

MITIGATED NEGATIVE DECLARATION

FILE: SP13-0001, PD95-0002-R, P12-0004, PD95-0007-R, S13-0017

PROJECT NAME: El Dorado Hills Retirement Residence

NAME OF APPLICANT: Lenity Architecture, LLC

ASSESSOR'S PARCEL NO.: 117-160-38

SECTION: 11 T: 9N R: 8E

LOCATION: On the south side of Town Center Boulevard, 800 feet southwest of the intersection with Latrobe Road in the El Dorado Hills area, Supervisorial District 1.

GENERAL PLAN AMENDMENT: FROM: TO:

REZONING: FROM: TO:

TENTATIVE PARCEL MAP **SUBDIVISION TO SPLIT 20.33 ACRES INTO 2 LOTS**
SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW: A residential senior care facility in the General Commercial zone district.

OTHER:

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.

MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.

OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Board of Supervisors on _____ (date).

Executive Secretary



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: SP13-0001, PD95-0002-R, P12-0004, PD95-0007-R, S13-0017; El Dorado Hills Retirement Residence			
Lead Agency Name and Address: County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667			
Contact Person: Lillian MacLeod, Project Planner		Phone Number: (530) 621-5355	
Property Owner's Name and Address: TPC/VPD Venture I, LLC; 2481 Sunrise Blvd., #200, Gold River, CA 95670			
Project Applicant's Name and Address: Lenity Architecture, LLC, 3150 Kettle Court SE, Salem, OR 97301			
Project Agent's Name and Address: Mark Lowen of Lenity Architecture, LLC			
Project Engineer's / Architect's Name and Address: Tom Coppin of Kimley-Horn & Assoc., Inc., 11919 Foundation Place, #200, Gold River, CA 95670			
Project Location: South side of Town Center West, 800 feet southwest of the intersection with Latrobe Road in the El Dorado Hills area.			
Assessor's Parcel Number(s): 117-160-38			
Zoning: General Commercial – Planned Development (CG-PD)			
Section: 11 T: 9N R: 8E			
General Plan Designation: Adopted Plan (AP)			
Description of Project: El Dorado Hills Specific Plan Amendment to allow a residential senior care facility in Village U and to revise applicable development standards; Development Plan amendment for Town Center West to allow a residential senior care facility in Area A, zoned CG-PD; parcel map creating two lots; revision to the development plan for the existing commercial facility consistent with lot boundaries under the proposed parcel map; and a special use permit for the proposed residential senior care facility. Said facility will be a 114,000 square foot, three-story building comprising 130 units of studios, one, and two bedroom suites. Dining and recreation facilities will be located within the building. Meals, housekeeping, personal services, van service, and recreation activities will be provided 24 hours a day. A total of 18 employees are planned for the facility, of which four staff members will remain on site at all times, while 14 staff members will work shifts spread out from 6am to 8pm. No medical or nursing care will be provided.			
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:	CG-PD	AP	Warehouse/distribution facility
North:	CG-PD	AP	Medical insurance company
East:	CG-PD	AP	Commercial services and retail
South:	CG-PD	AP	Electric utility substation
West:	CG-PD	AP	Undeveloped

Briefly Describe the environmental setting: The eastern 14.5 acre portion of the lot is developed with an existing 89,470 square foot manufacturing facility that is being used currently as a warehouse and distribution center. A paved access road off Town Center Boulevard forms the western boundary of the developed area. Paved parking areas are situated to the north and east of the building. Landscaping trees, lawn, and shrubs surround the facility. The remaining undeveloped western portion of the lot has been graded and filled to be up to eight feet lower the existing development. The graded pad is large enough in area to accommodate the proposed residential senior care facility. The western edge of the pad cuts steeply down to the street grade of Town Center Boulevard forming the northern boundary, before curving southward to intersect with White Rock Road. The average elevation of the pad is 622 feet above mean sea level. Natural vegetation in the undeveloped area consists of grasses. Previously planted landscaping of ornamental and pine trees border the graded pad on its north, west, and east sides.

