

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



Agenda of: August 14, 2008
Item No.: 9
Staff: Aaron Mount

GENERAL PLAN AMANDMENT/REZONE

FILE NUMBER: AZ06-0003/ Pollock Pines School

APPLICANT: Thomas R. Van Noord, John Conforti, and James Wunschel

AGENT: Thomas R. Van Noord

REQUEST: The project consists of the following requests:

1. General Plan amendment amending the land use designation from Public Facilities (PF) to Commercial (C).
2. Zone change from Limited Multifamily-Design Sierra (R2-DS) to Commercial-Design Sierra (C-DS).

LOCATION: On the south side of Pony Express Trail, at the intersection with School Street in the Pollock Pines area, Supervisorial District II. (Exhibit A)

APN's: 101-291-03, -04, -05, -06

ACREAGE: 5.62 acres

GENERAL PLAN: Public Facilities (PF) (Exhibit B)

ZONING: Limited Multifamily-Design Sierra (R2-DS) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Planning Services recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, based on the Initial Study prepared by staff; and
2. Approve General Plan amendment and Rezone application AZ06-0003 based on the findings in Attachment 2.

BACKGROUND: The General Plan designation Public Facilities was established for the site in the 1996 General Plan. The project site was designated multifamily residential in the Pollock Pines area plan adopted July 26, 1983. The Limited Multifamily zoning was also adopted by the Pollock Pines Area Plan and the 1996 General Plan. The use of the project site as a school is present on county records as early as 1935, as shown on Subdivision Map A-25. The project site ownership was transferred from the Pollock Pines School District to private ownership in 2001. Certificates of Compliance (COC) were approved by the County Surveyor legalizing the project parcels and were recorded on March 10, 2008. Through the COC process the project site was increased from five parcels to six (see Exhibit G).

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: General Plan amendment and zone change for a group of parcels containing a vacant school. The request would amend the General Plan land use designation from Public Facilities (PF) to Commercial (C) and the zone change would be from Limited Multifamily-Design Sierra (R2-DS) to Commercial-Design Sierra (C-DS). As it stands, the property could not be developed as the Public Facilities General Plan land use designation is applied to lands owned by public agencies, of which this project is not. Adaptive reuse of the school buildings includes an initial proposal for a community wellness center which would include medical and dental services and would be allowed by right and exempt from design review unless substantial modifications are proposed. Future proposals also include a homeless shelter which would require a further discretionary application. No development plan accompanies the current application requests.

Site Description: The project parcels, a total of 5.62 acres, are at an average elevation of 3,800 feet above mean sea level in the Pollock Pines Community Region. Improvements include an existing 16,000 square foot former school building and garage with associated parking. The remainder of the project area is undeveloped having been the recreation fields for the school and areas of undevelopable slope. The current main access to the project site is from School Street to the east and Cox Street to the west. Both access points connect to Pony Express Trail. The parcel adjoins U.S. Highway 50 on the south but is not visible due to tree cover and topography.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2	PF	Former School Site, School Buildings, Parking
North	R2/RT	MFR	Multifamily Residential, Single Family Residential
South	TC/CG/R1	C/MDR	US Highway 50, Commercial/Retail, Single Family Residence
East	C/R2	C/MFR	Commercial/Service Station, Multifamily Residential, Single Family Residential
West	R2	MFR	Multifamily Residential, Single Family Residential

Discussion: The subject and adjacent parcels are within the Pollock Pines Community Region. Existing adjacent commercial would be compatible with the proposed Commercial zoning and land use designation being requested.

General Plan:

The General Plan designates the subject site as Public Facility (PF). This land use category includes only publicly owned lands used for public facilities. As the project site is no longer publicly owned, any development or change in use would not be consistent with the PF land use designation. Due to this inconsistency the current owners would have very limited use of the land without a General Plan amendment to a land use designation allowing for other uses under private ownership. Additionally, the following General Plan policies apply to this project:

The subject 5.62-acre project site is located within the Pollock Pines Community Region boundary. **Policy 2.1.1.2** directs that Community Regions be areas *which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features...* Support utilities and infrastructure are currently available at the site and would need minimal upgrades to support most businesses that would be permitted in a Commercial land use designation.

Policy 2.2.5.3 directs the County to 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 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;

4. Distance to and capacity of the serving elementary and high school;
5. Response time from the nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;
14. Capacity of the transportation system serving the area;
15. Existing land use patterns;
16. Proximity to perennial water course;
17. Important historical/archeological sites;
18. Seismic hazards and present active faults; and
19. Consistency with existing Conditions, Covenants, and Restrictions.

The adjacent parcel to the south across School Street is designated for commercial uses by the General Plan. The other adjacent parcels have multifamily zoning and land use designations. The General Plan identifies the Multifamily Residential land use designation as lands located with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public services. The subject parcel fronts County maintained roads on the north, east and, west and U.S. Highway 50 to the south. All utilities exist at the site. There is an existing approved septic system serving the 16,000 square-foot vacant school facility.

The Commercial-Design Sierra zone change, and change to a Commercial land use designation would not have a significant affect on the existing biological resources, no development plan accompanies the current application requests, and no trees are to be removed since no grading is proposed. The use of an existing structure would be exempt from design review and any new development permit, other than the tenant improvement plan to change the use of the existing structure, would require review by the Planning Commission with a Design Review application.

The El Dorado County Environmental Health Division, El Dorado County Department of Transportation, and the El Dorado County Fire Protection District had no concerns with the current proposal as long as a discretionary application would be required for future development. As the current structure was not developed within the jurisdiction of the County and is exempt from discretionary review for uses by right, mitigation measures have been identified in the Mitigated Negative Declaration that would ensure compliance with County regulations concerning lighting, fire safe regulations, and hazardous materials. The location in a Community Region, the current availability of supporting utilities and infrastructure, the distance to the nearest fire station, and the potential for other surrounding commercial opportunities is appropriate for limited commercial development.

Policy 2.4.1.1 directs that the design control combining zone districts shall be expanded for commercial and multifamily zoning districts to include identified Communities. The Subject site is within the Pollock Pines Community Region and the addition of the Design Sierra overlay is consistent with all other commercial and multifamily zoned parcels within the community region. The addition of the Design Sierra zoning overlay will maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents

Policy 5.1.2.1 requires that there be *adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or are available to the subject discretionary project.* Staff has relied on information from the purveyors of said services and has determined that adequate utilities and services are available for the uses present today and future uses would be analyzed for the particular impacts through the Design Review process. The El Dorado County Environmental Health Division reviewed the existing septic system and found it adequate for the existing use.

General Plan Objective 10.1.5 and Policies 10.1.5.1, and 10.1.5.2 all seek to encourage and emphasize the importance of promoting and encouraging projects that have the potential to support, assist, and encourage the economic expansion and addition of businesses, and also enable and encourage existing companies, businesses, and/or industries to expand and economically thrive in El Dorado County. The proposed project would benefit and support the interests of the commercial business in the vicinity on lands not necessarily adequate for residential use.

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies, and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 1.

Zoning:

The subject 5.62-acre project site is proposed to be rezoned to Commercial - Design Control. The applicant initially requested a zone change to General Commercial (CG), but it was determined that the site and adjacent uses were not compatible with light industrial uses allowed by right in the CG zone district. It was recommended by Planning staff that the application be revised to the Commercial zone district and the applicant agreed to the request. Section 17.32.200 requires a minimum parcel size of 5,000 square feet. The General Plan land use designation of Commercial and the Commercial Zone District are listed as compatible on the 2004 General Plan Table 2-4 Consistency Matrix.

Planning staff recommended adding the Design Control overlay zone in order to permit further review by the Planning Commissioners of any future development plan as required by Section 17.14.130 of the County Code for projects next to a highway to assure it is in keeping with the character of the neighborhood as well as the appearance within the viewscape of this portion of U. S. Highway 50 which is classified as a State Scenic Highway. The following exemptions are found in Section 17.74.040.E of the zoning ordinance related to design review districts:

The following structures shall be exempt from the review process required in this chapter, but must still comply with all other applicable provisions of the zoning ordinance:

1. *Wall signs;*
2. *Change in text on existing signs;*
3. *Internal changes within an existing structure where no external changes or alterations are proposed;*
4. *Minor additions to existing structures wherein the total floor area increase is ten percent (10%) or less;*
5. *Fencing six feet (6') or less in height;*
6. *Detached single family residences and accessory structures; and*
7. *Temporary uses as provided in Chapter 17.23. (Ord. 4228, 1992)*

The existing 16,000 square foot school structure is proposed to be adaptively reused as a health facility which would be allowed by right under the Commercial zone district (see Exhibits E and F) and exempt from design review if consistent with the above detailed exemptions. Buildings permits would be required for the change in use from a school to a health facility. If the current structures use continues as a private school there is a possibility that no building permits would be required.

Additionally, a community care facility and homeless shelter, has been discussed for the project site but not within the existing structures. Although this is also a use allowed by right in the Commercial zone district, due to the proposed Design Sierra overlay the new structures would require a discretionary application subject to review and approval by the Planning Commission.

Staff finds that the necessary findings can be made to support the request for a General Plan land use designation amendment and zone change. The details of those findings are contained in Attachment 2.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on aesthetics and hazards and hazardous materials. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

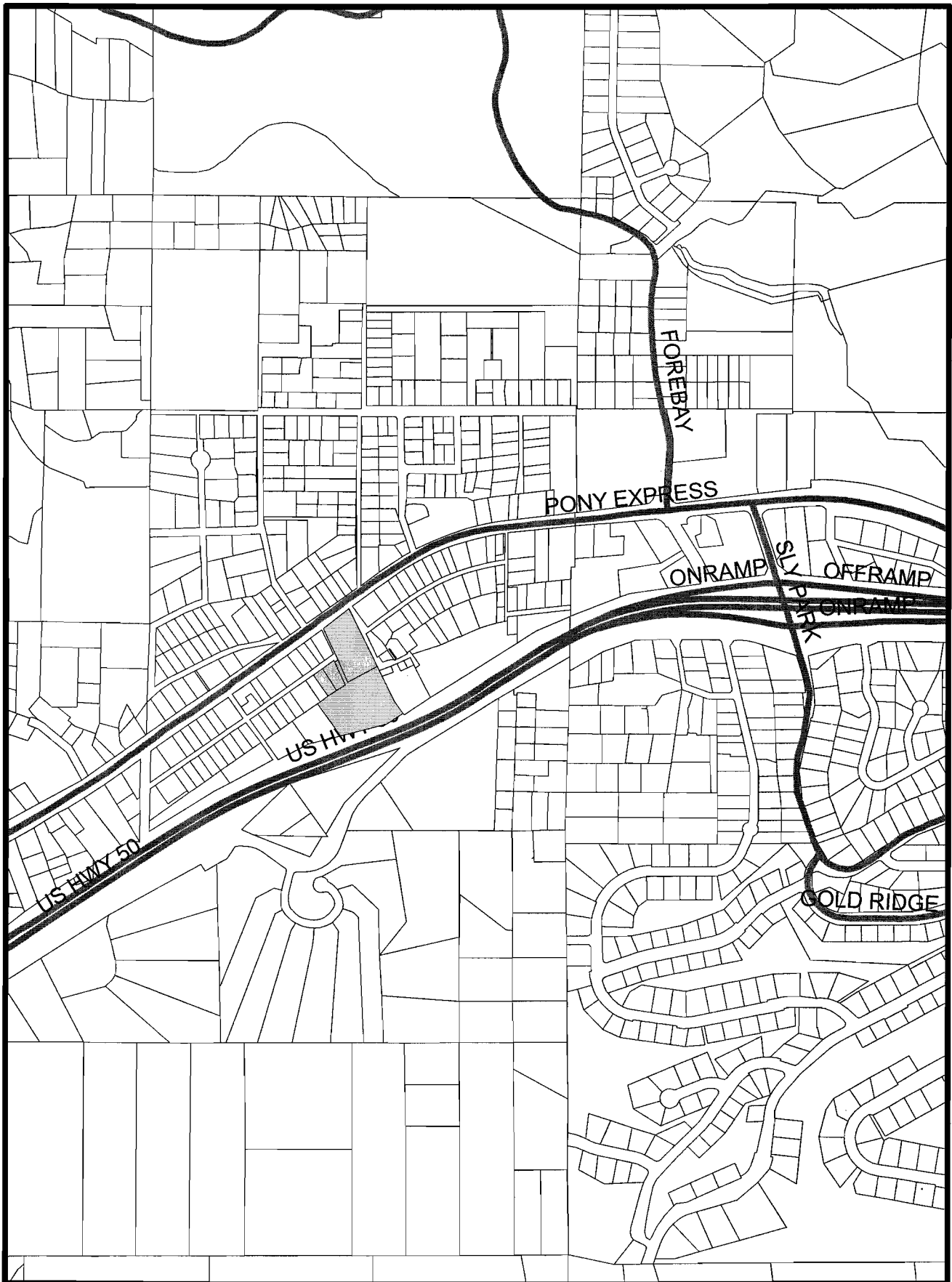
NOTE: In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,876.75 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.

SUPPORT INFORMATION

Attachments:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Ordinance 17.32 Commercial Districts
Exhibit F	Ordinance 17.06.050 Definitions
Exhibit G	Assessors Map 101:29 with Surveyors Notes
Exhibit H	Project Site Airphoto
Exhibit I	Subdivision Map A-25
Exhibit J	Environmental Checklist and Discussion of Impacts

EXHIBIT A: VICINITY MAP



PERMIT # AZ06-0003
PREPARED BY AARON MOUNT

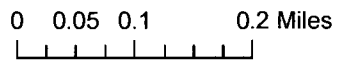
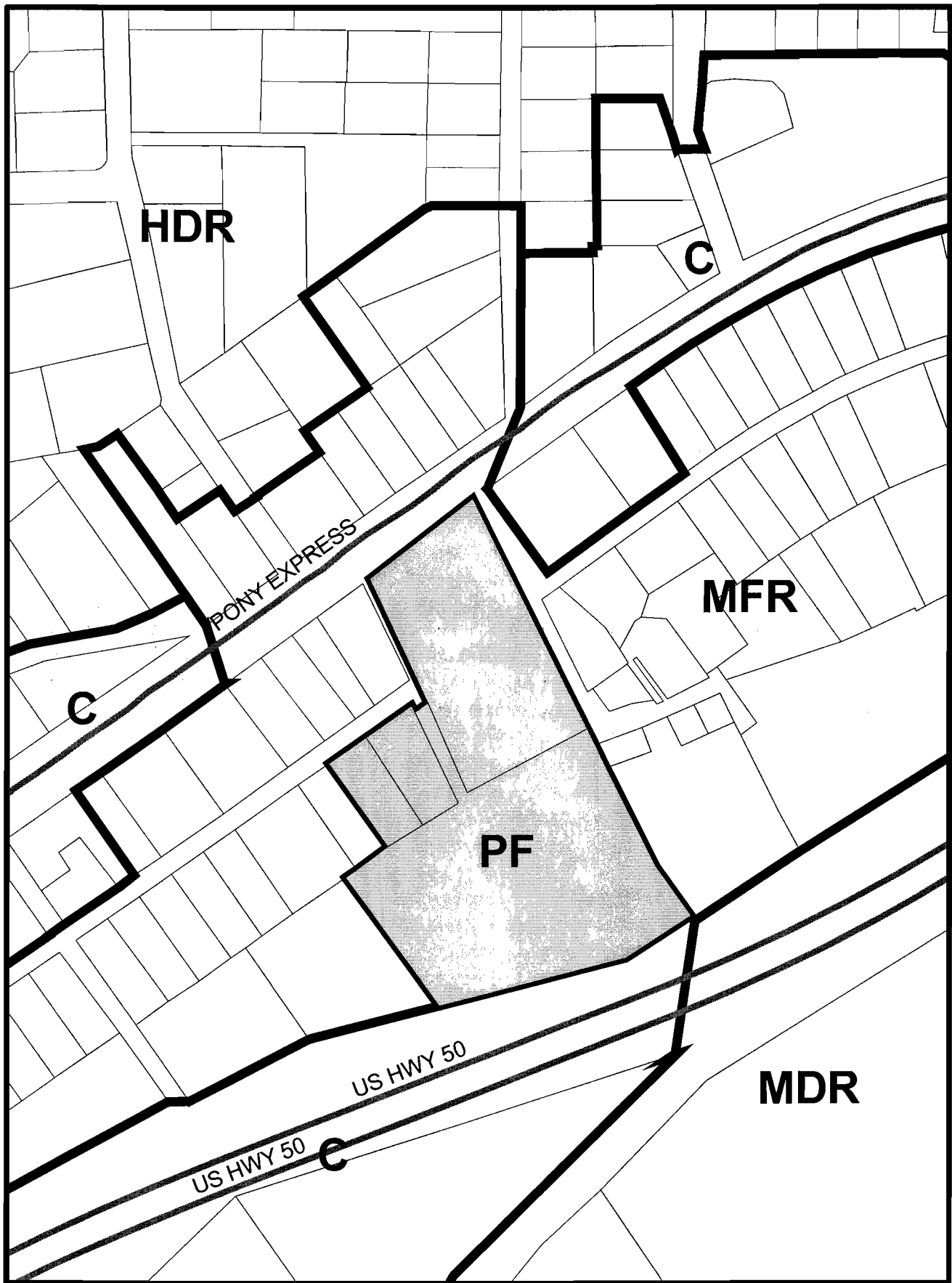


