

EXHIBIT I



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: DR05-0024, Sierra Banquet Center

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

Contact Person: Tom Dougherty, Project Planner

Phone Number: (530) 621-5355

Property Owner's Name and Address: Nick and Sue Demidoff, P.O. Box 598, Pollock Pines, CA 95726

Project Applicant's Name and Address: Nick and Sue Demidoff, P.O. Box 598, Pollock Pines, CA 95726

Project Location: South side of Ponderado Road, approximately 900 feet south of the intersection with Sierra Blanca Road, in the Camino area.

Assessor's Parcel No: 109-214-12

Zoning: Commercial-Sierra Design Control (C-SD)

Section: 12 **T:** 10N **R:** 12^E

General Plan Designation: Commercial-Platted Lands (C-PL)

Description of Project: Design review for the construction of a two-story, 3,064 square-foot banquet/office/storage facility and a two-story, 1,200 square-foot caretaker/laundry/restroom facility with related parking and access improvements on a 3.75-acre parcel.

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:	C-SD	C/PL	Vacant
North:	C-SD	C	Commercial/retail
East:	RE-10	RR	El Dorado High School/Firefighter Training Facility
South:	C-SD	C/PL	Single-family residence
West:	C-SD/R20K	C/HDR/PL	Single-family residences

Briefly Describe the environmental setting: The parcel has been previously graded and compacted by excavation equipment. There are existing power and water facilities inside the parcel boundaries, including a fire hydrant. The vegetation includes annual grasses, scattered mature and immature Ponderosa pines (*Pinus ponderosa*), and incense cedars (*Calocedrus decurrens*), and existing landscaping of non-native plants recently installed including irrigation. There is an all-weather surface road running parallel to and within the western parcel boundary that provides shared access to the subject parcel and the parcel to the south. The parcel is within the viewshed of U. S. Highway 50.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Department of Transportation, Environmental Management-Environmental Health Division, El Dorado County Air Quality Management, El Dorado County Fire Protection District.

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: _____

Printed Name: Tom Dougherty, Associate Planner For: El Dorado County

Signature: _____ Date: _____

Printed Name: Peter Maurer, Principal Planner 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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) The project is located within the vicinity Camino Heights designated scenic vista area, (El Dorado County EIR, May 2003, Exhibit 5.3-1), however, that view is towards the Sacramento Valley and the project site is just to the east of that.
- (b) The project site is within the viewshed of the State Designated Scenic Highway portion of U.S. Highway 50. The construction of the proposed banquet center is not planned to cause the removal of any of the existing trees. There presently is no viewshed through the property that would be blocked any more by the addition of the buildings than is currently available.
- (c) The project parcel has been graded flat and presently has soil annual grasses currently established. The project will not degrade what is left of any visual character quality on the site. In addition, the proposed use will conform to the development that is already established in the surrounding area.
- (d) Lighting for the buildings and parking lots will be installed so as to ensure that light and glare do not escape the subject parcel onto neighboring parcels or into any established public street or right-of-way. All on-site lighting will conform to §17.14.170 of the El Dorado County Code, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation.

Finding

No impacts to views and viewsheds are expected with the development of the banquet/office/storage facility either directly or indirectly. The project is compatible with similar buildings of the same uses in the Sierra Design Control area. For this “Aesthetics” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) Soils of the project parcel are classified as AfB2, Aiken loam with 3 to 9 percent slopes. Under the El Dorado County Choice Agricultural Soils definitions as delineated by the USDA-SCS and the El Dorado County Agricultural Commission, this soil type falls under the category of “Prime Farmland”. El Dorado County has established the Agricultural (-A) General Plan land use overlay district and included this overlay on the General Plan Land Use maps. This designation is absent from the land use designation of (C) given to this parcel. Therefore, the agricultural capabilities of the land are incompatible with the intent of the General Plan.

(b & c)

The project parcel is neither designated nor surrounded by land designated for agricultural use, or under a Williamson Act Contract.