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

Community Development Agency: Building Division - building permits; Transportation Division - encroachment and grading permits; Environmental Management Division - health permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

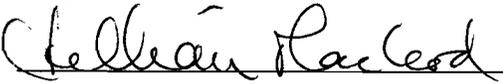
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

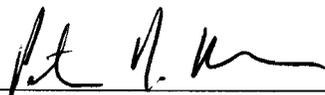
DETERMINATION

On the basis of this initial evaluation:

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

Signature:  Date: Jan. 23, 2014

Printed Name: Lillian MacLeod, Senior Planner For: El Dorado County

Signature:  Date: 23 Jan 2014

Printed Name: Peter Maurer, Principal Planner For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, 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. The project was reviewed against the Important Public Scenic Views identified in the El Dorado County General Plan and was found to have no impact on scenic vistas.
- b. The nearest state scenic highway to the project site would be Highway 50 from Placerville to South Lake Tahoe. The project site is located more than 20 miles west of this portion of Highway 50 and would have no impact on scenic resources within a state scenic highway.
- c. The project consists of a residential senior care facility that will resemble a multi-family residential structure in appearance. As such, it will appear different and potentially “out of place” from the existing and future general commercial development that is allowed under both the Specific Plan and the Town Center West development plan surrounding it. Under Section 4.4 of the Specific Plan, “Day care, senior care, and similar uses are likely to locate primarily within the Village Green/Community Center, but other locations within the Plan Area also may be suitable.” The project is being proposed in Village U due to its adjacency to commercial retail and service uses that the applicant feels will benefit the tenants of the facility. Ultimately, the Board of Supervisors will need to determine whether the project is compatible in use with the existing and future general commercial development that has been approved for Village U of the Specific Plan and Area A of Town Center West. If approved, the facility will be required to conform to Section 3.2 (Architectural Character) of the Town Center West Design Guidelines that require consistency and compatibility in color and building materials with the surrounding general commercial development. Compliance with these standards, that include but are not limited to building height, scale, texture, and color, will reduce the visual impacts from essentially a residential facility within a light manufacturing area to less than significant.
- d. While external lighting will be required for the facility to ensure public safety in and around the building and parking lots, it will be required to be installed so as to ensure that light and glare do not escape the subject parcel onto neighboring parcels or into any established public street or right-of-way. All on-site lighting will conform to Sections 3.5 of the Development Plan Design Guidelines and 17.14.170 of the County Zoning Ordinance, and be

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

Findings: Compliance with the Development Plan Design Guidelines that govern the project site and applicable Zoning Ordinance requirements will reduce impacts on the aesthetic and visual character of the site and surrounding area to 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-c The project site is in an area zoned for General Commercial uses under the adopted El Dorado Hills Specific Plan and the approved Town Center West Development Plan. As such, no agricultural resources or uses exist on the project site or within either the Specific or Development Plan areas.

Findings: There will be no impacts to agricultural resources from the project.

III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?			X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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 project will not conflict with or obstruct the implementation of this plan.
- b-c. Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The County Air Quality Management District (AQMD) 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.

The project was modeled for air quality and greenhouse gas impacts in both categories using the CalEEMod (*El Dorado Hills Retirement Air Quality Modeling*, Dudek, 12/19/2012). The results indicate that both construction and operation of the facility would remain below the significance thresholds accepted by the County of 82 pounds/day and 1,150 MTCO_{2e}/year for air pollutants and greenhouse gas emissions, respectively, subject to compliance with the six standard conditions mitigating emissions from fugitive dust, asphalt paving material, open burning of waste, diesel fuel construction engines, new point source emission units, and portable combustion engine equipment rated

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50 horsepower or greater. However, the model did demonstrate an excess of reactive organic gas (ROG) emissions generated by the volatile organic compound (VOC) in interior and exterior paint that will be applied to the structure. The following mitigation measure shall be added to reduce impacts from ROG emissions to less than significant:

Mitigation Measure 1:

The applicant shall be required to use a paint that contains no greater than 50 g/L of VOC that, when added to the other construction sources of ROG emissions, will result in 80.5 pounds/day ROG emissions, below the 82 pounds/day threshold.

d-e. Once developed, the project site will contain senior residential tenants who are considered sensitive receptors. However, no sources of substantial pollutant concentrations currently exist from general commercial development in the vicinity of the project site. Under 9.4.1.1 of the Specific Plan, Village U commercial development shall be subject to Zoning Ordinance requirements. Under Section 17.32.170 of the Ordinance, the General Commercial Zone does permit activities that could generate “a minimal amount of noise, odors, smoke, dust or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones; and further, to provide a close relationship between warehousing, distribution and retail sales.” The County Air Quality Management District will investigate complaints of odors and pollution to ensure they remain below levels of significance through enforcement of their regulations.

