and 2). There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV).
- b. The proposed project would not involve the development of any new building or the disturbance of any presently undisturbed site. It is limited to a change of use of an existing public agency-owned facility. The traffic volume associated with the proposed Senior Center and its distribution through the day, as limited by required mitigation measures, would not substantially alter existing traffic patterns or roadway Level of Service. The cumulative contribution would not be considerable.
- c. Due to the type of activities proposed, the existing environmental setting and the mitigation measures required to address traffic issues (Measures 3, 4, 5 and 6), there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly.