

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: March 11, 2010
Item No.: 8
Staff: Jason R. Hade

REZONE/SPECIAL USE PERMIT

FILE NUMBERS: Z09-0004/S09-0011/Brookshire Gardens Events Center and Bed & Breakfast

APPLICANT: Kurt Sommerdyke

REQUEST: The project consists of the following requests:

1. Zone change from Estate Residential 10-Acre (RE-10) to Planned Commercial (CP).
2. Special use permit to authorize an events center for up to 50 events per year with up to 150 guests per event. A three room bed and breakfast facility and commercial kitchen is proposed in a future phase. An off-site overflow parking agreement is proposed with a nearby trade school (APN 331-112-12).

LOCATION: The subject property is located on the north side of North Street approximately 300 feet east of the intersection with Oriental Street in the El Dorado area, Supervisorial District III. (Exhibit A)

APNs: 331-111-05 (Exhibit B)

ACREAGE: 1.55 acres

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Estate Residential 10-Acre (RE-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration prepared

RECOMMENDATION: Staff recommends the Planning Commission recommend that the Board of Supervisors take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the conditions of approval and mitigation measures in Attachment 1;
3. Approve rezone Z09-0004 based on the findings in Attachment 2; and
4. Conditionally approve special use permit S09-0011, subject to the conditions in Attachment 1, based on the findings in Attachment 2.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description: A rezone from Estate Residential 10-Acre (RE-10) to Planned Commercial (CP) and a Special Use Permit application to authorize an events center for up to 50 events per year with up to 150 guests per event. Events would include a range of activities, but not limited to, weddings, reunions, meetings, wine tasting, and fundraising events. A three room bed and breakfast facility and commercial kitchen is proposed in a future phase. Events are proposed to take place during the day, but some events would last until 10:00 P.M. An off-site overflow parking agreement is proposed with a nearby trade school (APN 331-112-12) located at the southeast corner of North Street and Oriental Street. The project would include the construction of an off-site water line extension along North Street from Oriental Street to Hinman Alley and the improvement of North Street to a 20-foot wide roadway. Proposed project access would be a connection to North Street.

Site Description: The project site is bound by undeveloped residential land to the north and east, commercial development to the south across from North Street, and residential development to the west. Elevation of the project site is approximately 1,580 feet above sea level. Site improvements consist of an existing 1,600 square foot home, 432 square foot garage, 1,300 square foot barn with men's and women's restrooms, 392 square foot shed, propane tank, and driveway.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	C	Residential/Single-Family Residence/Accessory Structures
North	RE-10	MDR	Residential/Undeveloped
South	CP	C	Commercial/Retail Shops
East	R2	MFR	Multi-Family Residential/Single-Family Residences
West	RE-10	C	Residential/Single-Family Residences

Access: Proposed project access would be a connection to North Street. The project would be required to make off-site road improvements to North Street consistent with the provisions of the County's Design Improvement Standards Manual. The two driveway encroachments onto North Street would also be required to be improved to County standards.

Circulation: The Department of Transportation reviewed the project and determined that "the majority of the potential traffic impact from the proposed project would occur on weekends and after normal peak traffic hours. Therefore, the potential traffic impacts do exceed trip the thresholds in the General Plan to require completion of a traffic study." (*Interdepartment Memorandum, Department of Transportation, November 18, 2009*)

Drainage/Grading: The project would involve minor grading for parking lot and driveway improvement. All proposed grading for project implementation must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level. Conditions are included in Attachment 1 that address drainage issues identified by DOT.

Fire: The Diamond Springs – El Dorado Fire Protection District reviewed the project proposal and concluded that the project would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area with the implementation of the conditions of approval included in Attachment 1 of the staff report. Conditions of approval would include 20-foot wide access roads, minimum fire flow, installation of two additional fire hydrants, and installation of a Knox Box.

Landscaping: Preliminary landscaping is identified in Exhibit F which is consistent with the requirements contained within Section 17.18.090 of the Zoning Ordinance. Staff would conduct an onsite inspection to verify that the landscaping has been planted consistent with the approved landscape plan.

Land Use Compatibility: As proposed, the project is compatible with the surrounding residential and commercial land uses and would not create land use conflicts with surrounding properties.

Noise mitigation measures are proposed and discussed in further detail under the “Noise” section below which would ensure consistency with applicable General Plan noise policies.

Lighting: Staff has reviewed the proposed 12-foot tall lighting standards shown at eleven locations throughout the site plan (Exhibit E) and has determined that is in compliance with the County’s Outdoor Lighting Ordinance. Lighting specification information is attached as Exhibit H.

Noise: According to the submitted environmental noise assessment (Exhibit I), “unmitigated noise exposure from project wedding reception music and guests would be expected to exceed El Dorado County’s evening noise exposure limits by as much as 15dB at the closest existing residences to the west and southwest of the project property. Unmitigated project noise exposure would not be expected to exceed the applicable limits at existing residences to the east and southeast of the project property.” (*Environmental Noise Assessment, Sommerdyke Wedding Facility – El Dorado, CA, Bollard Acoustical Consultants, Inc., June 30, 2009*) The report further states, “project-related noise exposure may be mitigated to satisfy a modified evening noise exposure limit of 60 dB L_{max} with the construction of a 6-foot high noise barrier along the southern half of the west property line. It is assumed that the base of this barrier would be approximately 5 feet above the residential building pad elevation to the west. Unmitigated noise exposure from the project lawn reception area would not be expected to exceed 60 dB L_{max} at the closest residential neighbor to the southwest, requiring no further consideration of noise-mitigating construction.” (*Environmental Noise Assessment, Sommerdyke Wedding Facility – El Dorado, CA, Bollard Acoustical Consultants, Inc., June 30, 2009*) The project could have a potentially significant impact because unmitigated noise exposure from project wedding reception music and guests would exceed the County’s evening noise exposure limits identified in the General Plan. However, a proposed mitigation measure which would require the construction of a six-foot tall noise barrier to be constructed along the southern half of the western property line, as identified in Appendix A of the noise study, prior to occupancy, would reduce the potential impact to a less than significant level.

Oak Tree Canopy: No oaks trees would be removed as part of the project as none are located with the area to be developed. Proposed tree removal would consist of the removal of black walnut trees and possibly a small pine tree.

Parking: Pursuant to Section 17.18.060.45 of the Zoning Ordinance, parking requirements for the proposed uses are as follows:

Churches and other places of public assembly including banquet facilities, convention facilities, and community centers: 1 space/4 seats within the main auditorium or 1 space/300 square feet of gross floor area used for exhibitions. Bed and breakfast facilities: 1 space/guest room.

Proposed uses and parking calculations are as follows:

Events Center:	150 persons = 38 spaces
Employees:	4 employees = 4 spaces
Bed & Breakfast:	3 rooms = 3 spaces
Total = 45 spaces	

Based on the proposed use square footage, a total of 45 parking spaces would be required. As shown on Exhibit E, a total of 39 parking spaces are available at the subject site including two handicapped accessible spaces. The applicant has obtained a parking agreement with a nearby trade school for the use of 23 off-site parking spaces. As such, a total of 62 parking spaces would be available for the proposed uses.

Public Transit: The El Dorado County Transit Authority reviewed the proposed project and had no concerns or specific conditions of approval requested.

Schools: The project site is located within the Mother Lode School District. The affected school district was contacted as part of the initial consultation process, but did not submit any comments.

Signage: Proposed signage is shown in Exhibit G. As proposed, the sign is consistent with the signage permitted by right within the Planned Commercial zone district.

Water/Sewer: Public water and sewer service would be provided to the project by the El Dorado Irrigation District (EID), as confirmed in a Facility Improvement Letter dated August 6, 2009.

GENERAL PLAN

This project is consistent with the applicable policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed below:

Policy 2.1.1.7 directs that *development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards are mitigated.*

Discussion: As discussed above, the existing and proposed improvements would be adequate to serve the proposed event center.

Policy 2.2.1.2: states that the Commercial (C) land use designation *is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.*

Discussion: The proposed rezone and use is consistent with uses permitted under the C land use designation.

Policy 2.2.5.3 directs that the County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. *Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;*

2. *Availability and capacity of public treated water system;*
3. *Availability and capacity of public waste water treatment system;*

Discussion: The proposed project would be served by public water and sewer services provided by EID.

4. *Distance to and capacity of the serving elementary and high school;*

Discussion: Under Policy 5.8.1.1, school districts affected by a proposed development shall be relied on to assess any impacts on school facilities. The project site is located within the Mother Lode School District. The affected school district was contacted as part of the initial consultation process, but did not submit any comments.

5. *Response time from nearest fire station handling structure fires;*

Discussion: A fire station staffed by the Diamond Springs – El Dorado Fire Protection District is located less than one mile from the subject site.

6. *Distance to nearest Community Region or Rural Center;*

Discussion: The project parcel is located within the El Dorado – Diamond Springs Community Region.

7. *Erosion hazard;*

Discussion: Under Policy 7.3.2.2, projects requiring a grading permit shall have an erosion control program approved, where necessary. All proposed minor grading for parking lot and driveway improvement must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.

8. *Septic and leach field capability;*
9. *Groundwater capability to support wells;*

Discussion: As discussed in detail above, the proposed project would be served by public water and sewer services provided by EID.

10. *Critical flora and fauna habitat areas;*

Discussion: The project site is not located within a critical flora and fauna habitat area. Impacts would be less than significant.

11. *Important timber production areas;*

Discussion: The subject site is not located within an important timber production area.

12. *Important agricultural areas;*

Discussion: Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance would be affected by the project. In addition, El Dorado County has established the Agricultural (-A) General Plan land use map for the project and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that there are no areas of "Prime Farmland" or properties designated as being within the Agricultural (-A) General Plan land use overlay district area adjacent to the project site.

13. *Important mineral resource areas;*

Discussion: The subject site is not located within an important mineral resources area.

14. *Capacity of the transportation system serving the area;*

Discussion: As stated above, DOT reviewed the project and determined that a traffic study was not warranted. The project's impacts would be less than significant.

15. *Existing land use pattern;*

Discussion: As proposed, the project is compatible with the surrounding residential and commercial land uses and would not create land use conflicts with surrounding properties. Noise mitigation measures are proposed and discussed in further detail under the "Noise" section above.

16. *Proximity to perennial water course;*

Discussion: The nearest perennial water course is Slate Creek which is approximately 1 mile southwest of the subject site.

17. *Important historical/archeological sites.*

18. *Seismic hazards and present of active faults; and*

19. *Consistency with existing Conditions, Covenants, and Restrictions.*

Discussion: None of these resources or constraints exists on the site. Therefore, the rezone would have no impact.

Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood.

Discussion: As discussed above, the project is compatible with the surrounding commercial and residential land uses and would not create land use conflicts with surrounding properties.

Policy 5.2.1.4 directs that *rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.*

Discussion: Public water service would be provided to the project by EID, as confirmed in a Facility Improvement Letter dated August 6, 2009, consistent with Policy 5.2.1.4.

Policy 5.3.1.7 states that *in Community Regions, all new development shall connect to public wastewater treatment facilities.*

Discussion: The subject site is currently connected to public sewer services and would continue to be connected to public sewer services as part of this project.

Policy 5.7.1.1 directs that the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development.

Discussion: The project would be conditioned by the El Dorado County Department of Transportation to meet the minimum State Responsibility Area (SRA) Fire Safe Regulations for road surface and road width. The project would be required to meet the required minimum fire flow requirements of the Diamond Springs – El Dorado Fire Protection District which would be reviewed and approved by them prior to final occupancy. Adherence to the conditions of approval within Attachment 1 would address all fire issues consistent with Policy 5.7.1.1.

Policy 6.2.3.2 directs that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: As conditioned, and discussed under “Access” section above, the project would meet the intent of this policy. Fire issues are addressed within the project’s conditions of approval.

Policy 10.1.6.1 establishes that the *County shall encourage expansion of the types of local industries that promote tourism including but not limited to Christmas tree farms, wineries, outdoor sports facilities, Apple Hill and other agricultural-related activities, the County Fairground, and bed and breakfast inns, and ranch marketing activities.*

Discussion: The proposal is consistent with Policy 10.1.6.1 as the proposed uses would promote tourism within the project area.