No impacts to agriculture resources are expected with the development of the banquet/office/storage facility either directly or indirectly. For this “Agriculture Resources” category, the thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
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) 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. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

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

Short-term minor grading and excavation activities associated with the construction of the building and parking lot could result in wind erosion and the introduction of particulate matter (dust) into the atmosphere and adjacent surface water resources. Odors from the construction activities may impact adjacent parcels but would be temporary in nature and therefore, less than significant. The applicant will be required to comply with the El Dorado County Air Pollution Control District's permitting process requiring adherence to District Rule #223 for

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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fugitive dust emissions. Additionally, a Fugitive Dust Prevention and Control Plan shall be submitted prior to any grading.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. The project parcel is accessed off a County-maintained road named Sierra Blanca, and then also off of Ponderado Road which is a private road. Based on a Traffic Impact Assessment performed February 7, 2005 by KD Anderson Transportation Engineers, both phases of the project will generate approximately 1,493 additional vehicle trips onto Cameron Park Drive daily. While this increase in traffic will result in short-term and long-term increases in mobile emission sources, under Table 5.2 of the Air Pollution Control District's CEQA Guide, the project size of 4,264 square feet is significantly under that which is likely to generate 82 lbs. of ROG and NOX per day, 110,000 to 260,000 square feet, the level of potential significance. From this it can be determined that PM10 and SO2 emission levels are considered to be not significant, also

- (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. General Plan Policy 6.7.6.1 requires that the County ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution. It has been determined that the proposed site is adjoining a potential sensitive receptors in the area, but because the proposed banquet, office/storage facility is not considered a significant source of air pollution. Short term dust impacts are discussed above in sections b & c. Any impacts from the project, as conditioned by El Dorado County Air Quality Management, will be less than significant.
- (e) The Commercial zone district does not permit activities, which could generate objectionable odors. Those activities, which might result in objectionable odors, dust, or smoke, require the review and approval of a special use permit. This subsequent discretionary permit would require environmental review addressing the potential impacts resulting from the proposed activity.

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, the proposed project would not impact air quality. For this "Air Quality" category, the thresholds of significance have not been exceeded.

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				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
Service?				
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 – c)

The project site has been extensively graded and the soils compacted soils and impervious surface. There are no special-status species of plants and wildlife known in the direct vicinity of the project site. In addition, the project site does not contain wetlands or riparian habitat areas on or adjacent to the project. Further, the parcel does not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, Exhibits 5.12-14, 5.12-5 and 5.12-7).

(d) Review of the Department of Fish and Games Migratory Deer Herd Maps indicates that the project site is within the Yollobolly mapped deer migration corridor, however the project site is located in an area that has been graded, fenced, devoid of remarkable neighborhood vegetation corridors and located within close proximity of U.S. Highway 50. None of the existing conifers are proposed to be removed. The soil is compacted and there is no other native/indigenous vegetation other than annual grasses onsite. The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors or impede the use of wildlife nursery sites, much more than the site presently does.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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(e & f) No trees will be removed as a result of proposed development. The project will not conflict with the provisions of any adopted or approved habitat conservation plan.

Finding

No impacts from biological resources are expected with the development of the banquet/office/storage facility either directly or indirectly. For this “Biological” category, the thresholds of significance have not been exceeded.

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-d) No cultural resources were identified as a result of an archeological field investigation, (January 2006, Dana Supernowitz, Historic Resource Associates, El Dorado Hills, CA), and Mr. Supernowitz concluded the site contains no recorded Native American or historic-period archeological resources. However, because of the common possibility that any parcel in the County may turn up archeological finds during grading, the project will be conditioned with the following condition:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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American Heritage Commission. The project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.

Finding:

Based upon the cultural resource survey prepared for the site, it is determined that all feasible conditions have been incorporated in the project to reduce potential impacts on cultural resources to a level of insignificance. For this “Cultural Resources” category, the thresholds of significance have not been exceeded.

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;

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) There are no known faults which transect the project area or are located on the project site, however, there are faults located regionally. The project site could be expected to undergo moderate to severe ground shaking during large magnitude earthquakes, however, the occurrence of one of these events in this area has been historically rare. The impact from a major seismic event could be considered less than significant.
- (b) 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 (Ordinance No. 3983, adopted 11/3/88). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During site grading and construction of the new building foundations, there is potential for minor erosion, changes in topography, and unstable soil conditions. To reduce the potential for erosion and loss of topsoil, the applicant will be required to comply with the El Dorado County Grading Ordinance.
- (c) The AfB2, Aiken loam soil type is not considered to be an unstable soil, with a low shrink-swell potential. Topography on the site is gentle with slopes of 2 to 9 percent. Compliance with the County of El Dorado Grading, Erosion, and Sediment Control Ordinance (Ordinance 3983, adopted 11/3/88) should limit any potentially significant impact to a less than significant level.
- (d) Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. The expansiveness boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. As identified in the "Soil Survey of El Dorado County", the subject property has a low shrink-swell rating. It has been determined that the impact from expansive soils is less than significant.
- (e) The project will utilize a septic system that will have a 300 percent replacement area. A percolation test dated April 27, 2004, (Joe Norton, Registered Geologist) and initial review by El Dorado County Environmental Management-Environmental Health Division, did not reveal any potential problems with septic absorption.

Finding

No significant geophysical impacts are expected from the banquet/office/storage facility either directly or indirectly. For this "Geology and Soils" category, the thresholds of significance have not been exceeded.

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

- 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) The proper use and storage of any hazardous material or substances will limit exposure and the potential for explosion or spills. If explosives will be used for road or site construction, such activity would only occur in

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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conformance with State and County applicable laws. In this case, 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 property of residents in the vicinity of the project. The applicant is required under State and local law to provide a Hazardous Materials Management Plan for the site. This plan identifies the location of all hazardous and toxic materials and provides a plan of action in the event of a spill or leak of hazardous materials. This compliance will mitigate the potentially significant impact to a less than significant level. The applicant is also required to comply with applicable provisions of Title 49 Code of Federal Regulations Parts 100-185 and all amendments through September 30, 2001 (Hazardous Materials Regulations).

- (b) No significant amounts of hazardous materials are projected to be utilized for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- (d) There are no hazardous material sites in the project vicinity that have been identified on the Facility Inventory Data Base: Hazardous Waste and Substances Sites List compiled pursuant to California Government Code 65962.5.
- (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 in an area of moderate hazard for wildland fire pursuant to 5.8-4 of the 2004 General Plan Draft EIR. The site has been graded of all indigenous shrubbery and all existing scattered conifers have been pruned above head height. Compliance with the conditions required by the El Dorado County Fire Protection District as well as California Building Codes will reduce the impact of wildland fire on the commercial development to less than significant.

Finding

No Hazards or Hazardous conditions are expected with the development of the banquet/office/storage facility either directly or indirectly. For this “Hazards” category, the thresholds of significance have not been exceeded.

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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
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 & f)

Human activities such as agriculture, animal husbandry, municipal, industrial, recreational, and mining uses can result in runoff that could contribute to water quality problems in surface water bodies. Water quality standards for development of the project site are governed by the State Water Resources Control Board (SWRCB) through the Regional Water Quality Control Board (RWQCB). Any construction project affecting one acre or more of disturbed soil is required to comply with the SWRCB General Permit conditions for storm-water runoff from construction activities and is required to obtain a National Pollutant Discharge Elimination System program (NPDES) permit. A NPDES permit will not be required for this project because the project requires

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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only minimal grading of a pre-graded portion of the property. 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) El Dorado County lies within the Central Sierra Nevada geomorphic province. 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. There are 357 defined groundwater basins in California, but no designated basins are identified in El Dorado County.

(c – e)

The project will be subject to conditions of approval that will separate runoff between the fuel dispensing area and the rest of the site pursuant to the County’s Storm Water Management Plan. Compliance with the Plan as well as the *Grading, Erosion and Sediment Control Ordinance’s* Best Management Practices will reduce construction erosion and operational runoff to less than significant.

(g – i)

The FEMA Flood Insurance Rate Map, Panel No. 060040-0775 B, dated October 18, 1983, establishes that the project site is within Flood Zone “C”, area of minimal flooding. Impacts from flooding will be less than significant.

(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. The potential for a seiche or tsunami is considered less than significant. 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. As the project’s operational facilities are sited outside of the 100-year event, the potential for a mudflow is considered to be less than significant.

Finding

The proposed project will be conditioned to require a site improvement and grading permit that will address erosion and sediment control consistent with the “Drainage Manual and Storm Water Management Plan.” No significant hydrological impacts are expected with the development of the banquet/office/storage facility either directly or indirectly. For this “Hydrology” category, the thresholds of significance have not been exceeded.

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			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. LAND USE PLANNING. <i>Would the project:</i>			
conservation plan?			

Discussion:

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

- 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) The proposed project will not physically divide an established community as this is a commercially zoned parcel with commercially zoned parcels and U.S. Highway 50 to the north. There is a residential subdivision area to the south and west but this said commercial area, separates the residential area from the highway area, and the development of this banquet/office/storage facility will not change this existing separation.
- b) The proposed project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and is consistent with the development standards contained within the El Dorado County Zoning Ordinance.
- (b) The proposed project is consistent with the development standards contained within the El Dorado County Zoning Ordinance. The proposed project is consistent with its commercially designated land use development goals of the 2004 General Plan. In addition, under Policy 2.2.1.5, building intensities for commercial development has been set at 0.25 FAR, which is the ratio of allowable floor area to site area as expressed in square footage. At build-out, the project will have a floor area of 4,900 square feet, which will be situated on a 3.75 acre parcel. The resultant building intensity will equal 0.03 FAR in compliance with General Plan Policy 2.2.1.5.
- (c) As noted in Item IV (Biological Resources), the project site is not located in an ecological preserve mitigation area established for the Pine Hill rare plants or red-legged frog core area. The project will not conflict with any known habitat conservation plan.

Finding

No significant impacts are expected with the development of the banquet/office/storage facility either directly or indirectly to any current land use policies. For this "Land Use Planning" category, the thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) The project site is not mapped as a known Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology as shown on the Folsom, Placerville, Georgetown, and Auburn 15-minute Mineral Resource Zone quadrangles or by El Dorado County as depicted on the 1996 General Plan Exhibit V-7-4 and 2004 General Plan Exhibit 5.9-6. .
- (b) The western portion of El Dorado County is divided into four 15-minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property is not noted as containing mineral resources of known local or statewide economic value, but as stated above, it can be determined that this specific site does not contain them.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) The project use is not listed under Table 6-1 of the General Plan as being a use subject to maximum allowable noise exposures from transportation sources such as U.S. Highway 50. As such, an acoustical analysis was not provided as part of the project application submittal. The project will not generate noise levels exceeding the performance standards contained in Tables 6-1 and 6-2 of the General Plan. The applicants have stated they plan only to have background music from small orchestras.
- (a) A major noise source in El Dorado County is generated by vehicular traffic. Based on Chapter V.11.3 of the General Plan Draft EIR, an increase of 3dB represents a significant increase in ambient noise levels, as the decibel scale is measured logarithmically. To exceed the 3dB threshold existing traffic must be doubled. (U.S. Department of Transportation, Federal Highway Administration, *Highway Noise Fundamentals*, September 1980, p.31). The proposed project will not have a significant impact on traffic generated noise levels in the surrounding area.
- (b – d) Short-term noise impacts may be associated with excavation, grading, and construction activities in the project vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations are required to comply with the noise performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas are required to be located as far as practicable from any residential areas.
- (e) General Plan Policy 6.5.2.1 requires that all projects, including single-family residential, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within the defined 55dB/CNEL noise contour of a County owned/operated airport facility.
- (f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected to excessive noise from a private airport.