Findings: Impacts to air quality from the proposed project will be reduced to less than significant subject to compliance with the above mitigation measure, AQMD regulations, and zone standards.

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	

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>			
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion:

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

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

a-b. Based on the *Biological Resource Assessment* (Dudek, 12/20/2012), the project site, due to its absence of vegetation and wetlands or riparian habitat areas on or adjacent to the project will not provide suitable habitat or support for any of the special-status species of plants known in the region. The parcel does not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. Marginal nesting habitat may be provided for white-tailed kites, but none were observed during the field study in August. The project is within the range of the burrowing owl, though none were observed either. According to the *Assessment*, there is some potential for active nest burrows at the western boundary of the site. Therefore, the following mitigation measures will reduce potential impacts on these avian species to less than significant:

Mitigation Measure 2:

Preconstruction surveys for burrowing owls should be conducted within 30 days of site disturbance from grading and/or construction activities according to current California Department of Fish and Wildlife (CDFW) protocols. If wintering or nesting owls are found, work shall stop and CDFW shall be consulted to determine appropriate avoidance procedures.

Mitigation Measure 3:

If project grading and/or construction activities are to occur during March 1 through August 31, a qualified biologist shall conduct a preconstruction survey of the work area to determine if any special status bird and raptor species are nesting in or near the vegetation to be removed. The survey should be conducted within 15 days prior to start of work between March through May and within 30 days prior between June through August. If active nests are found, the biologist shall determine an appropriately-sized buffer around the nest where no work will be allowed until the young have fledged. Said buffers typically may range between 300 to 500 feet.

- c. Based on the *Biological Resource Assessment* (Dudek, 12/20/2012), there are no wetlands or riparian areas on the project site.
- d. Review of the Department of Fish and Game’s *Migratory Deer Herd Maps* indicate the project site lies outside of any mapped deer herd range, so that the proposed project will have no impact on deer migration patterns.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. The commercially designated portion of the project site is devoid of vegetation except for landscape material previously planted along the north, east and west property lines. Based on the *Biological Resource Assessment*, no oak trees exist on the site.
- f. The project will not conflict with the provisions of any adopted or approved habitat conservation plan.

Findings: There will be less than significant impacts to biological resources from the proposed project, subject to compliance with the General Plan and mitigation measures.

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

Discussion:

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

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

- a-b. The project site has been graded both in 1987 and 2012. As such, no evidence of cultural resources was found on the site during the field check conducted on November 4, 2012 by Peak & Associates, Inc. Based on their report dated November 5, 2012, no cultural resources will be affected by the project.
- c. Cultural resource analysis includes the potential for resources. Due to characteristics of the geologic formation of the County, the potential for discovery/disturbance of paleontological resources are localized in the Mehrten Formation comprising thick accumulations of sedimentary rocks. Under the 2004 General Plan EIR, this formation was mapped and found to be in areas east of Placerville. As such, the project site does not lie within this formation and the potential for discovery of paleontological resources are less than significant.

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- d. The standard condition will be applied to the project regarding discovery of Native American or other human remains pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. Verification by Planning Services of the required note on grading/improvement plans prior to issuance of permits will ensure that disturbance impacts remain less than significant.

Findings: There will be less than significant impacts to cultural resources from the proposed project, subject to compliance with the conditions of approval.

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

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a. Seismic Hazards:
- i-ii. According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. Potential seismic impacts from the nearest fault zone would be reduced to less than significant through compliance with the California Building Code standards.
 - iii. Research has shown that saturated, loose to medium-dense sands with silt content less than 25 percent within the top 40 feet are most susceptible to liquefaction and surface spreading as a result of seismic activity. El Dorado County is considered an area with low potential for seismic activity due to its lack of fault zones and its underlying igneous and granitic rock formation. As such, impacts from ground failure and liquefaction are less than significant.
 - iv. All grading activities will be required to comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance. The site has been previously graded twice and is relatively flat and compacted, reducing the potential for seismic induced landslides to less than significant.
- b. The *Soil Survey for El Dorado County* classifies the underlying soil series as AwD (Auburn silt loam, 2 to 30 percent slopes) and AkC (Argonaut gravelly loam, 2 to 15 percent slopes) with slight to moderate erosion hazard. All grading activities on site would comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). The implemented BMPs are required to be consistent with the Western El Dorado County Stormwater Management Plan issued by the State Water Resources Control Board to eliminate run-off and erosion, and regulate sediment controls. Implementation of these BMPs would reduce impacts from soil erosion or the loss of topsoil to less than significant.
- c. According to the *Geotechnical Investigation* (Geocon Consultants, Inc., July 2012), the project site has been previously graded and overlain with imported and compacted fill up to 35 feet in depth. The *Investigation* concludes that the existing fill “is not suitable for direct support of additional fill or improvements, as excessive post-construction settlement may occur.” Because of the undocumented history of the fill and the oversize rock found during the geotechnical site reconnaissance, the following mitigation measure will be required:
- Mitigation Measure 4:**
 Under a grading permit, partial removal, screening, and re-compaction of the existing fill will be required prior to placing additional fill on site or constructing the proposed improvements. As part of the grading permit, the applicant will be required to submit a soil report addressing, at a minimum, the composition of the fill material, scarification of native soil prior to fill, and compaction of fill prior to its transport to the project site. Certification by the project engineer as to the integrity of the fill material in supporting the proposed structures and improvements will be required. As such, impacts on soil stability will be reduced to a less than significant level.
- d. As stated in (b) above, the project site contains AwD and AkC soils. The *Soil Survey for El Dorado County* lists these types as having low shrink-swell potential, so are not considered expansive soils. There are no excessively steep slopes on the surrounding parcels that could potentially cause landslides onto the project site.

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- e. The project will be connecting to public sewer. There will be no impact.

Findings: The impacts to underlying geology and soil stability from seismic events or project grading will be less than significant subject to compliance with the mitigation measure, the El Dorado County Grading, Erosion, and Sediment Control Ordinance, and the California Building Codes.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion:

- a. Dudek consultants prepared an *Air Quality Modeling Analysis* for the project dated December 19, 2012 that included and assessment of the project’s potential greenhouse gas (GHG) emissions using CalEEMod modeling. The Assessment found and concluded that GHG emissions from construction and operation of the project would remain below the established thresholds used by the County, thus, no further analysis for GHG emissions impact is required. Cumulative GHG emissions impacts are considered to be less than significant. El Dorado County Air Quality Management District (EDCAQMD) reviewed the *Analysis* and has concurred with its findings and conclusions.
- b. Unlike thresholds of significance established for criteria air pollutants in EDCAQMD’s *Guide to Air Quality Assessment* (February 2002) (“CEQA Guide”), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it is appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a Climate Action Plan (CAP) consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the San Luis Obispo Air Pollution Control District (SLOAPCD) to determine the significance of GHG emissions. The project will have no impact on application of this interim approach.

Findings: Impacts from greenhouse gas emissions on the environment from construction and operation of the project will remain below the accepted thresholds used by the County and so be less than significant.

VIII. 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			X	

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VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
materials into the environment?			
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-b. Being a residential senior care facility, there will be a minimum of any hazardous materials or substances used during construction, or remaining on the premises after construction. The proper use and storage of any such hazardous material or substances should limit exposure and the potential for explosion or spills. If explosives are used for grading, such activity would only occur in conformance with State and County applicable laws.

The potential removal of medical waste from the site, such as used needles, may require a Medical Waste Permit to ensure compliance with the California Medical Waste Management Act. The applicant will be required to seek a determination from Environmental Management as to whether a permit is required prior to building permit issuance. In

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the event a permit is not required, the applicant will be required to contract with either their waste management provider or the medical vendor for proper disposal of medical/hazardous waste.

- c. No school, existing or proposed, is within one-quarter mile of the project.
- d. The project parcel is not identified as a hazardous materials site on the Cortese list compiled by the California Department of Toxic Substances Control pursuant to California Government Code 65962.5.
- e-f. The project parcel is not located within any airport land use plan, or two miles of any public airport or private airstrip.
- g. The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. The County emergency response plan is located with the County Office of Emergency Services located in the El Dorado County Government Center complex in Placerville.
- h. The project site is located in an area of moderate hazard for wildland fire as identified on the El Dorado County Fire Hazard Severity Zones Map (California Department of Forestry and Fire Protection). Based upon the location of the nearest fire station less than 1.5 miles away, the availability of water for fire suppression, modifications to the site plan in response to the El Dorado Hills Fire Department requirements, and provisions within the County emergency response plan, impacts from wildland fire is less than significant.

Findings: Impacts from the use of hazardous material or the creation of safety hazards from the proposed project will be reduced to less than significant subject to compliance with State law and the County Environmental Management Division and El Dorado Hills Fire Department requirements.