EXHIBIT B: GENERAL PLAN MAP



PERMIT # AZ06-0003
PREPARED BY AARON MOUNT

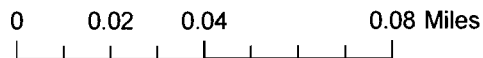
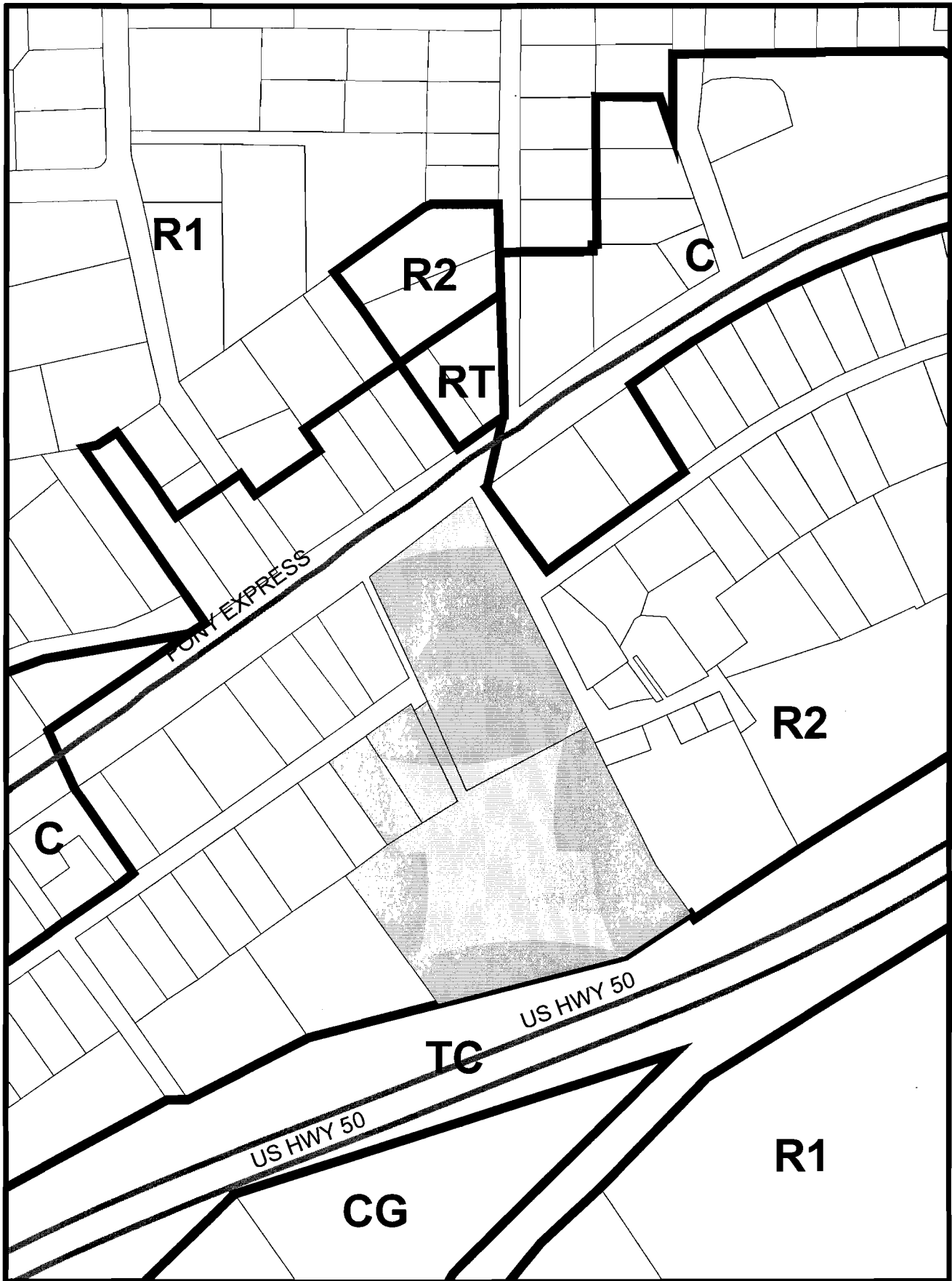
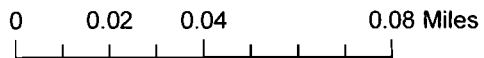


EXHIBIT C: ZONING MAP



PERMIT # AZ06-0003
PREPARED BY AARON MOUNT



VICINITY MAP

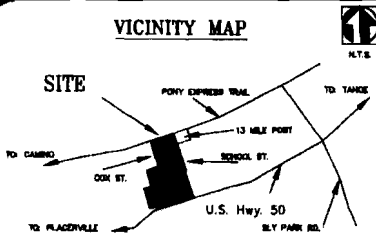
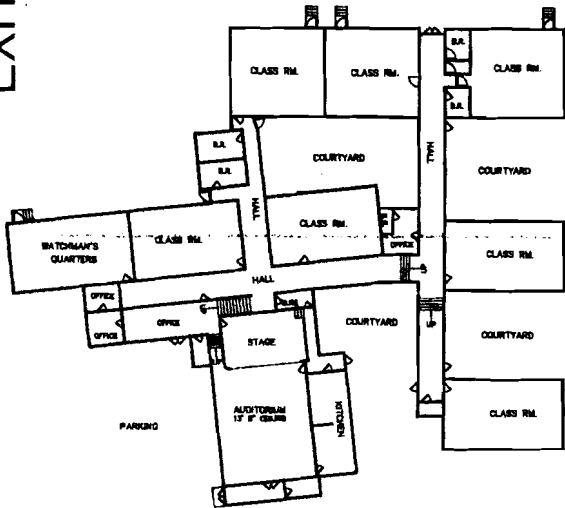


EXHIBIT D



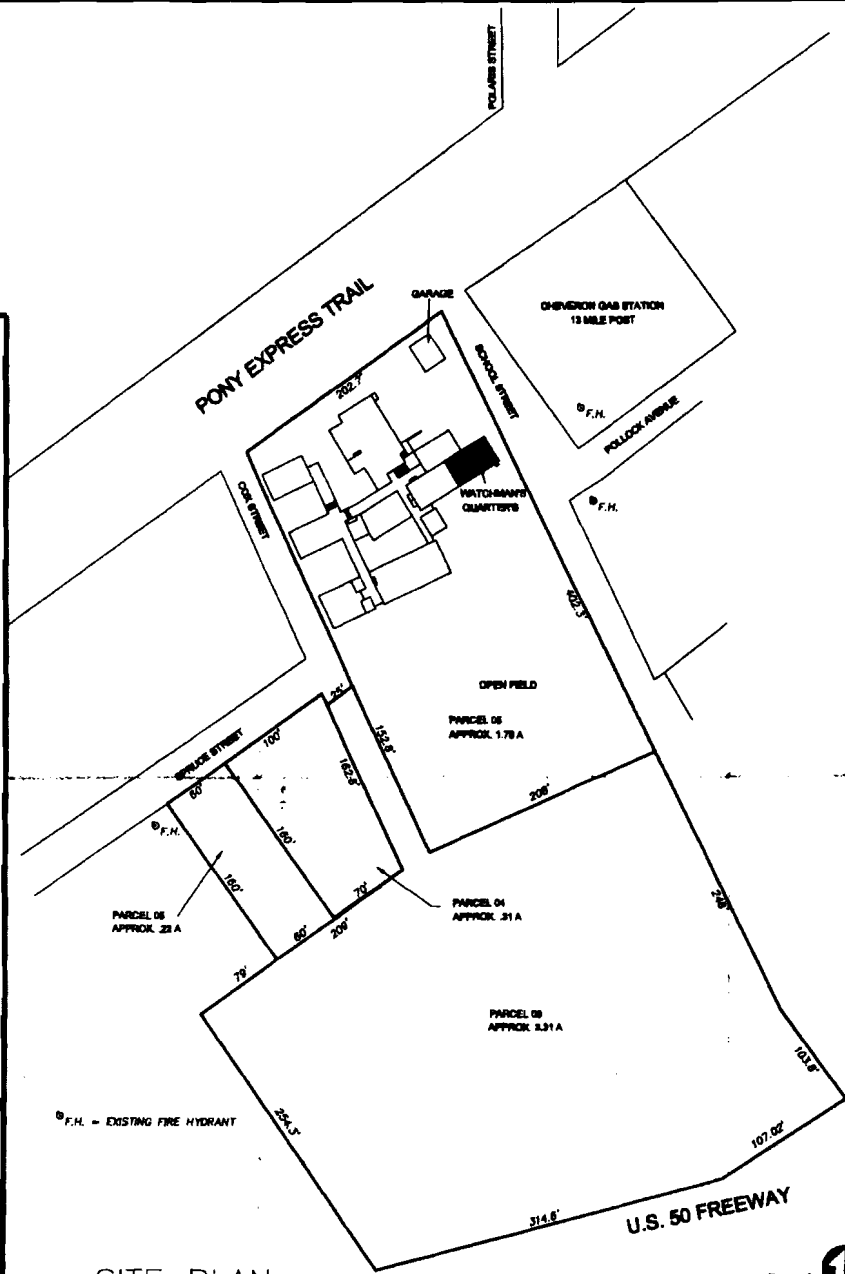
EXISTING BUILDING CONFIGURATION AS PER ORIGINAL SCHOOL FLOOR PLAN.

PROPOSED USE = GENERAL COMMERCIAL

1" = 20'



SITE PLAN



F.H. = EXISTING FIRE HYDRANT

SCALE: 1" = 50'



PROJECT INFORMATION
 APN 101:291:03, 04, 05, 06
 6290 PONY EXPRESS TRAIL
 POLLOCK PINES, CA 95726

**Pollock Pines School
 Rezone to
 Commercial**

No.	Revisions/Issues	Date
1		

Prepared by
**HANGTOWN GENERAL
 ENGINEERING**
 6080 PLEASANT VALLEY RD
 EL DORADO, CA 95623
 (530) 622-8675

Prepared by
Tom Van Noord
 3294 Royal Dr. Suite 202
 Cameron Park, CA 95682
 (530) 677-1025

Project	PPS-REZONE	Sheet	1
Date	12/06/06	OF	1
Scale	1" = 50'	APPROVED FOR REZONING	

EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

<http://www.co.el-dorado.ca.us/planning>

phone: (530) 621-5355 | fax: (530) 642-0508

EXHIBIT E

Chapter 17.32 (Section I)

COMMERCIAL (C) DISTRICTS

Sections :

- 17.32.010 Applicability.
- 17.32.020 Uses permitted by right.
- 17.32.030 Uses requiring special use permit.
- 17.32.040 Development standards.

17.32.010 Applicability. The regulations set forth in Sections 17.32.020 through 17.32.040 shall apply to all C districts (commercial districts) and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9413(part))

17.32.020 Uses permitted by right. The following uses are allowed by right, without special use permit or variance:

- A. Any use, except one-family and multiple-family dwellings and mobile home parks, allowed by right or special use permit in RT tourist residential zones;
- B. Office, bank, studio, eating and drinking establishment and used retail sale other than those enumerated in subsection E of this section, retail repair and service exclusive of automobile service, service station, parking lot;
- C. Accessory use and structure;
- D. Two signs not exceeding fifty square feet in total area of any one display surface, or one sign not exceeding eighty square feet in area, advertising authorized activities on the premises;
- E. Places of entertainment, appliance store and repair (new and used), antique store and furniture store, second-hand store, when they are fully enclosed in a building;
- F. Reserved;
- G. Health facility;
- H. Community care facility. (Ord. 3992 §1(part), 1988: Ord. 3606 §41, 1986: Ord. 3419 §12, 1984: prior code §9413(a))

17.32.030 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the planning commission:

- A. New and used automobile sale and repair, bulk petroleum sale and storage; provided, however, that used automobile sale and repair shall not be deemed to include automobile dismantling, junking or wrecking operation;
- B. Animal clinic or shelter;
- C. Mobile home park;
- D. All uses enumerated in subsection E of Section 17.32.020 when they are not fully enclosed in a building;

- E. Other sign sizes and applicable general provisions as itemized in Chapters 17.14, 17.16 and 17.18;
- F. Airports, heliports and their accessory uses and structures;
- G. Reserved;
- H. Recreational vehicle parks, campgrounds and their accessory uses and structures;
- I. Multiple-family dwellings. (Ord. 3992 §1(part), 1988: Ord. 3606 §42, 1986: prior code §9413(b))

17.32.040 Development standards. The following provisions shall apply to all C districts unless and until a variance is obtained from the planning commission:

- A. Minimum lot area, five thousand square feet, but not less than one thousand square feet for each dwelling or rental unit located on the first and second story; and seven hundred fifty square feet for each dwelling or rental unit located on the third story and above;
- B. Maximum building coverage, sixty percent of the lot;
- C. Minimum lot width, fifty feet;
- D. Minimum yard: front, ten feet; sides and rear, five feet, or zero feet and fireproof wall without opening; provided, however, that all hotels, motels or multifamily dwellings shall have at least five feet side and rear yards;
- E. Maximum building height, fifty feet. (Prior code §9413(c))

Last Run Date 09/00

EXHIBIT F

17.06.050 Definitions. For the purpose of this article, certain terms are defined as follows:

P. "Community care facility" means:

1. Any facility, place or building which houses more than six people and is maintained and operated to provide nonmedical residential care, day care or homefinding agency services for children, adults, or children and adults, including, but not limited to, the developmentally disabled, physically handicapped, mentally disordered, or incompetent persons; and
2. Any facility, place or building which houses more than six (6) juveniles placed therein by an order of the court pursuant to Welfare and Institutions Code Section 727(a), excepting any such facility, place or building owned and operated by the county. (Ord. 4334, 1994)

A community care facility may provide incidental medical services. Community care facilities are broken down into three subcategories as follows:

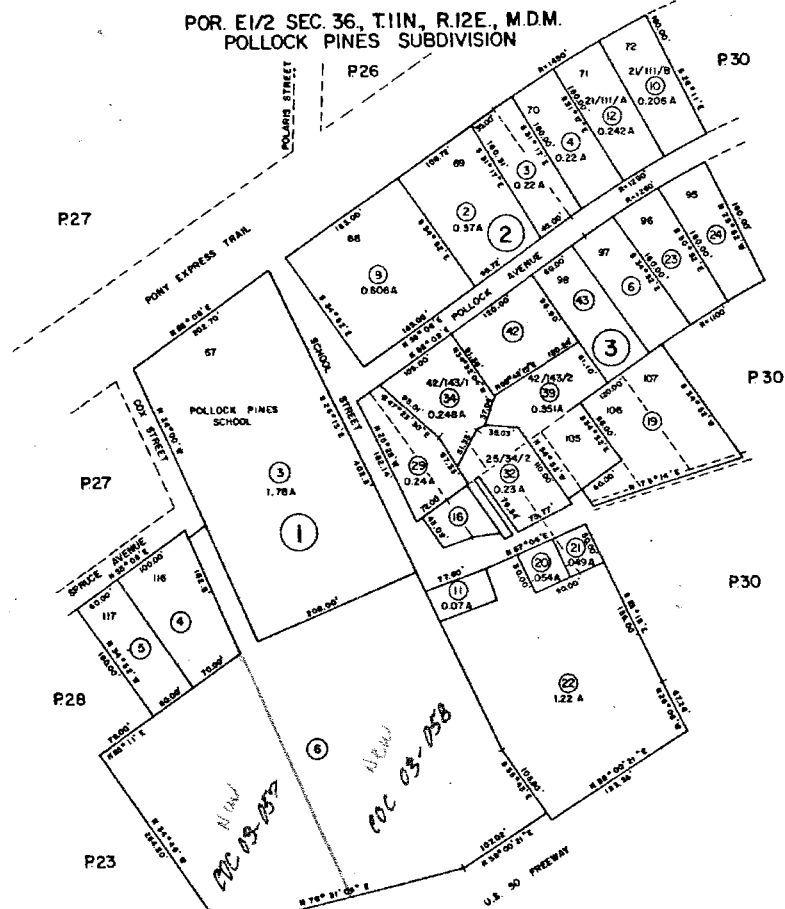
1. "Residential facility" means any family home, group home, social rehabilitation facility or similar facility determined by the director, for twenty-four-hour nonmedical care to persons in need of personal services, protection, supervision, assistance, guidance or training essential for sustaining the activities of daily living or for the protection of the individual.
2. "Day care center" means any facility which provides nonmedical care to persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four-hour basis.
3. "Homefinding agency" means any individual or organization engaged in finding homes or other places for placement of persons of any age for temporary or permanent care or adoption.

Y. "Health facility" means any facility providing or designed to provide services for the acute, convalescent, and chronically ill and impaired, including, but not limited to, public health centers, community mental health centers, facilities for the mentally retarded, nonprofit community care facilities that provide care habitations, rehabilitation or treatment of mentally impaired persons and related facilities, such as laboratories, outpatient departments, extended care, nurses, home and training facilities, office and central service facilities operated in connection with hospitals, diagnostic or treatment centers, extended care facilities, nursing homes, and rehabilitation facilities. Except for facilities for the mentally retarded, "health facility" does not include any institution furnishing primarily domiciliary (residential) care.

EXHIBIT G

POR. E1/2 SEC. 36, T.11N., R.12E., M.D.M.
POLLOCK PINES SUBDIVISION

Tax Area Code 101:29



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

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

Assessor's Map Bk. 101 - Pg. 29
County of El Dorado, California
01-27-2003

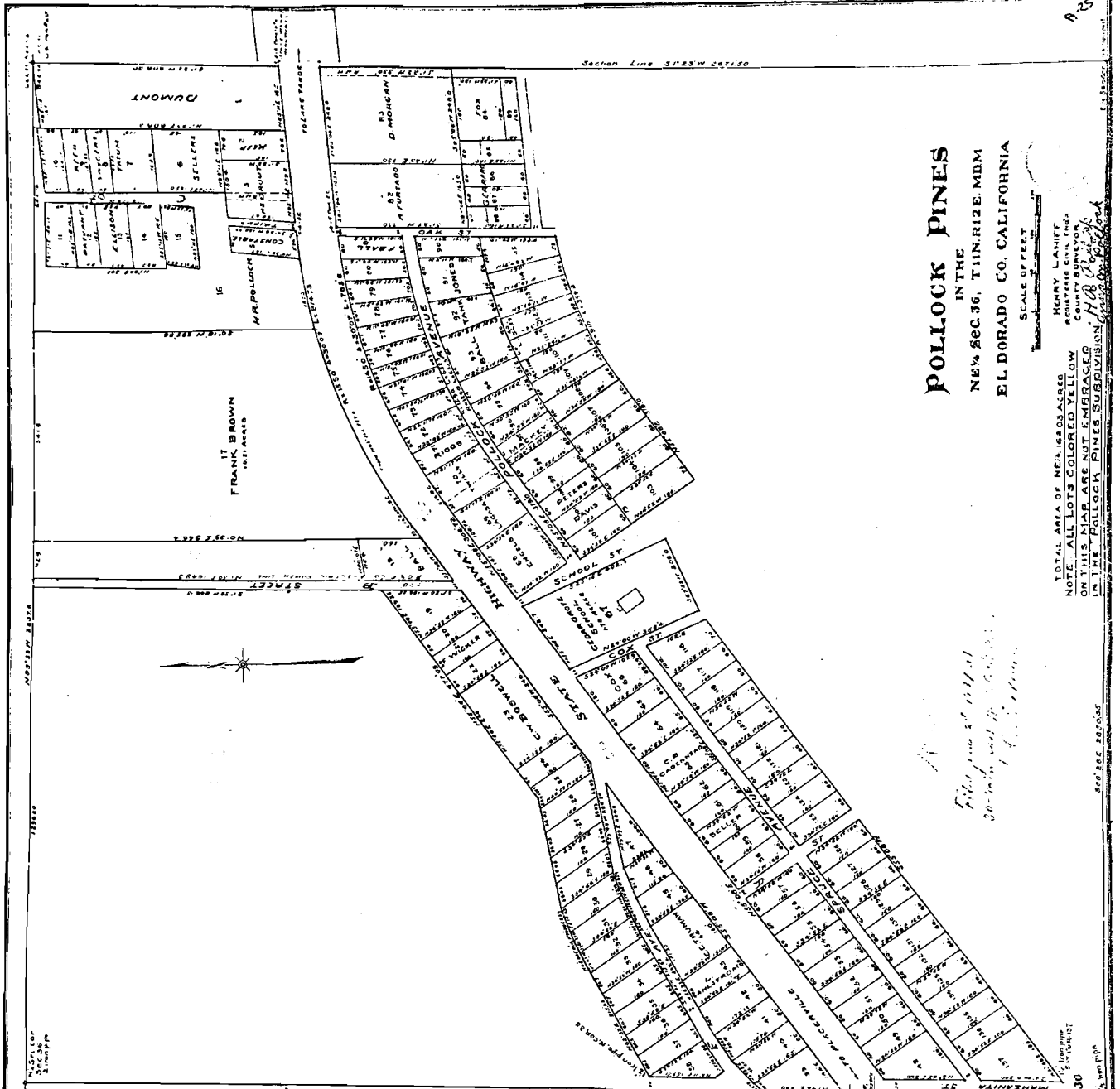


Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

EXHIBIT I

25



POLLOCK PINES
IN THE
NEW SEC. 36, T11N-R12E-M3M
EL DORADO CO. CALIFORNIA

SCALE OF FEET

TOTAL AREA OF NEW 1860 ACRES
NOTE: ALL LOTS COLORED YELLOW
ON THIS MAP ARE NOT EMBRACED
IN THE POLLOCK PINES SUBDIVISION

HENRY LASHIFF
REGISTERED CIVIL ENGINEER
COUNTY OF EL DORADO, CALIFORNIA

H.C. Pollock

*Filed Jan 2, 1911
S.D. - 1-11-11 - map by Henry Lashiff*

I, OLIVIO M. A. ROBERTS, Surveyor, do hereby certify that the above map is a true and correct copy of the original map on file in my office, and that the same is in accordance with the laws of the State of California, and the rules and regulations of the Board of Surveyors, and that the same is subject to the approval of the Board of Surveyors.

Dated this 21st day of January, 1911.

Olivio M. A. Roberts
Surveyor

I, JOHN W. SWEET, Surveyor, do hereby certify that the above map is a true and correct copy of the original map on file in my office, and that the same is in accordance with the laws of the State of California, and the rules and regulations of the Board of Surveyors, and that the same is subject to the approval of the Board of Surveyors.

Dated this 21st day of January, 1911.

John W. Sweet
Surveyor

I, CHARLES J. MURPHY, Surveyor, do hereby certify that the above map is a true and correct copy of the original map on file in my office, and that the same is in accordance with the laws of the State of California, and the rules and regulations of the Board of Surveyors, and that the same is subject to the approval of the Board of Surveyors.

Dated this 21st day of January, 1911.

Charles J. Murphy
Surveyor

I, JAMES H. GIBSON, Surveyor, do hereby certify that the above map is a true and correct copy of the original map on file in my office, and that the same is in accordance with the laws of the State of California, and the rules and regulations of the Board of Surveyors, and that the same is subject to the approval of the Board of Surveyors.

Dated this 21st day of January, 1911.

James H. Gibson
Surveyor

I, JOHN A. GIBSON, Surveyor, do hereby certify that the above map is a true and correct copy of the original map on file in my office, and that the same is in accordance with the laws of the State of California, and the rules and regulations of the Board of Surveyors, and that the same is subject to the approval of the Board of Surveyors.

Dated this 21st day of January, 1911.

John A. Gibson
Surveyor

I, HENRY LASHIFF, Surveyor, do hereby certify that the above map is a true and correct copy of the original map on file in my office, and that the same is in accordance with the laws of the State of California, and the rules and regulations of the Board of Surveyors, and that the same is subject to the approval of the Board of Surveyors.

Dated this 21st day of January, 1911.

Henry Lashiff
Surveyor

All DISTANCES ON CURVES OR CHORD MEASUREMENTS ARE IN FEET.



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: AZ06-0003/Pollock Pines School Site General Plan Amendment and Rezone

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

Contact Person: Aaron Mount, Associate Planner

Phone Number: (530) 621-5355

Property Owner's Name and Address: Thomas R. Van Noord, 3294 Royal Drive, Suite 201, Cameron Park, CA 95682

Project Agent's Name and Address: Thomas R. Van Noord, 3294 Royal Drive, Suite 201, Cameron Park, CA 95682

Project Location: South side of Pony Express Trail at the intersection with School Street in the Pollock Pines area

Assessor's Parcel Number(s): 101-291-03, -04, -05, -06

Zoning: Limited Multifamily-Design Sierra (R2-DS)

Section: 36 **T:** 11N **R:** 12E

General Plan Designation: Public Facilities (PF)

Description of Project: General Plan amendment and zone change for a group of parcels containing a vacant school. The General Plan amendment is from Public Facilities (PF) to Commercial (C) and the zone change is from Limited Multifamily-Sierra Design (R2-DS) to Commercial-Sierra Design (C-DS). As it stands the property could not be developed as the Public Facilities General Plan designation is applied to lands owned by public agencies, of which this project is not. Adaptive reuse of the school buildings includes an initial proposal for a community wellness center which would include medical and dental services and would be allowed by right and exempt from design review. Future proposals also include a homeless shelter which would require a further discretionary application.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R2	PF	Former School Site, Elementary School Buildings, Parking Areas
North:	R2/RT	MFR	Multifamily Residential, Single Family Residential
East:	C/R2	C/MFR	Commercial/Service Station, Multifamily Residential, Single Family Residential
South:	TC/CG/R1	C/MDR	US Highway 50, Commercial/Retail, Single Family Residence
West:	R2	MFR	Multifamily Residential, Single Family Residential

Briefly Describe the environmental setting: The project parcels, a total of 5.62 acres, are at an average elevation of 3,800 feet above mean sea level in the Pollock Pines Community Region. Improvements include an existing 16,000 square foot former school building and garage. The remainder of the project area is undeveloped having been the recreation fields for the school and areas of undevelopable slope.

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

El Dorado County Fire Protection District, El Dorado County Department of Environmental Management

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.

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature:  Date: 7/7/08

Printed Name: Aaron Mount For: El Dorado County

Signature: Pierre Rivas Date: 7-7-08
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) Scenic Vista: The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). The existing structures are not visible from U.S. Highway 50 due to topography changes and tree cover. There would be no impact.
- b) Scenic Resources: The project site is located within a State Scenic Highway as U.S. Highway 50 is designated from the Placerville Drive Bridge to South Lake Tahoe however, there are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>)). The existing school structure due to its age is considered an historic structure; however the adaptive reuse of this structure will ensure that any historic relevance is retained. The impacts would be less than significant.
- c) The view into the project site from U.S. Highway 50 will be fully analyzed as to the landscaping, parking, lighting and other visual and aesthetic elements of a particular development plan during the Design Review process. Section 17.14.130 of the El Dorado County Zoning Ordinance requires multifamily and commercial development along a state highway to be reviewed by the Planning Commission. A Design Review application would be required for any future proposed development. The purpose of the review would be to ensure the proposed structures and associated development plan are in keeping with the architectural character of the neighborhood. Impacts would be less than significant. Conversion of the existing structure
- d) Any future development would require a Design Review process, thus all future outdoor lighting would conform to Section 17.14.170 of the County Code and would be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation so as to minimize impacts from glare to less than significant. The existing school structure was out of the counties jurisdiction when built as school properties fall under state lands. Existing lighting was never reviewed by the county to confirm that it meets the County standards. There is a potentially significant impact from the existing lighting system in that it could affect day or nighttime views in the area. Adjacent to

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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the project site is numerous single and multifamily residential units that would be affected by lights that may not be fully cut shielded.

[MM AESTHETICS-1] All outdoor lighting for subsequent development or remodeling shall conform to § 17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Should installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of the Planning Department. A photometric plan of the existing and proposed onsite lighting showing conformance with applicable ordinances and the Illumination Engineering Society of North America's (IESNA) full cut-off designation shall be submitted with the first building permit, or occupancy if no building permits are required, for the project site and shall be approved prior to issuance of said permit or occupancy.

Monitoring: Planning Services shall review and approve a lighting plan prior to issuance of building permits or occupancy if no building permits are required.

Finding: No impacts to views and viewsheds would be expected with the proposed application and any future development plan proposal would be analyzed on its own merit upon submittal and review of a design review application. Existing lighting may be noncompliant but the included mitigation measure will ensure that the impact will be reduced to less than significant. For this "Aesthetics" category, impacts would be less than significant.

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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

a) El Dorado County has established the Agricultural District (-A) General Plan land use overlay designation and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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that there are no areas of “Prime Farmland” or properties designated as being within the Agricultural District (-A) General Plan land use overlay designation adjacent to the project site. The project would not result in the conversion of farmland to non-agricultural uses. There would be no impacts.

b & c) The project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. No existing agricultural land would be converted to non-agricultural use as a result of the proposed request. There would be no impacts.

Finding: No impacts to agricultural land would occur and no mitigation is required. For this “Agriculture” category, there would be no impacts.

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed amendment and rezone would not conflict with or obstruct the implementation of this plan. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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b & c) Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O3). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM10) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

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

Short-term minor grading and excavation activities associated with any future proposed development would be required to comply with the El Dorado County Air Pollution Control District's permitting process requiring adherence to District Rule #223 for fugitive dust emissions. Additionally, a Fugitive Dust Prevention and Control Plan would need to be submitted prior to any grading.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Impacts would be less than significant.

- d) Sensitive receptors include such groups as young children and the elderly and such sites as schools, hospitals, daycare centers, convalescent homes, and high concentrations of single-family residences. General Plan Policy 6.7.6.1 requires that the County ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution. There are multifamily and single family uses adjacent to the project site. Any future development proposal would be required to address possible pollution concentrations and the effect of a particular commercial proposal on this concentration of receptors during the required Design Review process. Impacts from the current applications are determined to be less than significant.
- e) The Commercial zone district does not permit activities, which would normally generate objectionable odors. Those activities, which might result in more than the minimal amount of objectionable odors, dust, or smoke, require the review and approval of a special use permit. The subsequent design review or special use permit would require environmental review addressing the potential impacts resulting from the exact proposed activity that would be described in the development plan with that application and it would be determined at that time whether a special use permit would be more appropriate. For the subject proposals, impacts would be less than significant.

Finding: A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the proposed amendment and rezone would not directly impact air quality. Any future development proposal would have all potential environmental impacts analyzed during the required Design Review process. For this "Air Quality" category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
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) After Reviewing County resource materials for sensitive and protected species, it has been determined that the project would not affect locally designated natural communities, disturb wetlands, or affect migration corridors. The California Natural Diversity Database showed no occurrence of listed species within a five mile radius of the project site. The 5.62-acre site contains a 16,000 square-foot structure and is surrounded on all sides by roads. The southern portions contain scattered tree canopy but there are no wetland features. Any future development proposal would be further analyzed as to all potential environmental impacts in the required Design Review process. Impacts would be less than significant.

b,c) The U.S. Department of Interior National Wetlands Inventory Maps were reviewed and a subsequent site visit was done to determine if any identified wetland or riparian habitat areas exist on or adjacent to the project site. This review

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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indicates that there are no wetlands or riparian habitat areas on or adjacent to the project. Best Management Practices (BMPs) will be designed during any future grading and improvement phase to limit the potential of surface run-off pre- and post-construction to meet County and Regional Water Quality Control Board (RWQCB) standards. All grading, drainage and construction activities associated with any future development plan proposal, including those necessary for road frontage improvements and those necessary to prepare and develop the site road access and turnaround, would be required to implement proper BMPs. 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. There would be no impact.

- d) Review of the Planning Division GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors on the project site. The project would not substantially interfere with the movement of any native resident migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There would be no impact.
- e) The project would not conflict with any local policies or ordinances protecting biological resources, such as the County's oak woodland canopy preservation policy. There would be no direct impacts to oak woodland tree canopy from the subject applications. Only a portion of the site is designated Montane Hardwood-Conifer which is defined as oak woodland. General Plan Policy 7.4.4.4 would require that any existing oak canopy be retained or shall be replaced using the requirements and options for Option B that would be applicable at the time when a specific Design Review application and development plan would be submitted. The direct impacts from the current applications would be less than significant.
- f) The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant.