Finding

No impacts to or from noise is expected with the development of the banquet/office/storage facility either directly or indirectly. For this “Noise” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 development area on the project site is designated on the 2004 General Plan Land Use Map for commercial development and, in keeping with Policy 2.2.1.2, has the necessary infrastructure in place to support this development. There will be no indirect growth resulting from the infrastructure and roadways associated with the project, since water, sewer and roads already exist to the project site.

(b – c) The proposed project will not displace people or existing housing, which will prevent the construction of replacement housing elsewhere.

Finding

The project will not displace housing. There is no potential for a significant impact due to substantial growth with the banquet/office/storage facility either directly or indirectly. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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>			
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other government services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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, & d - e)

General Plan 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 establishes Minimum Levels of Service for public services such as schools, parks, fire districts, ambulance and sheriff. The El Dorado County Fire Protection 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 current staffing within the El Dorado County Sheriff's Department 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. The department will serve the project site with a response time depending on the location of the nearest patrol vehicle. The project site is immediately adjacent to a federal highway, so impact of the project to the level of service provided by the Sheriff's Dept. 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.

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

As discussed above, no significant impacts are expected to public services with the banquet/office/storage facility either directly or indirectly. For this “Public Services” category, the thresholds of significance have not been exceeded.

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 have no impact on the use of recreational facilities in the area, nor does it include the construction or expansion of recreational facilities in its proposal.

Finding

No significant impacts to recreation and open space resources are expected from the banquet/office/storage facility either directly or indirectly. For this “Recreation” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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
- 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):

General Plan TC-Xf Prior to occupancy for development that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the developer shall do one of the following: (1) construct all road improvements necessary to regional and local roads needed to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure adequate funding is identified and available for the necessary road improvements and those projects are programmed. The determination of compliance with this requirement shall be based on existing traffic plus traffic generated from the project and from other reasonably foreseeable projects.

Under Policy TC-Xe “worsen’ is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- (A) A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- (B) The addition of 100 or more daily trips, or
- (C) The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.”

Under the 2004 General Plan Policy TC-Xf “Prior to occupancy for development that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the developer shall do one of the following:

- (1) Construct all road improvements necessary to regional and local roads needed to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or
- (2) Ensure adequate funding is identified and available for the necessary road improvements and those projects are programmed. The determination of compliance with this requirement shall be based on existing traffic plus traffic generated from the project and from other reasonably foreseeable projects.”

As this project clearly worsens traffic as defined by General Plan Policy TC-Xe, the El Dorado County Department of Transportation (DOT) required and accepted a traffic study performed by KD Anderson entitled “Sierra Banquet Center” and dated July 26, 2006. That analysis of the traffic study by DOT resulted in “Conditions of Approval” numbers 10-23 listed in Attachment 1 of the Staff Report.

- (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 such as sharp curves or dangerous intersections exist on or adjacent to the project site.
- (e) Access to the project parcel is via a shared encroachment onto Ponderado Road. In addition, the proposed parking area will allow sufficient room for emergency vehicle turn-around.
- (f) The submitted site plan was reviewed to verify compliance with on-site parking requirements of §17.18 of the Zoning Ordinance. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. As a result, calculations at final build-out for the proposed banquet/office/storage facility based on 100 seats, (number supplied by applicant), and based on Section 17.18.060 #16, requires one space per three fixed seats and 1 RV space per 10 spaces which means 33 spaces are required of which 3 are to be for RVs. In addition, 2 spaces must be ADA compliant, with one being van accessible. Section 17.18.060 #2 requires one space for the caretaker/second residential unit. The proposed project indicates a total of 33 parking spaces on-site with 3 ADA designated, of which two are van accessible. Four RV spaces are indicated on the submitted plans. Section 17.18.080 C requires one 12’ x 40’ loading area and the submitted plan indicates one is provided near the front entrance of the banquet facility.

For the total parking needs, California Building Code (CBC) §1129B requires a minimum of 2 ADA parking spaces of which 1 must be van accessible. The project proposes 3 ADA compliant spaces with 2 designated van accessible, in conformance with CBC requirements.

As proposed, the project meets the parking requirements of §17.18 of the Zoning Ordinance.