Conclusion: As discussed above, staff finds that the project, as proposed/conditioned, conforms to the applicable policies of the General Plan.

ZONING

The requested zone change is from RE-10 to the CP zone district which requires a minimum lot area of 5,000 square feet, maximum building coverage of 60 percent, minimum lot width of 50 feet, and minimum yard setbacks of 10 feet for the front yard and five feet for the rear and side yards. The subject site, including existing buildings, meets the applicable development standards in Section 17.32.160 of the Zoning Ordinance. Any future construction would need to meet the development standards referenced above as stated in the project's conditions of approval.

The proposal is also consistent with the applicable lighting, parking, and landscaping development standards contained within the Zoning Ordinance.

As stated above, the rezone request to the CP zone district is consistent with the site's Commercial General Plan land use designation. The CP zone district is one of the least intensive commercial zone districts as all commercial uses require the submittal of a site plan review or special use permit application allowing for further County review of any future proposed uses.

SPECIAL USE PERMIT

As conditioned in Attachment 1, staff believes the proposed project is consistent with the lighting, landscaping, parking and applicable development standards in the Zoning Ordinance. The proposed use is permitted by special use permit in the CP zone district, pursuant to Section 17.32.150.D. In order to approve the use, the Planning Commission must find that the use is consistent with the General Plan and would not be detrimental to the public health, safety and welfare nor injurious to the neighborhood. Based on staff analysis and comments received from affected public agencies, staff recommends the Planning Commission find that the project would not be detrimental to the public health, safety and welfare and would not be injurious to the neighborhood. Findings for conditional approval are provided in Attachment 2.

ENVIRONMENTAL REVIEW

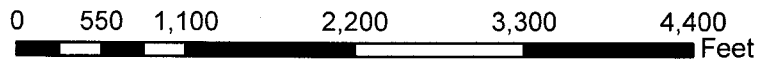
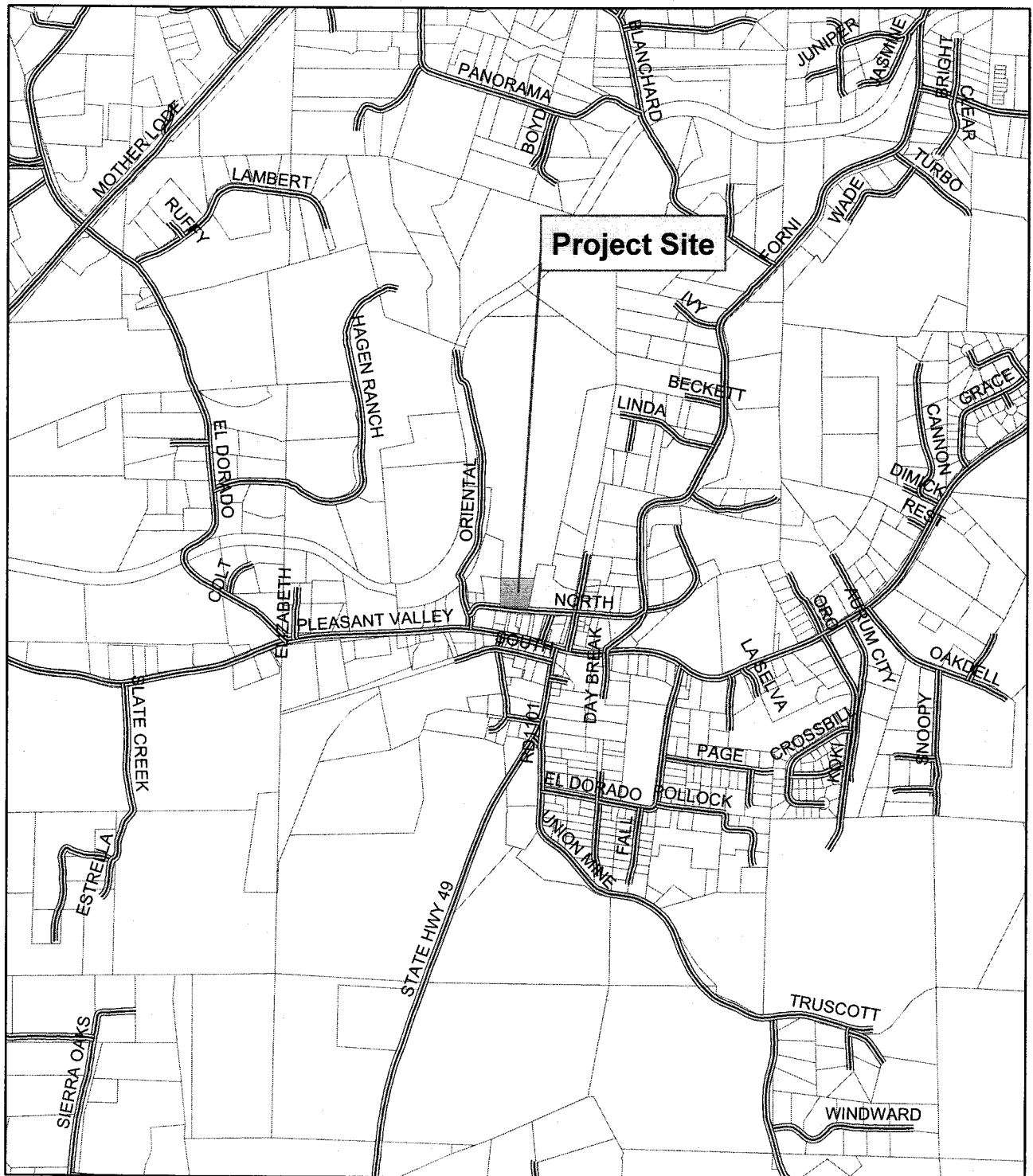
Staff has prepared an Initial Study (Environmental Checklist with Discussion attached as Exhibit J) to determine if the project has a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project, as conditioned, would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,010.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,010.25 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources, including reviewing environmental documents.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map Page
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Site Plan
Exhibit F	Preliminary Landscape Plan
Exhibit G	Preliminary Sign Plan
Exhibit H	Lighting Specifications
Exhibit I	Acoustical Analysis
Exhibit J	Environmental Checklist and Discussion of Impacts



Project No. Z09-0004/S09-0011
Location Map

EXHIBIT A

331:11

Tax Area Code

POR. N. 1/2 SEC. 35, T. 10N, R. 10E, M. D. M.
EL DORADO TOWNSHIP, BLOCKS 2, 3, 4 & 5.
POR. BLOCK'S 186.

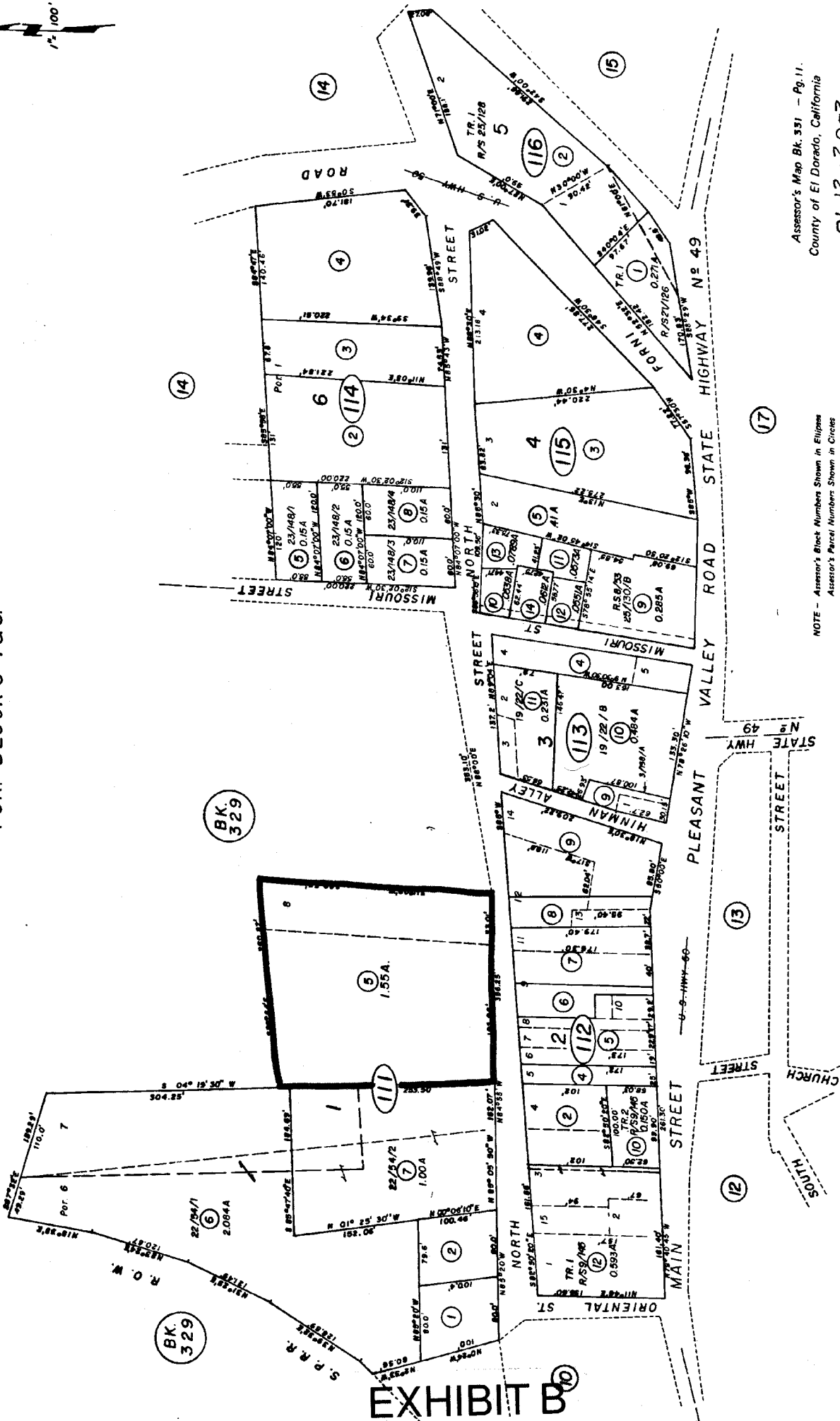
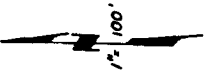
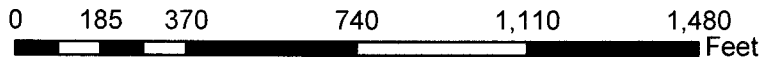
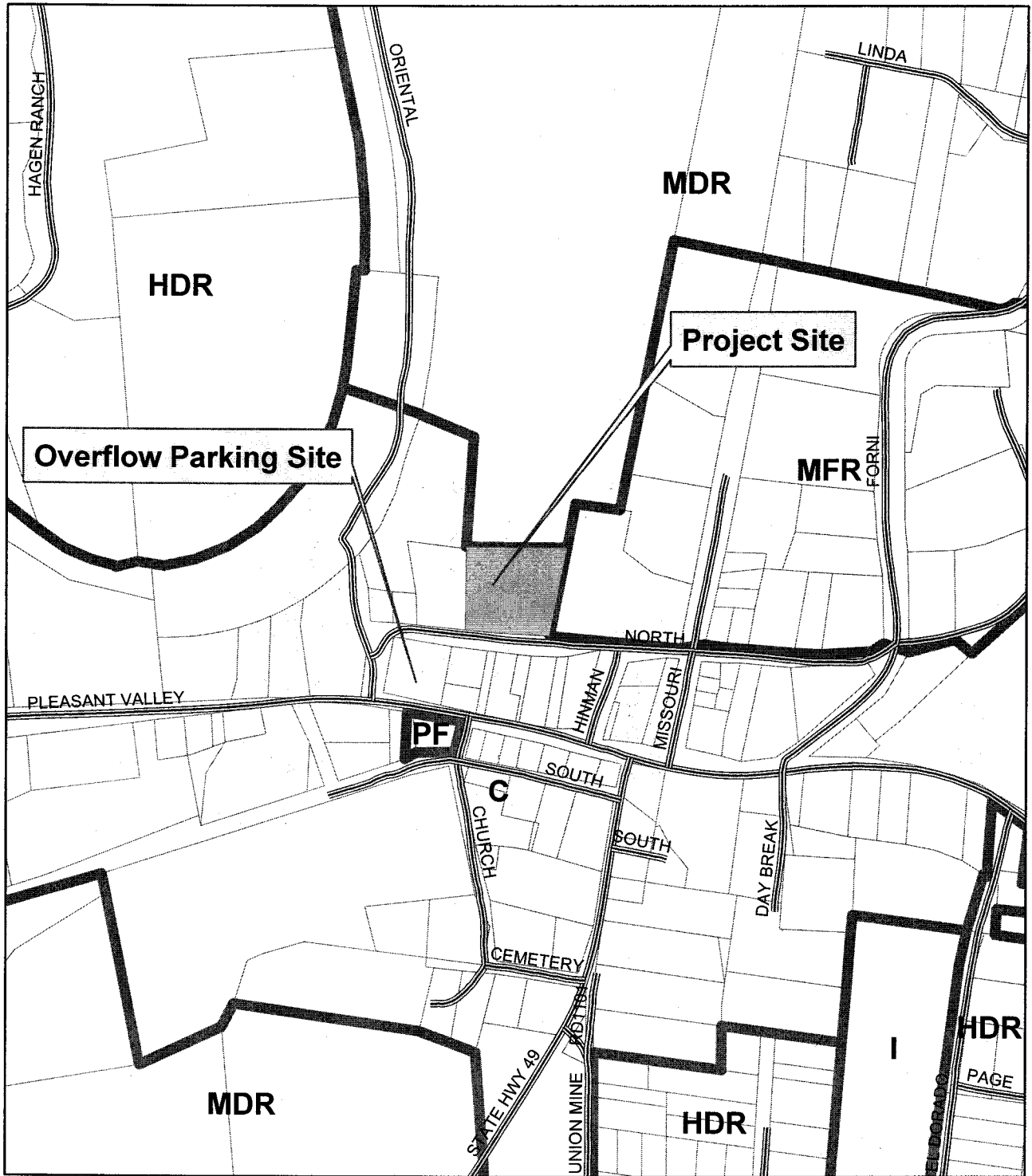


EXHIBIT B

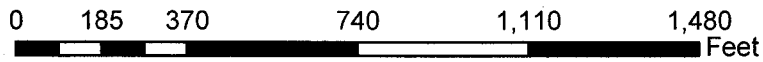
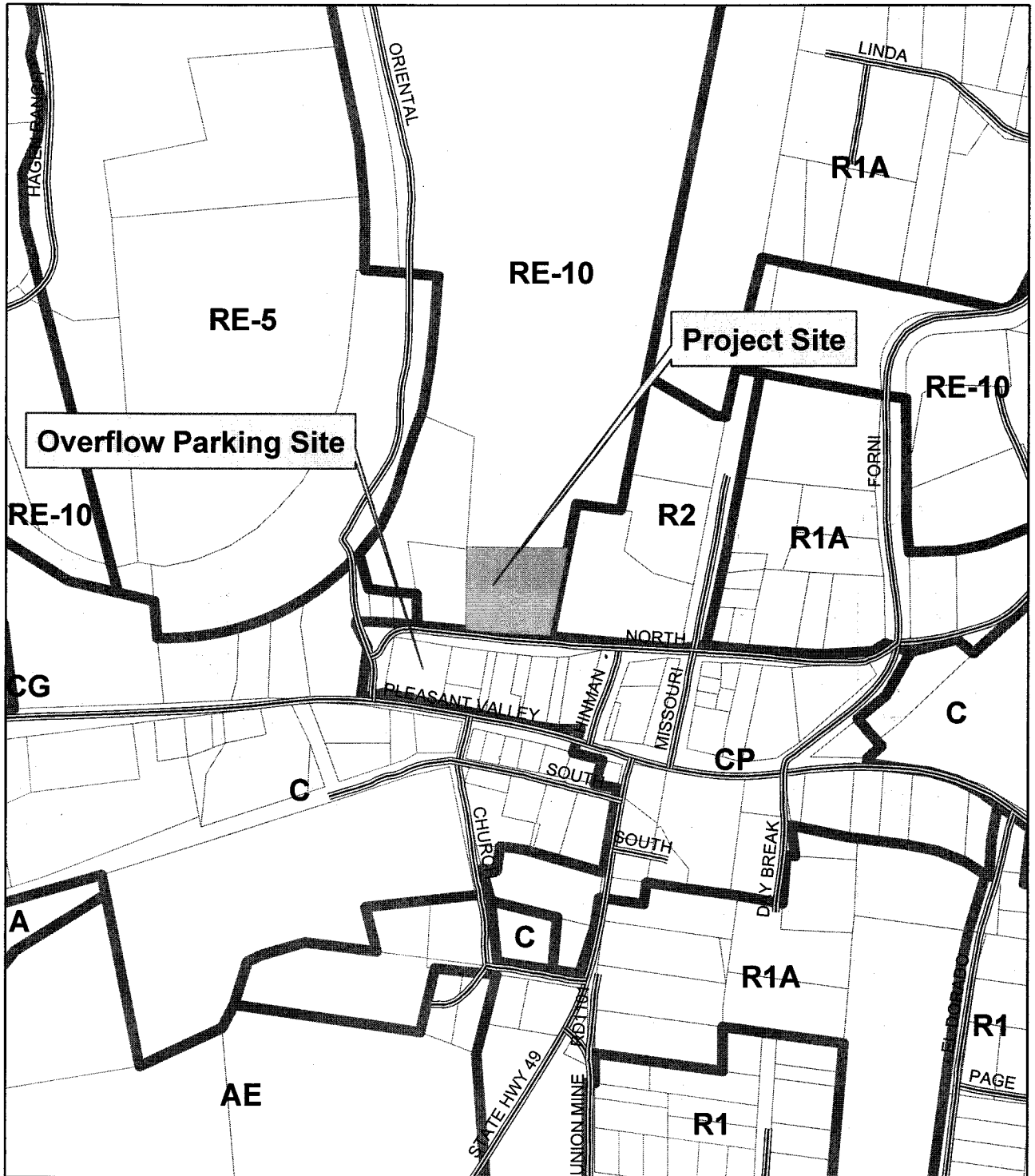
Assessor's Map Bk. 331 - Pg. 11.
County of El Dorado, California
01-13-2003

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



Project No. Z09-0004/S09-0011
 General Plan Land Use Map

EXHIBIT C

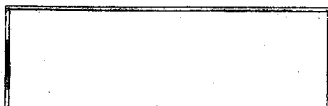


Project No. Z09-0004/S09-0011
 Zoning Map

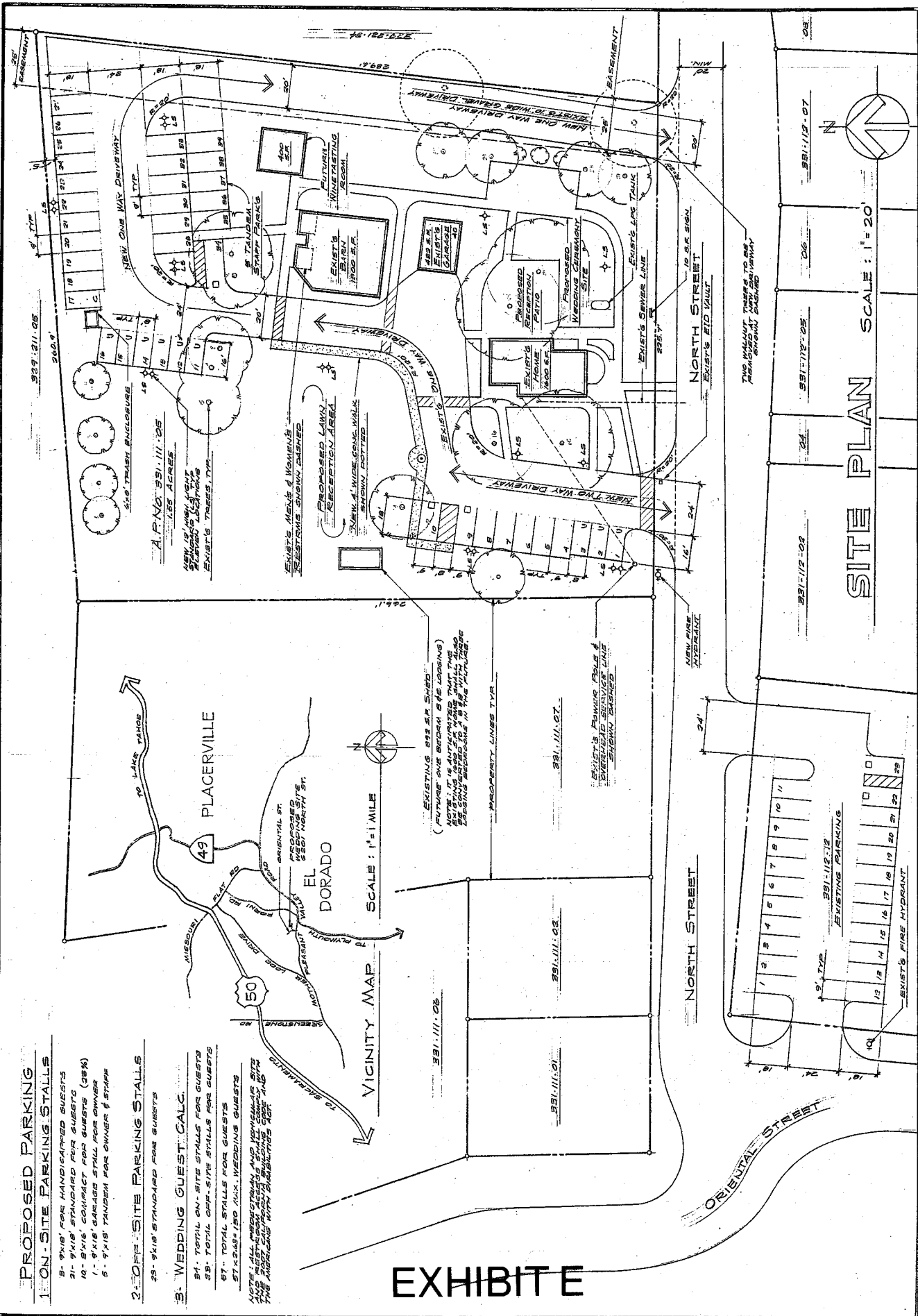
EXHIBIT D

PROJECT NO.	
DATE	11-11-09
SCALE	AS NOTED
BY	AS NOTED
REVISIONS	
DATE	0-27-09
BY	AS NOTED
DATE	2-25-09
BY	AS NOTED

JOHN A. ANGI
ARCHITECT
281 GARDEN PARK DR.
REDWOOD VALLEY, CA 94568
(925) 286-5810

WEDDING SITE PLAN
FOR
KURT SOMMERBYK
2301 NORTH ST. EL DORADO



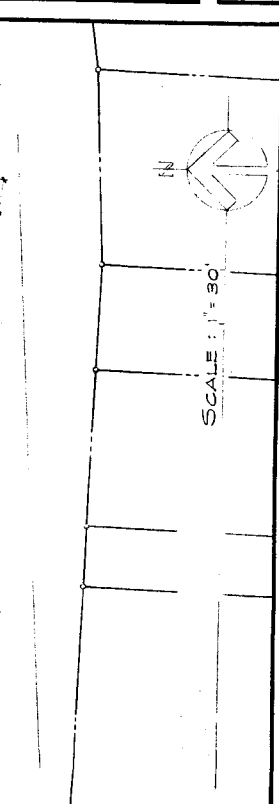
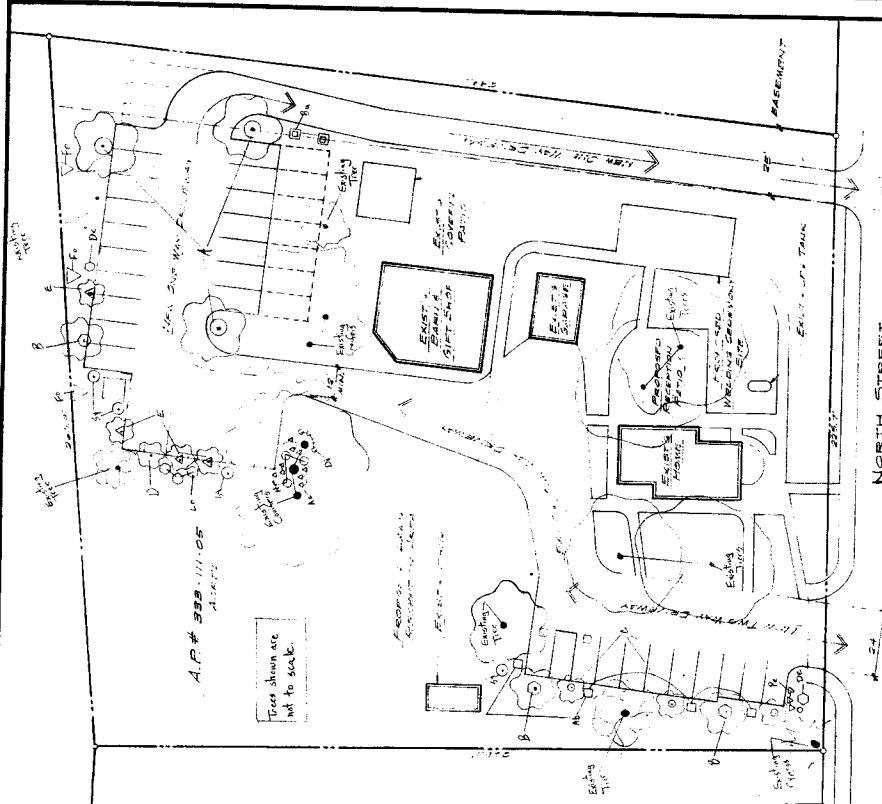
PROJECT NO.	
DATE	
DRAWN BY	
SCALE	
REVISED BY	
REVISIONS	

Jack Adams

Sierra Side Landscape
 Lic # 58891
 850-306-8617

WEDDING SITE PLAN
 FROM
 KURT SOMMERDORF
 5501 NORTH ST. EL DORADO, MO.

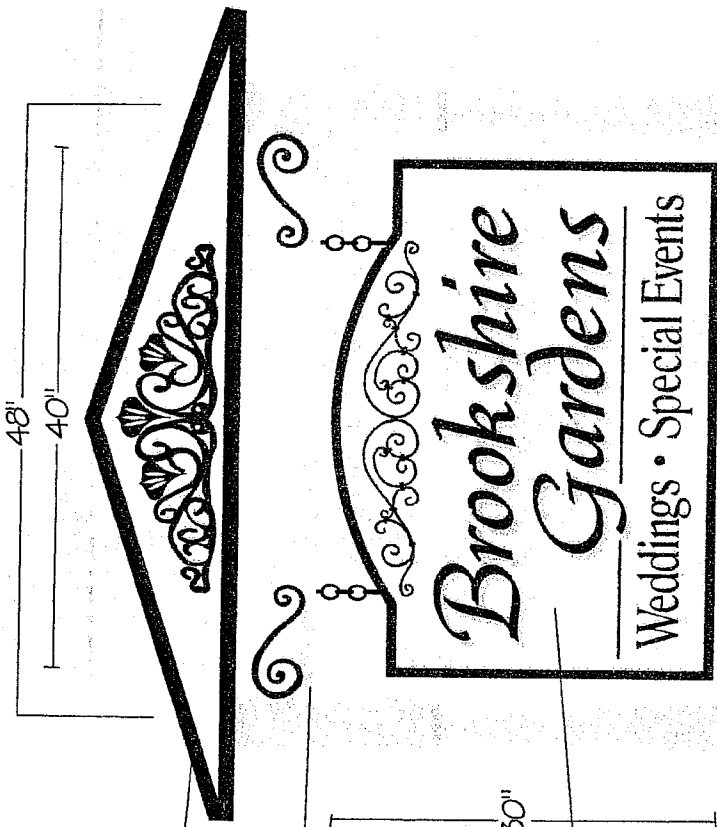
1-57
 SHEET



Shrubs			Trees		
QTY	Size	Remarks	QTY	Size	Remarks
9	5 gal.	9	3	15 gal.	3
4	5 gal.	4	3	15 gal.	3
2	1 gal.	2	3	15 gal.	3
4	1 gal.	4	1	15 gal.	1
3	5 gal.	3	1	5 gal.	1
2	5 gal.	2	1	5 gal.	1
3	5 gal.	3	1	5 gal.	1
2	5 gal.	2	1	5 gal.	1
5	5 gal.	5	1	5 gal.	1

Shade / Climax	
Botanical Name	Quantity
A. Acer Rubrum	124 @ 10' x 10'
B. Pinus Conglica	3 @ 10' x 10'
C. Pinus Conglica	3 @ 10' x 10'
D. Magnolia Sulgiana	2 @ 10' x 10'
E. Liquidambar	1 @ 10' x 10'
Existing Trees = 210 @ / New Trees Total = 497	

RECEIVED
 PLANNING DEPARTMENT



2" X 6" FRAME
AROUND 3/4" MDO PLY
W/SCROLL APPLIQUE

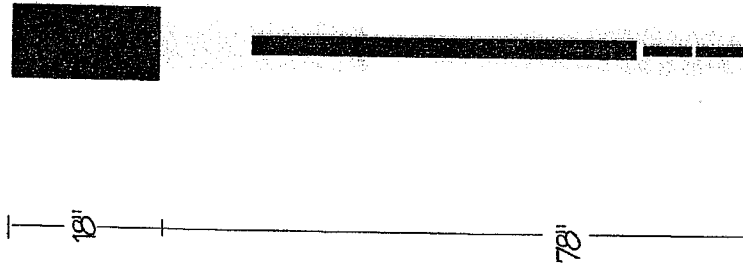
2" X 4" W/IRON SCROLL

30" X 40" SANDBLASTED
CEDAR W/RANGED
LETTERING AND SCROLL

Wine Tasting
Bed & Breakfast

4" X 27"
MDO PLY RDER
VINYL LETTERS

SECORATIVE 4" X 4" POST
ANTIQUUE WHITE



4" X 4" POST ANCHOR
EMBEDDED IN CONCRETE

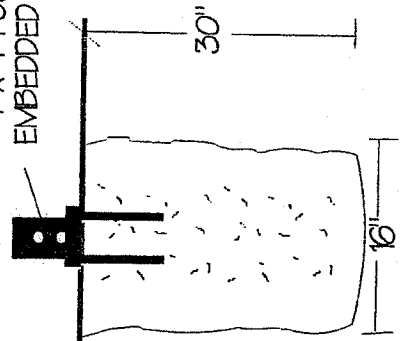


EXHIBIT G

EXHIBIT H

S P E C I F I C A T I O N

SIGMA™

HOUSING

Precise cast aluminum construction.
Highly detailed fluted housing features decorative vertical struts.

DOOR FRAME

Precise cast aluminum door frame encases 3/16" clear tempered glass lens.
Lens is sealed to door frame with high temperature EPDM gasket to completely seal door frame.

OPTICS

Computer designed specular segmented reflector combines with lens to produce a highly efficient cutoff.

Optical assembly is removable without the use of tools and is field rotatable in 90° increments.



GASKETING

Closed cell EPDM gasketing compressed between door and housing. Completely seals fixture from outside contaminants.

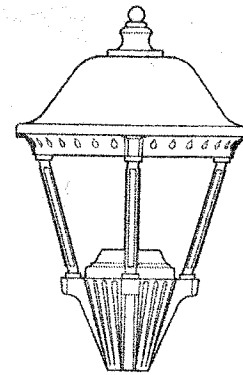
LAMP HOLDER

Porcelain lamp holder is equipped with factory installed quick disconnect plug.

Mogul base lamp holder for SIGMA1.

Medium base lamp holder for SIGMA2.

(Lamp by others.)

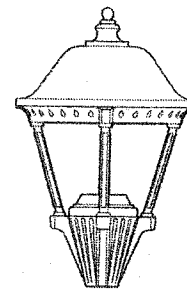


SIGMA1

BALLAST

Electrical components are factory pre-wired with quick-disconnect plugs, and are mounted to a cast ballast compartment cover.

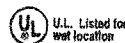
Ballast cover disengages from housing and is removable for servicing.



SIGMA2

FINISH

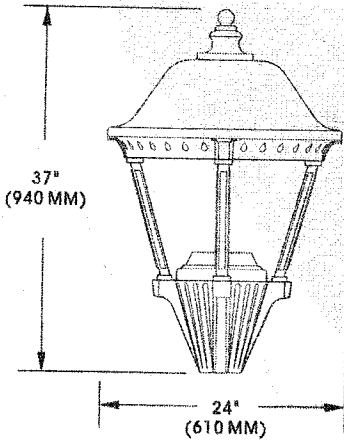
Polyester powdercoat incorporates a four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400 degree temperature for maximum hardness and exterior durability.



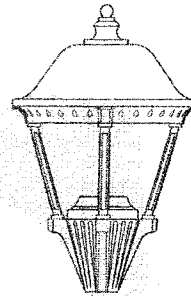
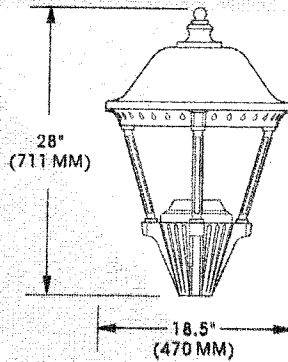
Light Pollution Control Classification System
LPC Less than 1% Uplight Luminaire

SPECIFICATIONS

**SIGMA1
(SIG1)**



**SIGMA2
(SIG2)**



SIGMA1 (250 WATT MAX) EPA - 1.58
SIGMA2 (150 WATT MAX) EPA - .96

ALL CAST ALUMINUM CONSTRUCTION.






OPTICAL SYSTEM ENCLOSED BY
TEMPERED GLASS LENS.

REFLECTOR IS ENTIRELY
FIELD ROTATABLE
IN 90 DEGREE INCREMENTS.

TOO LESS ENTRY FOR LAMP REPLACEMENT.

SIGMA1 AND SIGMA2 REQUIRE A 2 7/8" X 3" (73MM X 76MM) TENON FOR MOUNTING.

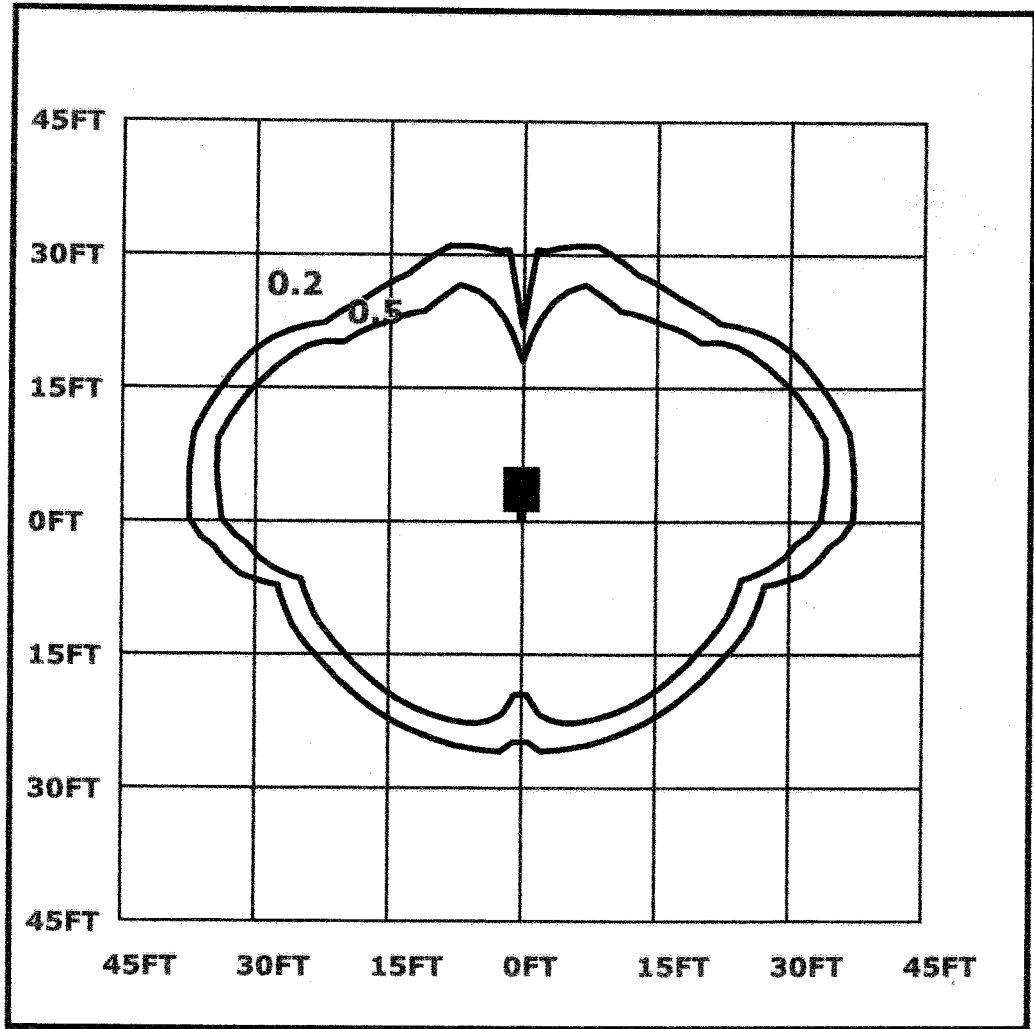
ORDERING INFORMATION

MODEL NO.: SIG	OPTICS	WATTAGE TYPE	VOLTAGE	MOUNTING	FINISH	OPTIONS
MODEL NO.:	OPTICS	LAMP		MOUNTING	FINISH	OPTIONS
SIG	HORIZONTAL LAMP REFLECTORS	WATTAGE/TYPE VOLTAGE		<input type="checkbox"/> PT ○ <input type="checkbox"/> WM ○	STANDARD TEXTURED FINISH	<input type="checkbox"/> HOUSE SIDE SHIELD HS <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ... PC+V <input type="checkbox"/> SINGLE FUSE (120V, 277V) SF <input type="checkbox"/> DOUBLE FUSE (200V, 240V) DF <input type="checkbox"/> QUARTZ RESTRIKE QTZ
	<input type="checkbox"/> TYPE II HR-II  <input type="checkbox"/> TYPE III HR-III  <input type="checkbox"/> TYPE IV HR-IV  <input type="checkbox"/> TYPE V HR-V-SQ  <input type="checkbox"/> TYPE FT* FT-HSC (REAR CUT-OFF) *175W MAX MEDIUM BASE ONLY 	SIGMA1 <input type="checkbox"/> 250 <input type="checkbox"/> HPS <input type="checkbox"/> 120 <input type="checkbox"/> 200 <input type="checkbox"/> MH <input type="checkbox"/> 208 <input type="checkbox"/> 175 <input type="checkbox"/> PSMH <input type="checkbox"/> 240 <input type="checkbox"/> 150 <input type="checkbox"/> 277 <input type="checkbox"/> 480 <input type="checkbox"/> MT SIGMA2 <input type="checkbox"/> 150 <input type="checkbox"/> HPS <input type="checkbox"/> 120 <input type="checkbox"/> 100 <input type="checkbox"/> MH <input type="checkbox"/> 208 <input type="checkbox"/> 70 <input type="checkbox"/> PSMH <input type="checkbox"/> 240 <input type="checkbox"/> 50 <input type="checkbox"/> 277 <input type="checkbox"/> 480 <input type="checkbox"/> MT	SIGMA1 MOGUL BASE LAMP ED-28 OR EQUAL BY OTHERS SIGMA2 MEDIUM BASE LAMP ED-17 OR EQUAL BY OTHERS		<input type="checkbox"/> DARK BRONZE DBM <input type="checkbox"/> MEDIUM BRONZE MBM <input type="checkbox"/> BLACK BKM <input type="checkbox"/> WHITE WTM <input type="checkbox"/> SILVER SLM	

Sun Valley Lighting

660 West Avenue O, Palm Springs, CA 93551
Phone (661) 233-2009 Fax (661) 233-2001
www.sunvalley.com

SUN VALLEY
LIGHTING



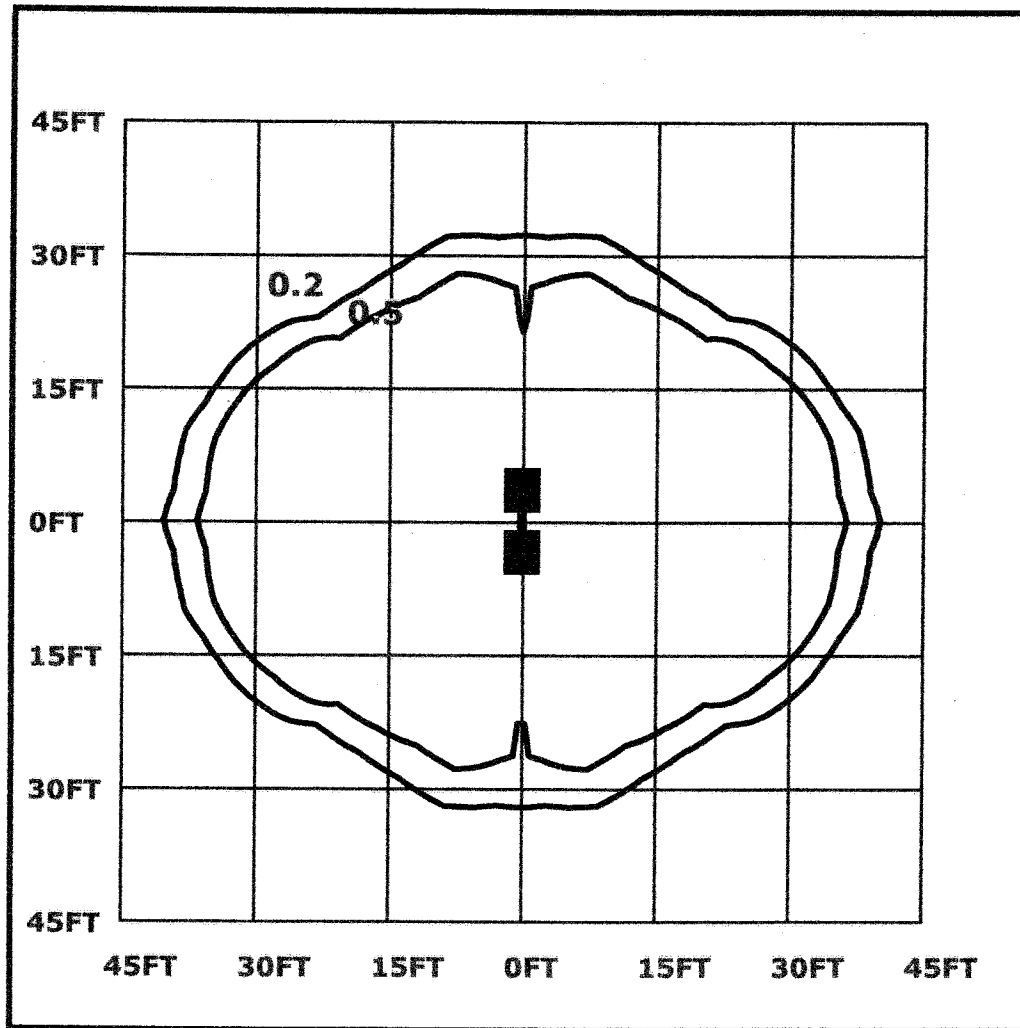
LAYOUT SUMMARY

PRODUCT: Sigma
 FILE: SIG-H2-25P.IES
 HEIGHT: 12 FT
 INITIAL LUMENS: 22000
 LLF: 1

PERFORMANCE

DOWNWARD EFFICIENCY: 51.22%
 UPLIGHT (ABOVE 90°)*: 0.00%
 HIGH ANGLE LIGHT (80°-90°)*: .16%
 * As Percent of Lamp Lumens

DESCRIPTION



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 FILE: SIG-H2-25P.IES
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 * As Percent of Lamp Lumens

DESCRIPTION

EXHIBIT I

Environmental Noise Assessment

AUG 25 AM 9:39
RECEIVED
PLANNING DEPARTMENT

Sommerdyke Wedding Facility

El Dorado, California (El Dorado County)

BAC Job # 2009-038

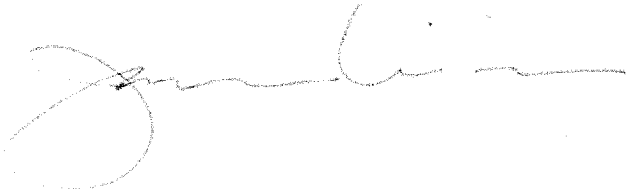
Prepared For:

Mr. Kurt Sommerdyke

6201 North Street
El Dorado, California 95623

Prepared By:

Bollard Acoustical Consultants, Inc.



Jason Mirise, Vice President

June 30, 2009



BOLLARD

Acoustical Consultants

INTRODUCTION

Bollard Acoustical Consultants, Inc. has completed an environmental noise assessment regarding proposed receptions/parties at the Sommerdyke wedding facility in El Dorado, California (El Dorado County). The project site is located at 6201 North Street, between Oriental Street and Missouri Street. The project applicant wishes to host daytime/evening (until 10 p.m.) receptions (e.g., weddings) within outdoor spaces on the property; dining would be located in the lawn reception area (west) and the reception patio (south), and a dancing area would be established to the west of the existing garage or at the reception patio. Please see the graphic presented as Appendix A. Sound from reception/party activities – which may include music from a DJ and cheering, elevated voices, or applause from guests – should not exceed the El Dorado County noise exposure criteria at the closest residential receivers to the west, south, and east of the project facility. Again, please see the graphic presented as Appendix A.

Please refer to Appendix B for definitions of acoustical terminology used in this report.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

The El Dorado County Noise Element of the General Plan establishes hourly noise exposure limits for non-transportation (stationary) noise sources affecting community residential land uses. These limits are summarized in Table 1. In this case, the noise level criteria have been reduced by 5 dB to account for the speech/music nature of primary project noise sources.

Table 1
Exterior Noise Exposure Criteria (Adjusted for Speech/Music)
Applicable at Property Lines of Community Residential Land Uses
El Dorado County Noise Element of the General Plan

Noise Level Descriptor	Noise Level (dB)	
	Day (7 a.m.-7 p.m.)	Evening (7 p.m.-10 p.m.)
Hourly L_{eq}	50	45
L_{max}	65	55

Note: Levels have been reduced by 5 dB due to the speech/music nature of the project noises.

The noise criteria summarized in Table 1 are quite restrictive when compared to other northern California jurisdictions. In many other cities and counties there are no adjustments (reductions) for “evening” hours; that is, the criteria for evening are the same as for daytime (daytime is defined as 7 a.m.-10 p.m.). In this case, the evening Hourly L_{eq} and L_{max} criteria would be 50 dB and 65 dB, respectively. For those jurisdictions that distinguish between daytime and evening hours, the

evening noise criteria are typically 5 dB below the daytime criteria. In this case, the evening Hourly L_{eq} and L_{max} criteria would be 45 dB and 60 dB, respectively.

SOUND SYSTEM NOISE EXPOSURE

Noise Level Measurement Equipment and Atmospheric Conditions

Noise level measurement equipment included a Larson-Davis Laboratories (LDL) Model 820 precision integrating sound level meter equipped with an LDL Model 2560 1/2" microphone. The system was calibrated in the field before use with an LDL Model CAL200 acoustical calibrator. The measurement equipment/microphone was placed on a tripod approximately 5 feet above the ground.

Atmospheric conditions during the acoustical measurements included a temperature of approximately 80° F with calm to light winds, partly cloudy, and moderate humidity. The conditions were conducive to accurate noise level measurement.

Ambient Noise Level Measurements

Bollard Acoustical Consultants, Inc. completed short-term (5-10 minute) ambient noise level measurements at four locations in the vicinity of the closest residential receivers to the project facility from 3-4 p.m. on June 15, 2009. The approximate measurement locations are illustrated in Appendix A. Measurement results are summarized in Table 2. Ambient noise exposure in the project area is dominated by local traffic to the south (Pleasant Valley Road).

Table 2
Summary of Ambient Noise Level Measurement Results
Vicinity of Sommerdyke Wedding Facility
El Dorado, California (El Dorado County)
June 15, 2009 – 3-4 p.m.

Measurement Site	Measured Ambient Noise Level (dB)	
	L_{eq} (dB)	L_{max} (dB)
1	45	54
2	44	52
3	50	62
4	49	65

As shown in Table 2, existing daytime ambient noise exposure in the community surrounding the project facility is at or below the applicable noise level criteria presented in Table 1. It is assumed that the Table 1 criteria are applicable to this project.

Reference Noise Level Measurements (Music)

Project-related noise exposure associated with amplified music was assessed for the proposed dance area west of the existing garage and an alternative dance area within the reception patio. The reception patio dance area was chosen as an alternative to mitigate noise exposure at the closest residence to the west.

Music in the project dance areas was generated using a pair of Yamaha MSR 400 portable speakers with built-in amplifiers and an MP3 player. The sound system was installed at the designated locations for proposed DJs as shown in Appendix A. The sound system speakers were positioned to face the dance areas. Pop/rock music was played through the sound system for the reference measurements. The sound system was adjusted to produce sound levels typical of what would be produced by a DJ during a wedding reception at this facility (near 75 dB at the center of the dance areas). Only maximum noise levels (L_{max}) were recorded due to time limitations for the project. Based on long-term measurement data recorded over extended live music sets, it is estimated that average noise exposure (L_{eq}) over a continuous hour of music is typically about 5 dB below the maximum (L_{max}) measured level. Please see Tables 3 and 4 for a summary of the measured and estimated noise exposure levels associated with project music.

Table 3
Summary of Reference Noise Level Measurements
Sommerdyke Wedding Facility – El Dorado, California (El Dorado County)
February 15, 2009 – 4-5 P.M.
Proposed Dance Area (West of Existing Garage)

Measurement Site – Description	Assumed L_{eq} (dB)	Measured L_{max} (dB)
Ref. – Center of dance area (30 feet west of speakers)	71	76
1 – Residence to the west	53 (+8)	58 (+3)
2 – Residence to the southeast	audible, not measurable	audible, not measurable
3 – Residence to the east	not audible	not audible
4 – Residence to the southwest	40-43	45-48

Notes: Please see the measurement locations in Appendix A. Numbers in parentheses represents the amount exceeding the applicable evening noise exposure criteria.

Table 4
Summary of Reference Noise Level Measurements
Sommerdyke Wedding Facility – El Dorado, California (El Dorado County)
February 15, 2009 – 4-5 P.M.
Alternative Dance Area (Reception Patio)

Measurement Site – Description	Assumed L_{eq} , dB	Measured L_{max} , dB
Ref. – Center of dance area (30 feet north of speakers)	71	76
1 – Residence to the west	40-43	45-48
2 – Residence to the southeast	41-44	46-49
3 – Residence to the east	audible, not measurable	audible, not measurable
4 – Residence to the southwest	41-44	46-49

Note: Please see the measurement locations in Appendix A.

As shown in Table 3, unmitigated noise exposure from dance area music (west of the existing garage) would likely exceed the applicable noise exposure limits by as much as 8 dB during evening hours at the closest existing residence to the west. Estimated DJ music noise exposure alone would not be expected to exceed the applicable noise criteria at the closest existing residences if the dance area and sound system were to be located within the reception patio (Table 4).

It is also shown in Table 3 that existing ground cover (grass) and partial shielding from existing structures provided an additional 4 dB of noise attenuation between the source (sound system speakers) and Site 1 (west property line) beyond that provided by standard spherical spreading loss (6 dB per doubling of distance). This additional attenuation is applied for calculations regarding guest noise exposure below.

GUEST NOISE EXPOSURE (CHEERING, ELEVATED VOICES, APPLAUSE, ETC.)

The project proponent proposes to have events with as many as 150 guests. Persons engaged in conversation with raised voices generally produce average noise levels of approximately 70 dB at a distance of 5 feet from one-another. If it is assumed that no more than 30 people (20% of capacity) would be speaking at any given time and noise level reduction is 6 dB per doubling of distance (standard spherical divergence or spreading loss) plus 4 dB for additional ground attenuation and minor shielding, noise exposure from the lawn reception area at the closest residential property line to the west (approximately 100 feet from the center of the lawn reception area) would be approximately 55 dB L_{eq} . Maximum noise levels associated with elevated voices, cheering, or laughter may be as high as 70 dB (L_{max}). These levels represent unmitigated noise

exposure. In this case, the applicable daytime and evening Hourly L_{eq} criteria would be exceeded by as much as 5 dB and 10 dB, respectively. The daytime and evening L_{max} criteria would be exceeded by approximately 5 dB and 15 dB, respectively.

Unmitigated guest noise exposure at the closest residence to the southwest (Site 4) would not be expected to exceed 48 dB L_{eq} and 63 dB L_{max} . In this case, the noise exposure would exceed the applicable evening criteria by as much as 3 dB (L_{eq}) and 8 dB (L_{max}). This noise exposure would be further reduced by additional ground absorption and shielding (e.g., cars, topography, trees) between the lawn reception area and the receiver, resulting in expected noise exposure of 45 dB L_{eq} and 60 dB L_{max} or less.

Table 5 summarizes expected, unmitigated noise exposure from project guests at the closest existing residential uses.

Table 5
Summary of Noise Level Calculations
Guests at Lawn Reception (Dining) Area
Sommerdyke Wedding Facility – El Dorado, California (El Dorado County)

Location	L_{eq} , dB	L_{max} , dB
Residence to the west (Site 1)	55 (+10)	70 (+15)
Residence to the southwest (Site 4)	45 (0)	60 (+5)

Notes: Please see the receiver locations in Appendix A. Numbers in parentheses represent the amount exceeding the applicable evening noise exposure criteria.

Noise exposure from project guests would not be expected to exceed the applicable noise exposure criteria at the closest existing residential receivers to the east and southeast due to significant shielding and distance.

MITIGATION

Unmitigated, project-related noise exposure within the surrounding community, as presented above, would likely exceed the applicable noise exposure limits by as much as 15 dB (L_{max}) at the closest neighbor to the west, and 5 dB (L_{max}) at the closest neighbor to the southwest.

Project noise exposure at the closest neighbor to the west may be effectively mitigated with the construction of a property-line noise barrier as shown in Appendix A. Construction of a 6-foot high solid barrier along the southern half of the west property line would be expected to provide a minimum 10 dB of noise attenuation for both music and guest (lawn reception area) noise sources. Construction of a 14-foot high property-line barrier would be required to satisfy the applicable 55

dB L_{max} criterion for evening hours of operation. Short of relocating the lawn reception area, there is no known way to mitigate guest noise exposure from this area at the closest neighbor to the southwest of the project property.

If the evening L_{max} noise exposure limit were to be increased from 55 dB to 60 dB (similar to other jurisdictions), a 6-foot high property line noise barrier would likely be sufficient to mitigate music and guest (lawn reception area) noise exposure at the existing residence to the west. As presented above, maximum noise exposure from the lawn reception area at the closest residence to the southwest would likely satisfy the modified criterion with no additional noise mitigation required.

CONCLUSIONS

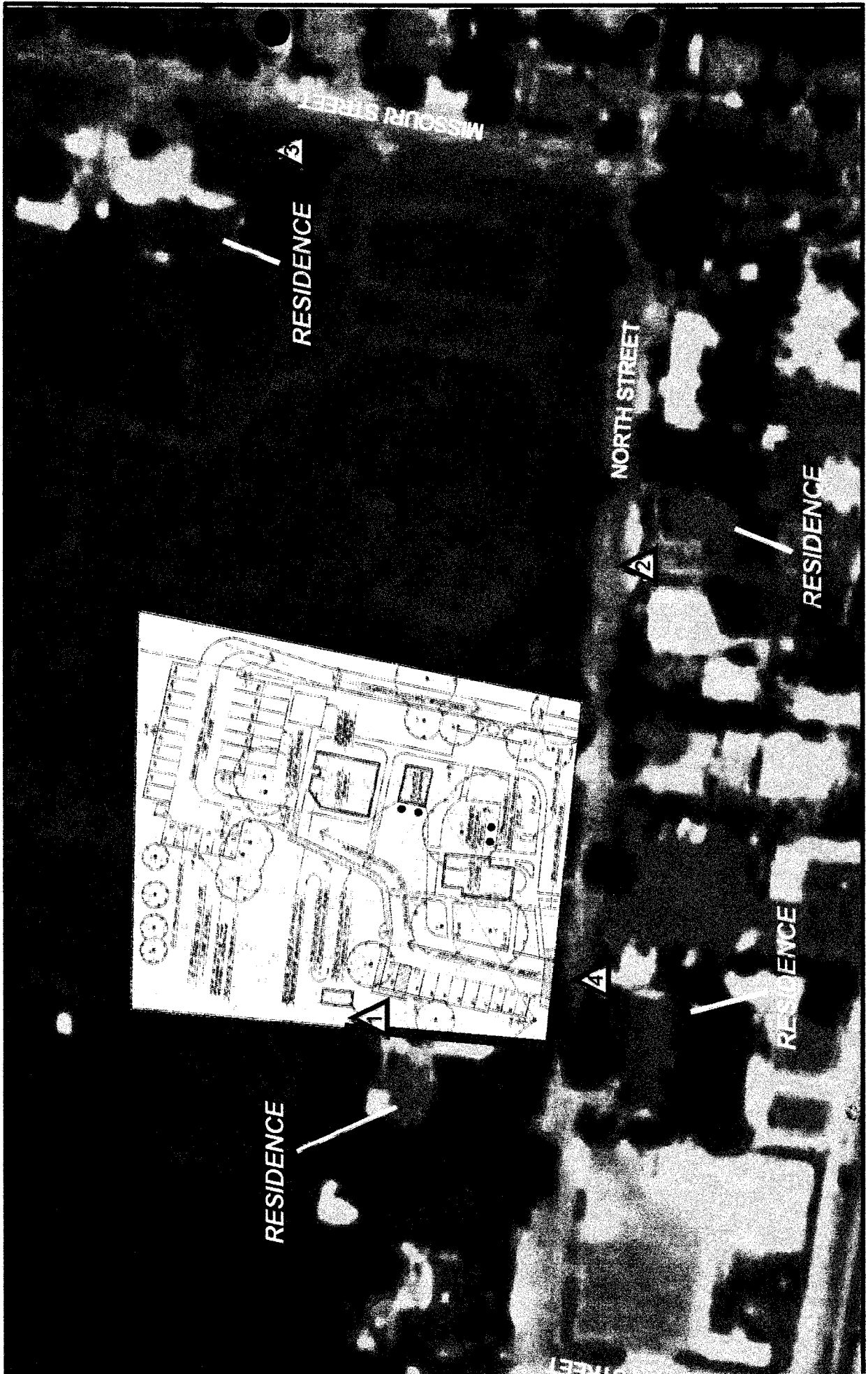
Unmitigated noise exposure from project wedding reception music and guests would be expected to exceed El Dorado County's evening noise exposure limits by as much as 15 dB at the closest existing residences to the west and southwest of the project property. Unmitigated project noise exposure would not be expected to exceed the applicable limits at existing residences to the east and southeast of the project property.

Construction of a 14-foot noise barrier along the southern half of the west property line would be required to satisfy the County's existing evening noise exposure criteria at the neighboring residence to the west. It is assumed that the base of this barrier would be approximately 5 feet above the residential building pad elevation to the west. Unmitigated noise exposure from the lawn reception area would likely exceed the applicable evening L_{max} noise exposure limit at the neighboring residence to the southwest of the project property. No known mitigation efforts are available for this impact.

Project-related noise exposure may be mitigated to satisfy a modified evening noise exposure limit of 60 dB L_{max} with the construction of a 6-foot high noise barrier along the southern half of the west property line. It is assumed that the base of this barrier would be approximately 5 feet above the residential building pad elevation to the west. Unmitigated noise exposure from the project lawn reception area would not be expected to exceed 60 dB L_{max} at the closest residential neighbor to the southwest, requiring no further consideration of noise-mitigating construction. Consideration of a modified evening noise exposure limit of 60 dB L_{max} is at the County's discretion.

This concludes our environmental noise assessment regarding the Sommerdyke Wedding Facility in El Dorado, California (El Dorado County). Please contact me at (916) 663-0500 or jasonm@bacnoise.com if you have any questions or require additional information.

Appendix A
 Sommerdyke Wedding Facility – El Dorado, California
 Project Site Vicinity



- : Speaker Location (Dance Area)
- ▲# : Noise Measurement Site
- : Recommended Noise Barrier

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Appendix B General Acoustics Terminology

Acoustics	The physics of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human auditory response.
Decibel or dB	Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
L_n	The sound level exceeded "n" percent of the time during a sample interval (L_{50} , L_{25} , L_8 , etc.). L_{50} equals the level exceeded 50 percent of the time.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
L_{eq}	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
NLR	Noise Level Reduction. The arithmetic difference in noise levels between two conditions. (e.g., $NLR = L_1 - L_2$ or $NLR = L_{source} - L_{receiver}$ or $NLR = L_{exterior} - L_{interior}$).
RT_{60}	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
SEL	Sound Exposure Level. The equivalent sound level over a 1 second time interval for a discrete sound event (e.g., aircraft overflight).
Simple Tone	Any sound which is distinguishable as a single pitch or set of single pitches.
STC	Sound Transmission Class. A single-number representation of a partition's noise insulation performance.



EXHIBIT J



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z09-0004/S09-0011 / Brookshire Gardens Events Center and Bed & Breakfast

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

Contact Person: Jason R. Hade, AICP, Senior Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Kurt Sommerdyke, 6201 North Street, El Dorado, CA 95623

Project Location: The subject property is located on the north side of North Street approximately 300 feet east of the intersection with Oriental Street in the El Dorado area.

Assessor s Parcel No(s): 331-111-05 **Parcel Size:** 1.55 acres

Zoning: Estate Residential 10-Acre (RE-10)

Section: 35 **T:** 10N **R:** 10E

General Plan Designation: Commercial (C)

Description of Project: A rezone from Estate Residential 10-Acre (RE-10) to Planned Commercial (CP) and a Special Use Permit application to authorize an events center for up to 50 events per year with up to 150 guests per event. Events would include a range of activities, but not limited to, weddings, reunions, meetings, wine tasting, and fundraising events. A three room bed and breakfast facility and commercial kitchen is proposed in a future phase. Events are proposed to take place during the day, but some events would last until 10:00 P.M. An off-site overflow parking agreement is proposed with a nearby trade school (APN 331-112-12) located at the southeast corner of North Street and Oriental Street. The project would include the construction of an off-site water line extension along North Street from Oriental Street to Hinman Alley and the improvement of North Street to a 20-foot wide roadway. Proposed project access would be a connection to North Street.

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:	RE-10	MDR	Undeveloped
East:	R2	MFR	Undeveloped
South:	CP	C	Commercial/Retail
West:	RE-10	C	Single-Family Residence

Briefly Describe the environmental setting: The project site is bound by undeveloped residential land to the north and east, commercial development to the south across from North Street, and residential development to the west. Elevation of the project site is approximately 1,580 feet above sea level. Site improvements consist of an existing 1,600 square foot home, 432 square foot garage, 1,300 square foot barn with men's and women's restrooms, 392 square foot shed, propane tank, and driveway. Proposed project access would be a connection to North Street.

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

- El Dorado County Department of Transportation: Grading/Encroachment Permit
- El Dorado County Environmental Management Department: Asbestos Dust Mitigation Plan
- El Dorado County Development Services Department: Building Permit

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed commercial project. The project would allow the rezoning of the subject site to CP and the use of the site as an event center.

Project Location and Surrounding Land Uses

The project site is located within the El Dorado area. The project site is surrounded by undeveloped residential parcels and existing residential and commercial development.

Project Characteristics

The project would allow the rezoning of the subject site to CP and the use of the site as an event center. Future wine tasting and a bed and breakfast facility is proposed as well.

1. Transportation/Circulation/Parking

Proposed project access would be a connection to North Street. Pursuant to Section 17.18.060.45 of the Zoning Ordinance, 45 off-street parking spaces would be required for the proposed use. As shown on the site plan, 39 spaces would be provided on-site. The applicant has obtained a parking agreement with a nearby trade school for the use of 23 off-site parking spaces.

2. Utilities and Infrastructure

Site improvements consist of an existing 1,600 square foot home, 432 square foot garage, 1,300 square foot barn with men's and women's restrooms, 392 square foot shed, propane tank, and driveway. The proposed project would utilize public water and sewer services provided by the El Dorado Irrigation District. Fire protection services would be provided by the Diamond Springs - El Dorado Fire Protection District.

3. Population

The commercial project would not add any additional people to the population in the immediate vicinity.

4. Construction Considerations

Construction of the project would consist of both on and off-site road improvements including grading for on-site roadways and driveways.

5. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Mitigated Negative Declaration tiers off of the El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at <http://www.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein. The following impact areas are tiering off the General Plan EIR:

Air Quality
Biological Resources
Land Use/Planning
Noise

Population/Housing

The project applicant would be required to obtain permits for grading from Development Services and obtain an approved Fugitive Dust Plan and Asbestos Dust Mitigation Plan from the Air Quality Management District.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the summary section above. Following the close of the written comment period, the Initial Study would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would also determine whether to approve the project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: Jason R. Hade Date: 1/26/10
 Printed Name: Jason R. Hade, AICP For: El Dorado County

Signature: Pierre Rivas Date: 1-27-10
 Printed Name: Pierre Rivas 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, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

Discussion:

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

- a) No identified public scenic vistas or designated scenic highway would be affected by this project. No impacts would occur.
- b) The proposed project would have a less than significant impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources as the project is not located within a corridor defined as a State scenic highway.
- c) The proposed project would not substantially degrade the visual character or quality of the site and its surroundings. No oak tree canopy removal would occur. Impacts would be less than significant.
- d) The proposed event center would not have a significant effect or adversely affect day or nighttime views adjacent to the project site. All outdoor lighting would conform to Section 17.14.170 of County Code. As such, impacts would be less than significant.

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

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			X

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>			
Contract?			
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) Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance would be affected by the project. In addition, El Dorado County has established the Agricultural (-A) General Plan land use map for the project and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that there are no areas of "Prime Farmland" or properties designated as being within the Agricultural (-A) General Plan land use overlay district area adjacent to the project site. No impacts would occur.
- b) The site is not currently under a Williamson Act Contract. No impacts would occur.
- c) No existing agricultural land would be converted to non-agricultural use as a result of the proposed project. No impacts would occur.

FINDING: It has been determined that the project would result in no impacts to agricultural lands or properties subject to a Williamson Act Contract. The project site is surrounded by undeveloped residential land and existing residential and commercial development. For this "Agriculture" category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects would result from the project.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. Would the project:			
e. Create objectionable odors affecting a substantial number of people?			X

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). The project would involve minor grading for parking lot and driveway improvement. The El Dorado Air Quality Management District (AQMD) reviewed the project and determined it would have an “insignificant impact on air quality.” Therefore, the potential impacts of the project would be less than significant.
 - b) The AQMD reviewed the project and determined that with the implementation of six standard conditions of approval, the project would have a less than significant impact on the air quality. As part of the conditions, an asbestos dust mitigation plan application must be submitted to and approved by the AQMD prior to the beginning of project construction. The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. These measures are included as conditions of project approval and would reduce any impacts in this category to a level of less than significant.
 - c) As stated above under section “a,” construction and operation of the proposed project would not result in cumulative impacts to the air basin. This conclusion was reached by the AQMD.
 - d) The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and would not be affected by this project. As such, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.
 - e) The proposed event center would not be classified as an odor generating facility within Table 3.1 of the El Dorado County Air Quality Management District CEQA Guide. The proposed project would not result in significant impacts resulting from odors. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: It was determined that a less than significant impact would result from the project in that no sensitive receptors would be adversely impacted, no objectionable odors would be created and the project would not obstruct the implementation of the El Dorado County California Clean Air Act Plan. Based on the inclusion of standard conditions of approval, no significant adverse environmental effects would result from the project.

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

Discussion:

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

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

a) The project proposes no impacts to 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. Additionally, based on 17.71.200.C.1 of the Zoning Ordinance, payment of mitigation area 2 fees would reduce any potential rare plant impacts to a less than significant level. No impacts would occur.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b) The project proposes no impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. No impacts would occur.
- c) The project does not propose impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means as no such water resources are located on the project site. No impacts would occur.
- d) Review of the Planning Services GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors within the project site. Impacts would be less than significant.
- e) The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No oaks trees would be removed as part of the project as none are located with the area to be developed. Proposed tree removal would consist of the removal of black walnut trees and possibly a small pine tree. No impacts would occur.
- f) There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans that are applicable to the subject site. The project site is not in critical habitat or a recovery plan core area for the California Red-Legged Frog. The project site is not in the United States Fish and Wildlife Service recovery plan boundary for the Pine Hill plants. No impacts would occur.

FINDING: There would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy because of the project's design and lack of sensitive resources at the subject site. As such, the impacts in the 'Biological Resources' category would be less than significant for this project.

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

Discussion:

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

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;

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

The applicant submitted a "Cultural Resources Study of Assessor's Parcel Number 331:111:05, 6201 North Street, El Dorado, El Dorado County, California 95623" prepared by Historic Resource Associates in September 2009. According to the study, "following a field investigation of the project area, no significant prehistoric or historic archaeological sites, features, or artifacts were discovered, nor were any significant historic buildings, structures, or objects found. While the subject property, being the residence located at 6201 North Street, was apparently built in the mid-1850s and is one of the oldest surviving residences in El Dorado, it, nonetheless, lacks integrity of materials, workmanship, and design, due to numerous alterations and improvements since its original construction. Therefore, the subject residence is not a significant resource for listing on the California Register of Historic Resources (CRHR) under Criterion 1, 2, and 3, nor is it significant for listing on the National Register of Historic Places (NRHP) under Criteria A, B, and C." (*Cultural Resources Study of Parcel Number 331:111:05, 6201 North Street, El Dorado, El Dorado County, California 95623, Historic Resource Associates, September 2009*) No further cultural resource study is recommended. In the event sub-surface historical, cultural or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions are included within Attachment 1 of the staff report to reduce any potential impacts to a less than significant level.

- c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or know fossil locales. Impacts would be less than significant.
- d) Due to the size and scope of the project, there is a potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the standard conditions within Attachment 1 would be implemented immediately.

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

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:			X	
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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
b. Result in substantial soil erosion or the loss of topsoil?			X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
 - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) According to the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating structures in the project area would be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides is less than significant. No impacts from landslides would occur.
- b) The project would involve minor grading for parking lot and driveway improvement. All proposed grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.
- c) As stated in the *Soil Survey of El Dorado Area, California, 1974*, the soils on the project site are primarily comprised of Auburn very rocky silt loam (AxD) and Diamond Springs very fine sandy loam (DfC). Auburn very rocky silt loam features two to 30 percent slopes, slight to moderate erosion hazard, and slow to medium surface runoff. Diamond

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Springs very fine sandy loam soils feature nine to 15 percent slopes, moderate erosion hazard, and medium runoff. All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.

- d) According to the *Soil Survey of El Dorado Area, California, 1974*, surface runoff and erosion hazards issues would be moderate. Based upon this information, the impact from expansive soils would be less than significant.
- e) Public sewer service would be provided by the El Dorado Irrigation District as stated in a Facility Improvement Letter dated August 6, 2009. (*Facility Improvement Letter (FIL), Brookshire Gardens Assessor's Parcel No. 331-111-05 (El Dorado), El Dorado Irrigation District, August 6, 2009*) No impacts would occur.

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

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:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) No significant amount of hazardous materials would be transported, used, or disposed of for the project. Impacts would be less than significant.
 - b) No significant amount of hazardous materials would be utilized for the project. Current County records indicate that the subject site is located within the Asbestos Review Area. As such, an asbestos dust mitigation plan application must be submitted to and reviewed by the AQMD prior to the beginning of project construction. As outlined above in the "Air Quality" section, these measures are included as conditions of project approval and would reduce any impacts in this category to a level of less than significant.
 - c) As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
 - d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there would be no impact from hazardous material sites.
 - e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There would be no impacts to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project.
 - f) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site. No impacts would occur.
 - g) The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based upon the location of the nearest fire station, site access, availability of water for fire suppression, and provisions within the County emergency response plan. The County emergency response plan is located within the County Office of Emergency Services in the El Dorado County Government Center complex in Placerville. Impacts would be less than significant.
 - h) The Diamond Springs – El Dorado Fire Protection District reviewed the project proposal and concluded that the project would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. Fire District conditions of approval are included in Attachment 1 of the staff report and would include 20-foot wide access roads, minimum fire flow, installation of two additional fire hydrants, and installation of a Knox Box. No impacts would occur.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and expose people and property to risks associated with wild land fires. For this "Hazards and Hazardous Materials" category, the thresholds of significance would not be exceeded by the proposed project with the implementation of standard conditions of approval from the Diamond Springs – El Dorado Fire Protection District.

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:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) Public sewer service would be provided by the El Dorado Irrigation District as stated in a Facility Improvement Letter dated August 6, 2009. (*Facility Improvement Letter (FIL), Brookshire Gardens Assessor's Parcel No. 331-111-05 (El Dorado), El Dorado Irrigation District, August 6, 2009*) Impacts would be less than significant.
- b) There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The proposed project would be required to connect to public water. Impacts would be less than significant.
- c) Proposed grading and ground disturbances associated with the project would not substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. As such, impacts would be less than significant.

d & e)
 The project would involve minor grading for parking lot and driveway improvement. All proposed grading for project implementation must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level. Therefore, substantial drainage pattern alteration or runoff would not occur. Impacts would be less than significant.

f) The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the *Grading, Erosion and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site. The project would be required to connect to public water. As such, impacts would be less than significant.

g & h)
 The Flood Insurance Rate Map (Panel 06017C0775E) for the project area establishes that the project site is not located within a mapped 100-year floodplain. No impact would occur.

- i) The subject property within the El Dorado area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. No impacts would occur.
- j) The proposed project is not located near a coastal area, and therefore, the project site would not be susceptible to tsunamis. No volcanoes or other active volcanic features are near the project site and, therefore, the project site would not be susceptible to mudflows. No impacts would occur.

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

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>			
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;
 - 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 project would not result in the physical division of an established community. As proposed, the project is compatible with the surrounding commercial and residential land uses and would not create land use conflicts with surrounding properties. Impacts would be less than significant.
- b) As proposed, the project is consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the 2004 General Plan including the site's commercial land use designation, access, connection to public water and sewer, land use compatibility, fire service protection, traffic, and oak tree canopy retention. This project meets the land use objectives established for the property. Noise mitigation measures are also proposed and discussed in further detail under the "Noise" section below which would ensure consistency with applicable General Plan noise policies. As no conflict exists between the project and applicable land use policies, potential environmental impacts would be considered to be less than significant.
- c) The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. No impact would occur.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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X. MINERAL RESOURCES. <i>Would the project:</i>			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impact would occur.
- 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 and 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 does not contain any mineral resources of known local or statewide economic value. No impact would occur.

FINDING: No impacts to any known mineral resources would occur as a result of the project. Therefore, no mitigation is required. In the "Mineral Resources" section, the project would not exceed the identified thresholds of significance.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. NOISE. Would the project result in:			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Discussion:

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

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

a & c)

According to the submitted environmental noise assessment, “unmitigated noise exposure from project wedding reception music and guests would be expected to exceed El Dorado County’s evening noise exposure limits by as much as 15dB at the closest existing residences to the west and southwest of the project property. Unmitigated project noise exposure would not be expected to exceed the applicable limits at existing residences to the east and southeast of the project property.” (*Environmental Noise Assessment, Sommerdyke Wedding Facility – El Dorado, CA, Bollard Accoustical Consultants, Inc., June 30, 2009*) The report further states, “project-related noise exposure may be mitigated to satisfy a modified evening noise exposure limit of 60 dB L_{max} with the construction of a 6-foot high noise barrier along the southern half of the west property line. It is assumed that the base of this barrier would be approximately 5 feet above the residential building pad elevation to the west. Unmitigated noise exposure from the project lawn reception area would not be expected to exceed 60 dB L_{max} at the closest residential neighbor to the southwest, requiring no further consideration of noise-mitigating construction.” (*Environmental Noise Assessment, Sommerdyke Wedding Facility – El Dorado, CA, Bollard Accoustical Consultants, Inc., June 30, 2009*) The project could have a potentially significant impact because unmitigated noise exposure from project wedding reception music and guests would exceed the County’s evening noise exposure limits identified in the General Plan. However, the mitigation measure identified below would reduce the potential impact to a less than significant level.

MM NOISE-1: Prior to occupancy, a six-foot tall noise barrier shall be constructed along the southern half of the western property line as identified in Appendix A of the noise study.

Timing/Implementation: Prior to occupancy

Enforcement/Monitoring: El Dorado County Planning Services

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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b & d)

Persons adjacent to the project vicinity would not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of project grading and improvement activities. Impacts would be less than significant.

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

f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project would not be subjected to excessive noise from a private airport. No impacts would occur.

FINDING: There would be no significant impacts in this "Noise" category with the mitigation measure identified above. As such, the impacts in the "Noise" category would be reduced to a less than significant level for this project with implementation of the mitigation measure.

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,b,c) To avoid impacts associated with an increase in population growth, potential displacement of housing, or residents, General Plan Policy 2.9.1.2 requires that every five years, as part of the General Plan review and update, actions can be taken to decrease forecasted impacts in areas where higher intensity development is found to have a market demand. A recent study conducted by Bay Area Economics in June 2006 concluded that "Based on the actual growth rates within El Dorado County since 2002 compared to the growth projections contained in the Land Use Forecast Report, it appears that the growth assumptions in the Land Use Forecast Report are reliable, and in fact somewhat conservative from an environmental impact standpoint." The commercial project would not add any additional people to the population in the immediate vicinity. Therefore, potential impacts as a result of increased population and displacement of housing or residents would be considered less than significant.

FINDING: The project would not displace any existing or proposed housing. The project would not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the "Population and

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Housing” section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from 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;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

- a) **Fire Protection:** The Diamond Springs - El Dorado Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The Diamond Springs - El Dorado Fire Protection District would review the project’s building permit application for condition conformance prior to approval. Impacts would be less than significant.
- b) **Police Protection:** The project site would be served by the El Dorado County Sheriff’s Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff’s Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff’s Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The proposed event center would not significantly impact current response times to the project area. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c) **Schools:** The project site is located within the Mother Lode School District. The affected school district was contacted as part of the initial consultation process, but no comments were submitted. Impacts would be less than significant.
- d) **Parks:** The proposed project would not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. Provisions to provide parkland or the payment of an in-lieu fee are not included as the project is a commercial project. Impacts would be less than significant.
- e) No other public facilities or services would be substantially impacted by the project. Impacts would be less than significant.

FINDING: Adequate public services are available to serve the project. Therefore, there is no potential for a significant impact due to the development of the proposed event center at the subject site, either directly or indirectly. No significant public service impacts are expected. For this "Public Services" category, the thresholds of significance have not been exceeded.

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 five 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) Because the project would include the development of an event center, it would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur. Impacts would be less than significant.
 - b) The project does not propose any on-site recreation facilities and would not be required to construct any new facilities or expand any existing recreation facilities with the scope of this project. No impacts would occur.

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

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)

The Department of Transportation reviewed the project and determined that “the majority of the potential traffic impact from the proposed project would occur on weekends and after normal peak traffic hours. Therefore, the potential traffic impacts do not exceed the thresholds in the General Plan to require completion of a traffic study.” (*Interdepartment Memorandum, Department of Transportation, November 18, 2009*) Impacts would be less than significant.

- c) The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.
- d) The project would be required to make off-site road improvements to North Street consistent with the provisions of the County’s Design Improvement Standards Manual. The two driveway encroachments onto North Street would also be required to be improved to County standards. As such, the proposed project would not include any design features, such

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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as sharp curves or dangerous intersections, or incompatible uses that would substantially increase hazards. No traffic hazards would result from the project design. Impacts would be less than significant.

- e) The Diamond Springs - El Dorado Fire Protection District reviewed the project proposal and concluded that the project would not result in inadequate emergency access to the event center with the implementation of the conditions of approval included in Attachment 1 of the staff report. Impacts would be less than significant.
- f) Pursuant to Section 17.18.060.45 of the Zoning Ordinance, 45 off-street parking spaces would be required for the proposed event center use. As shown on the site plan, 39 spaces would be provided on-site. The applicant has obtained a parking agreement with a nearby trade school for the use of 23 off-site parking spaces. Impacts would be less than significant for both the on-site and off-site parking facilities.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. The El Dorado County Transit Authority reviewed the proposal and had no comments. No impacts would occur.

FINDING: No significant traffic impacts are expected for the project and mitigation is not required. For the "Transportation/Traffic" category, the identified 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:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) Public sewer service would be provided by the El Dorado Irrigation District as stated in a Facility Improvement Letter dated August 6, 2009. (*Facility Improvement Letter (FIL), Brookshire Gardens Assessor's Parcel No. 331-111-05 (El Dorado), El Dorado Irrigation District, August 6, 2009*) Impacts would be less than significant.
 - b) El Dorado Irrigation District provided a letter dated August 6, 2009 indicating that it has adequate water supplies and sewer facilities to serve the project. The project would be required to construct an off-site extension to the six-inch water lines located in North Street, Hinman Alley, and Missouri Street. Impacts of the construction of the off-site water line extension would be less than significant.
 - c) According to the *Soil Survey of El Dorado Area, California, 1974*, surface runoff and erosion hazards issues would be moderate. Therefore, substantial drainage pattern alteration or runoff would not occur. Construction of new storm water drainage facilities or expansion of existing facilities is addressed within the standard conditions of approval in Attachment 1. Impacts would be less than significant.
 - d) El Dorado Irrigation District provided a letter dated August 6, 2009 indicating that it has adequate water supplies to serve the project. Potential impacts from connecting to an existing six-inch water line within North Street, Hinman Alley, and Missouri Street would be less than significant.
 - e) Public sewer service would be provided by the El Dorado Irrigation District as stated in a Facility Improvement Letter dated August 6, 2009. (*Facility Improvement Letter (FIL), Brookshire Gardens Assessor's Parcel No. 331-111-05 (El Dorado), El Dorado Irrigation District, August 6, 2009*) Therefore, the proposed project would not exceed water quality standards. Impacts would be less than significant.
 - 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.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.
- After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.
- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed event

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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center would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

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

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) Subsurface earthwork activities may expose previously undiscovered buried resources. Standard construction cultural resource conditions of approval are incorporated into the project as conditions of approval within Attachment 1 of the staff report. This would ensure that impacts on cultural resources are less than significant. In summary, all potentially significant effects on cultural resources can be reduced to a level of less than significant.
- b) The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Further, as discussed throughout this environmental document, the project would not contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions. Cumulatively considerable impacts associated with the project are less than significant.
- c) The proposed project has the potential to generate potentially significant impacts to humans with respect to noise as discussed in this document. However, as conditioned and mitigated, and with strict adherence to County General Plan policies and permit requirements, this rezone and special use permit and the commercial uses expected to follow, are not likely to cause project-related environmental effects which would result in substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Development Services Department, Planning Services in Placerville:

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

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

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

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

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

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170, 4719)

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

PROJECT SPECIFIC REPORTS AND SUPPORTING INFORMATION

Cultural Resources Study of Parcel Number 331:111:05, 6201 North Street, El Dorado, El Dorado County, California 95623. Historic Resource Associates, September 2009.

Environmental Noise Assessment, Sommerdyke Wedding Facility – El Dorado, CA. Bollard Acoustical Consultants, Inc., June 30, 2009.

Facility Improvement Letter (FIL), Brookshire Gardens Assessor's Parcel No. 331-111-05 (El Dorado. El Dorado Irrigation District, August 6, 2009.

Interdepartment Memorandum. Department of Transportation, November 18, 2009.

Interoffice Memorandum. Environmental Management Department, October 19, 2009.