Finding: There would be a less than significant impact to listed local, state, or federal biological resources with this project. There would be no impact to recognized or defined jurisdictional waters of the US, wetlands, or watercourses. Appropriate buffers and project conditions to address surface run-off by incorporating proper BMPs will ensure the drainage channel would not significantly be affected by this project. There would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy. Any potential impact to biological resources would be further fully analyzed and mitigated during the required Design Review process. This Design Review process would require review by the Planning Commission, and would occur prior to the issuance of any building or grading permit for the subject 5.62-acre project site. Use of the existing structures would have no impact on any biological features. For this "Biological" category, and in reference to this amendment and rezone alone, impacts would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. <i>Would the project:</i>			
d. Disturb any human remains, including those interred outside of formal cemeteries?			X

Discussion:

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

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

a-d) A Cultural Resources Record Search was completed by the North Central Information Center for the project site. The record search concluded that there is a low possibility of identifying prehistoric archaeological sites in the project area. The project site and adjacent parcels are within the Pollock Pines community region and have been developed. It further states that the Office of Historic Preservation has determined that buildings, structures, and objects 45 years or older may be of historical value. The vacant school buildings are present on the subdivision map that created the adjacent parcels in 1935 which would mean they are of historical value. Adaptive reuse of the school building will ensure that any historical value is retained. Any major alterations of the buildings will require a Design Review application at which time an evaluation of the property by an architectural historian would be required.

Because of the possibility that any parcel in the County may turn up archeological finds during grading, any future Design Review application/proposal would be recommended to be conditioned with the following condition:

In the event of the discovery of human remains, all work would be required to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains would be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans would include this mitigation on the plans. The Planning Department would review the grading plans prior to issuance of a grading permit.

Finding: Based upon the cultural resource record search prepared for the site, and the fact any future development, or major alterations of the existing structures, of the subject 5.62-acre project site would require further review under the Design Review process, for this General Plan amendment and rezone request, and in particular for this "Cultural Resources" category, impacts would be less than significant.

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

Discussion:

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

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

a) There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults have been mapped at or

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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adjacent to the project site where near-field effects could occur. There would be no impact related to fault rupture. There are no known faults on the project site, however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. All other faults in the County, including those closest to the project site are considered inactive. (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001). Impacts would be less than significant.

- b & c) **Soil Erosion and loss of topsoil.** All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During future site grading and construction of foundations and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions. The issuance of a grading permit would address potential impacts. Impacts would be less than significant.
- d) **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site contains three soil types including Cohasset loam (CmC), Iron Mountain very rocky sandy loam (ImE) and McCarthy cobbly loam (MhE) which all have low to moderate shrink swell capacity. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Impacts would be less than significant.
- e) The existing school site has a septic system that Environmental Health has stated is adequate. The tenant improvement building permits for the change in use for the existing school buildings would be evaluated by Environmental Health for adequacy of a septic system based on the new use. Any future development would be evaluated in a discretionary Design Review application.. For the subject application requests, impacts would be less than significant.

Finding: Based on the review of information about the on-site soil conditions, a less than significant level of impact would result from any geological or seismic conditions that could have the potential to affect this property. Review of grading, building, and/or construction plans would include grading design and shall address BMPs and UBC Seismic IV construction standards in order to address any potential impacts in the 'Geology and Soils' category. As such, impacts within this category would be less than significant.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X		
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) The proper use and storage of any hazardous material or substances would limit exposure and the potential for explosion or spills. If explosives would be used in the future for road or site construction, such activity would only occur in conformance with State and County applicable laws. In this case, the El Dorado County Hazardous Waste Management Plan serves as the implementation program for the management of any hazardous wastes in order to protect the health, safety, and property of residents in the vicinity of the project. Any future development proponent would be required under State and local law to provide a Hazardous Materials Management Plan for the site. This plan would identify the location of all hazardous and toxic materials and provide a plan of action in the event of a spill or leak of hazardous materials. This compliance would mitigate the potentially significant impact to a less than significant level. Any future development proponent will also be required to comply with applicable provisions of Title 49 Code of Federal

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Regulations Parts 100-185 and all amendments through September 30, 2001 (Hazardous Materials Regulations). Impacts from the current proposal would be less than significant.

- b) No significant amounts of hazardous materials are projected to be utilized for the project. The amendment and rezone would not directly result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.
- c) There are no existing or proposed school sites within 0.25 mile of the proposed project. There would be no impact.
- d) The project site is on a list of contaminated sites due to a former leaking underground storage tank. The associated soil contamination was remediated and a closer letter issued, requiring no further action. As the project site was not under the jurisdiction of the County until recently and the site has been in use as early as 1935, the past uses of the site are not completely known. The County Hazardous Materials Division has recommended the following mitigation:

[MM Hazards and Hazardous Materials-1] Prior to the issuance of any building permits or occupancy of the existing structure, the applicant shall conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a work plan and conduct a Phase II ESA and any required site remediation activities prior to developing the property.

Monitoring: Planning shall verify compliance by receipt of a letter from Environmental Management stating compliance prior to issuance of building permits or occupancy if building permits are not required.

- e & f) The project parcel is not located within an airport land use plan, or within two miles of a public or private airport. As such, there is no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site. The subject applications would have a less than significant impact.
- g) The proposed project has the potential to physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based on the availability of access points to the project site and availability of water for fire suppression. Comments from the El Dorado County Fire Protection District stated that the access roads serving the project site are non-conforming and additional fire hydrants would be required. The following mitigation measure is recommended to ensure that the existing structure meets current fire safe regulations before occupancy or issuance of building permits.

[MM Hazards and Hazardous Materials-2] Prior to issuance of building permits, or occupancy if no building permits are required, for the existing structures, a letter of approval from the El Dorado County Fire Protection District shall be obtained. The letter shall state that the project site meets current fire safe regulations and County standards for access and water. Specifically the existing non-conforming access roads serving the project site shall meet at minimum Fire Safe Standards for width, surface, grade, radius, turnarounds, and turnouts. Additional hydrants may be required and hydrant placement shall meet EID standards and have El Dorado County Fire Protection District approval of locations. Should the project site be non-compliant with current fire safe and county requirements, the applicant shall be responsible for construction, modification, and installation to the satisfaction of the Planning Department and the El Dorado County Fire protection District prior to reuse of the property.

Monitoring: Planning shall verify compliance by receipt of a letter from the El Dorado County Fire Protection District stating compliance prior to issuance of building permits or occupancy if building permits are not required.

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h) The El Dorado County Fire Protection District reviewed the project and did not find that the proposed project would 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. The project site is within the Pollock Pines community region and is adjacent to fully developed parcels. Impacts would be less than significant.

Finding: No Hazards or Hazardous conditions are expected because of the amendment and rezone alone. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Hazards" category, impacts would be less than significant with incorporation of the mitigation measure.

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

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

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

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

- a & f) Any future grading or improvement plans for this project would be reviewed by the El Dorado County Department of Transportation engineering staff, as well as Development Services staff to ensure that such plans are prepared to conform to County of El Dorado *Design and Improvement Standards Manual*, the *Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, and the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods must meet the *Grading, Erosion and Sediment Control Ordinance*. The project would be required to provide pre- and post- construction BMPs for run-off prior to the approval of grading, improvement and/or building activities. Staff would require that any such BMPs meet County standards which include RWQCB standards for run-off. Impacts would be less than significant.
- b) El Dorado County lies within the Central Sierra Nevada geomorphic province. The geology of the Western Slope portion of El Dorado County is principally hard crystalline, igneous or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. There are 357 defined groundwater basins in California, but no designated basins are identified in El Dorado County. No development plan accompanies the subject requests and thus the percolation and infiltration that exists today would not change. Potable water is currently supplied by the El Dorado Irrigation District for the existing residential building. Any future development analyzed through the Design Review process that would need additional water from them for a specific change in the commercial use would need a letter from them proving that there was enough water to serve the proposal. Impacts would be less than significant.
- c – e) The project would be subject to conditions of approval that would separate runoff for any future specific commercial proposal on the site pursuant to the County’s Storm Water Management Plan. Compliance with the Plan as well as the *Grading, Erosion and Sediment Control Ordinance’s* Best Management Practices would reduce construction erosion and operational runoff to less than significant.
- g – i) The FEMA Flood Insurance Rate Map, Panel No. 060040 0525 B, dated October 18, 1983, establishes that the subject 5.62-acre project site is within Flood Zone “C”, area of minimal flooding. There would be no impacts.
- j) A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami is considered less than significant. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. As the project’s operational facilities are sited outside of the 100-year event, there would be no impact.