- (g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation.

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

As discussed above, no significant traffic impacts are expected with the banquet/office/storage facility either directly or indirectly. For this “Transportation/Traffic” category, the thresholds of significance have not been exceeded.

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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- (a) The project site is located in the Regional Water Quality Control Board’s (RWQCB) Central Valley Region (Region V). The RWQCB is responsible for the preparation and implementation of basin water quality control plans for defined regions that are consistent with the Federal Clean Water Act. Specific criteria for discharging pollutants or storm water into surface waters are established for the various basins within the defined regions of California.

The project will be subject to compliance with the County’s regulations regarding the preparation of a Stormwater Pollution Prevention Plan that describes the site, erosion and sediment controls, means of waste control, implementation of local plans required by the Resource Conservation District, control of post-construction sediment and erosion control, and non-stormwater management controls. The commercial project is located within a Rural Region and therefore is not required to connect to public wastewater collection facilities.

- (b) No new water or wastewater treatment plants are proposed or are required as a result of the project.
- (c) On-site storm water drainage facilities are required as needed so as to reduce runoff to discharge levels which do not exceed site discharge levels which existed prior to development of the site. All such drainage facilities shall be built in conformance with the standards contained in the County of El Dorado Drainage Manual and as provided for in General Plan Policy 5.4.1.1.
- (d) Water will be provided by the El Dorado Irrigation District in the form of public water. In letter dated October 6, 2005, and confirmed by Planning staff by phone with E.I.D. on May 19, 2006, the District representative stated that a 1.5” turbo water meter and a fire hydrant were installed on September 28, 2005. The resultant system will provide adequate capacity and pressure to serve the project's potable water and fire flow needs, established as 1,500 GPM for 2-hour duration while maintaining a 20-psi residual pressure, (El Dorado County Fire Protection District letter dated November 16, 2005).

In regard to water supply, as of January 1, 2005, the Western/Eastern Water Supply Region presently has 2,434 equivalent dwelling units (EDUs) available. The project will require 1 EDUs of water supply to serve it.

- (e) The proposed project will be serviced a septic system.
- (f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.
- (g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For commercial development some on-site separation of materials is required and areas are required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319. The submitted plans indicate a space reserved for a trash enclosure adjoining the driveway with adequate area for truck turnaround.

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

No significant utility and service system impacts are expected with the banquet/office/storage facility either directly or indirectly. For this “Utilities and Service Systems” category, the thresholds of significance have not been exceeded.

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) This project does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Both short-term and long-term environmental effects associated with this project will be less than significant. Any potentially significant impacts will be reduced through compliance with existing standards and requirements.
- (b) Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts. Based on the analysis in this Initial Study it has been determined that the project will not result in cumulative impacts.
- (c) Based upon the discussion contained in this document it has been determined that the project will not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly (no impacts identified, or mitigation has been included in the project design to reduce the impact).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Response to Comment on DEIR
Volume III - Comments on Supplement to DEIR
Volume IV - Responses to Comments on Supplement to DEIR
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

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

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

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

El Dorado County Design and Improvement Standards Manual

Soil Survey of El Dorado Area, California

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

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

Project Specific Reports and Supporting Information

The following documents are available at the El Dorado County Planning Department office located in Placerville. Pursuant to Section 15150 of the CEQA Guidelines this document incorporates the applicable portions of the following documents by reference.

Traffic study performed by KD Anderson entitled "Sierra Banquet Center" and dated July 26, 2006

"Cultural Resources Study of Assessor's Parcel Number 048-471-28, 3220 Ponderado Road, Camino, El Dorado County California," dated January 2006, Dana Supernowitz, Historic Resource Associates, El Dorado Hills, CA

Arborist Report #1001, Sierra Valley Tree Service, Tim Moffett; Consulting Arborist # WC 5147, dated 9/13/05.

El Dorado Irrigation District letter, DS1005-581, dated October 6, 2005.

Percolation Test, Joe Norton, Registered Geologist, dated September 5, 2005.