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Finding: No significant hydrological impacts would be directly expected from this amendment. Any future development proposal would have all potential environmental impacts analyzed further during the impacts would be less than significant.

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 proposed project would not physically divide an established community as it is essentially an existing commercial site. The existing school was a use at the site for many years. Any future proposed use would have potential impacts to the adjacent residential uses reviewed at the time of future discretionary review. The subject application would have less than significant impacts on the current surrounding land uses.
- b) Any future development proposals would have all potential environmental impacts analyzed further during the required Design Review process. The amendment and rezone request would be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and would be consistent with the development standards contained within the El Dorado County Zoning Ordinance.
- c) As noted in Item IV (Biological Resources), the project site is not located in an ecological preserve mitigation area established for the Pine Hill rare plants or red-legged frog core area. The project would not conflict with any known habitat conservation plan.

Finding: No significant impacts would be expected directly from this amendment to any current land use policies and rezoning to commercial uses. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this “Land Use Planning” category, impacts would be less than significant.

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

Finding: No direct significant impacts are expected with the proposed amendment to any current land use policies. For this "Mineral Resources" category, the thresholds of significance have not been exceeded.

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	

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XI. NOISE. <i>Would the project result in:</i>			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Discussion:

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
 - Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
 - Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- a) The project site could potentially have a future project proposed that has a use listed under Table 6-1 of the General Plan as being a use subject to maximum allowable noise exposures from transportation sources such as U.S. Highway 50, and Table 6.3 for noises emulating outward towards the adjacent residential uses. As such, an acoustical analysis would potentially be required for noise inward and outward depending on the proposal for any future development proposal. Those impacts would be analyzed during the Design Review process that would be required for any future specific development plan proposal. The proposed adaptive reuse of the school buildings is not expected to have a use that would produce sound levels above that specified in the General Plan. For the current applications, impacts would be less than significant.
- b – d) Short-term noise impacts may be associated with excavation, grading, and construction activities in the project vicinity during developments. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas would be required to be located as far as practicable from any residential areas. Impacts would be less than significant.
- e-f) General Plan Policy 6.5.2.1 requires that all projects, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within an airport land use plan, or within two miles of a public or private airport. As such, there is no significant noise exposure resulting from private airport operations and aircraft overflights in the vicinity of the project site. The subject applications would have a less than significant impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Finding: No significant impacts to or from noise is expected directly as a result of this amendment and rezone proposal. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this “Noise” category, impacts would be less than significant.

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

Discussion:

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

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

a) The proposed amendment and rezone would not induce growth directly or indirectly by providing infrastructure that would create development beyond what is currently anticipated in the General Plan. The amended land use and rezone to commercial, in keeping with Policy 2.2.1.2, gives the subject project site the potential to offer uses that would benefit the local residents. There would be a less than significant impact.

b – c) The proposed project would not displace people or existing housing, which would require the construction of replacement housing elsewhere as the parcel adjoins U.S. Highway 50 which would not be an appropriate place for residential land use because of noise issues. The current zoning would only permit one primary residential unit and a potential secondary residential unit but both would need excessive mitigations to be permitted in this location. There would be no impact.

Finding: There is no potential for a significant impact due to substantial growth with the amendment and rezone either directly or indirectly. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this “Population and Housing” category, impacts would be less than significant.

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XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
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:** El Dorado County Fire Protection District currently provides fire protection services to the project area. The District was solicited for comments to determine compliance with fire standards, El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the California Uniform Fire Code. The District did not respond with any concerns that the level of service would fall below the minimum requirements as a result of the proposed amendment and rezone. The 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. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The amendment and rezone would not significantly impact current Sheriff's response times to the project area. The impacts would be less than significant.
- c) **Schools:** The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project proposal would not directly generate the need for additional school facilities and would not impact school enrollment, as the project would not result in a dominant residential component. There would be no impact.

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- d) **Parks:** Section 16.12.090 of the County Code establishes the method to calculate the required amount of land for parkland dedication, and the in-lieu fee. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code. The project proposal would not increase the demand for parkland. There would be no impact.
- e) **Other Facilities:** No other public facilities or services would be directly impacted by the project. The impacts would be less than significant.

Finding: As discussed above, no significant impacts are expected to public services with the amendment and rezone proposal. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Public Services" category, impacts would be less than significant.

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a, b) The land use amendment and rezone to commercial would have no impact on the use of recreational facilities in the area, nor does it include the construction or expansion of recreational facilities in its proposal. There would be no impact.

Finding: No significant impacts to recreation and open space resources would be expected from the subject amendment and rezone either directly or indirectly. For this "Recreation" category, there would be 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) Access to the site is off of Pony Express Trail which is maintained by the El Dorado County Department of Transportation. Impacts of adding 5.62 acres of commercial land use to Market Area #6, Pollock Pines, would amount to approximately a two percent increase to the Market area which could be considered a less than significant impact. (El Dorado County General Plan E.I.R., Table 3-5, page 3-29, EDAW, May, 2003). Specific traffic impacts from the future development of the site would be addressed during the required Design Review process. Impacts would be less than significant.

c) The project would not result in a major change in established air traffic patterns as there are no publicly or privately operated airports or landing fields in the project vicinity. There would be no impact.

d&f) The primary access to the project parcel is via existing encroachments onto both School Street and Cox Street which both encroach onto Pony Express Trail. The project does not propose any new development which would result in any design features or incompatible uses that would increase hazards. All parking would be required to comply with Chapter

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17.18 of the County Code. Parking would be evaluated at the building permit stage for a change in use of the existing school. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. Impacts would be less than significant.

- e) MM Hazards and Hazardous Materials-2 would ensure that prior to occupancy of the existing structure, that access would meet fire safe regulations. Comments from the El Dorado County Fire Protection District stated that the access roads serving the project site are non-conforming and the mitigation measure would ensure adequate emergency access is achieved prior to occupancy of the school site. Impacts would be less than significant with incorporation of mitigation measure MM Hazards and Hazardous Materials-2.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. There would be no impact.

Finding: As discussed above, no significant traffic impacts directly expected with amendment of the land use and rezone to commercial. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Transportation/Traffic" category, impacts would be less than significant with incorporation of mitigation measure MM Hazards and Hazardous Materials-2.

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:

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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, e) Any future septic system would be reviewed by the Environmental Health Division to insure adequacy in meeting the standards of the El Dorado County Sewage Disposal Ordinance prior to issuance of a building permit. There is no evidence indicating the amendment of the land use and rezone to commercial would violate any water quality standards or waste discharge requirements established by the RWQCB. Impacts would be less than significant.

b) Any new water or expansions of existing septic facilities would be reviewed by El Dorado County Environmental Management Department during the processing of any future Design Review permit or building permits. Impacts would be less than significant.

c) All new stormwater drainage facilities or expansion of existing facilities proposed by any future commercial project would be reviewed by El Dorado County Department of Transportation with the applicant's grading permit. Impacts would be less than significant.

d) The availability of potable water would be further analyzed during any future development proposal and would have all potential environmental impacts analyzed further during the required Design Review process. 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.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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. For commercial development some on-site separation of materials and areas would be required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319. Chapter 8.42.640C of the county Ordinance requires that solid waste, recycling and storage facilities would be reviewed and approved by the County prior to building permit issuance and examined during the Design Review process prior to that. 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: No significant utility and service system impacts would be directly expected by amending the land use and rezoning to commercial. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. For this "Utilities and Service Systems" category, impacts would be less than significant.

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

Discussion:

- a) This amendment of the land use designation and rezone to commercial would not directly have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Both short-term and long-term environmental effects directly associated with this amendment, in and of itself, would be less than significant. Any potentially significant impacts would be reduced through compliance with existing standards and requirements.
- b) Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts. Based on the analysis in this Initial Study it has been determined that the project would not result in cumulative impacts. Impacts would be less than significant.
- c) Based upon the discussion contained in this document it has been determined that the proposed amendment would not have any environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Mitigation Measures have been added to reduce the affects on aesthetics, hazards, and hazardous materials to a less than significant level. Any future development proposal would have all potential environmental impacts analyzed further during the required Design Review process. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

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)

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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