IX. 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	

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IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
f. Otherwise substantially degrade water quality?		X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a. General Plan Policy 7.3.2.2 establishes that projects requiring a grading permit shall have an erosion control program approved, where necessary. The purpose of the erosion control program is to limit storm water runoff and discharge from a site. Specific water quality objectives have been established by the Regional Water Quality Control Board (RWQCB) and any project not meeting those objectives are required to apply for a Waste Discharge Permit. There is no evidence indicating that the project or activities associated with the project will violate any water quality standards or waste discharge requirements established by the RWQB.
- b. The project will be connected to a public water source and will have no impact on groundwater quantity or recharge.
- c-e. Based on the *Wetland Evaluation, Town Center Boulevard Property, El Dorado Hills* prepared by Dudek (Aug 8, 2012), no waters of the U.S. or State of California occur on site and the site does not contain topographic variations that would inhibit stormwater drainage. Currently, stormwater “infiltrates or drains via sheet flow downslope to a low berm that runs along the western boundary of the site and directs stormwater off the site via a storm drain inlet at the southwest corner” of the property. Prior to improvement plan approval or grading permit issuance by the Transportation Division, the applicant will be required to submit to the Division a drainage report that ensures consistency with the County Drainage Manual and Storm Water Management Plan. If the project disturbs more than one acre of land, a Notice of Intent (NOI) to comply with the Statewide General NPDES Permit for stormwater discharges associated with construction activity shall be filed with the State Water Resources Control Board, in compliance with the Federal Clean

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Water Act and the California Water Code. Submittal of a copy of the application to the Transportation Division will be required prior to building permit issuance.

- f. The project will not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All stormwater and sediment control methods contained in the Grading, Erosion and Sediment Control Ordinance must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site.
- g-h. The FEMA Flood Insurance Rate Map for the project area, (Panel No. 0725 E, September 26, 2008), establishes that the project site is not within a mapped 100-year floodplain, but within Flood Zone X as an area outside the 0.2% yearly or 500-year flood event.
- i. The California Dam Safety Act requires dam owners to submit inundation maps to the California Office of Emergency Services showing the extent of inundation resulting from a potential dam failure. This Act also requires that local jurisdictions adopt emergency evacuation and control procedures for areas located below dams to limit loss of life, injury, and property. El Dorado County has adopted a Multi-Hazard Functional Plan to be implemented by the County's Office of Emergency Services. This Plan and the EIR adopted for the General Plan identify those dams that have the potential to inundate residential areas. The subject property is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the area with floodwaters.
- j. A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. There is no potential for a seiche or tsunami on the site. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. The potential for a mudflow is considered to be non-existent and having no impact.

Findings: There will be no impacts to hydrology and water quality from the proposed project, subject to compliance with federal, State, and County regulations and project-specific requirements.

X. 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;

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- 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-b. Development on the proposed site is regulated by both the El Dorado Hills Specific Plan (Specific Plan) and the Town Center West Development Plan (Development Plan). Under the Specific Plan, the zoning for Village U is General Commercial – Planned Development (CG-PD) allowing specific research and development and light industrial uses subject to the development standards within the Development Plan. Along with Village T, the two villages “are intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area” (Section 3.2.1). In Village U, the types of uses included, but not necessarily limited to hotel/convention center, restaurants, medical facilities, highway commercial, and office parks. Senior care facilities “are likely to locate primarily within the Village Green/Community Center” north of U.S. Highway 50, “but other locations within the Plan Area also may be suitable” (Section 4.4). The CG zone district allows a community care facility, of which the residential senior care facility is considered a subset, by special use permit. As mitigated and conditioned, the project will not conflict with any plan, policy, or regulation meant to reduce environmental impacts.

c. Currently, no habitat conservation or natural community conservation plan exists in El Dorado County.

Findings: Impacts to land use planning from the proposed project will be less than significant.

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

Discussion:

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

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

a-b. The project 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 General Plan Exhibit V-7-4. Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or that indicate calculated reserves. Review of the

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mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value.

Findings: There will be no impacts to mineral resources from the proposed project.

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

Discussion:

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

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

a. c. Normal operational noise created by the project will be contained within the building and have no impact on increasing ambient noise levels in the surrounding area. A major noise source in El Dorado County is generated by vehicular traffic. Based on Chapter V.11.3 of the General Plan Draft EIR, an increase of 3dB represents a significant increase in ambient noise levels, as the decibel scale is measured logarithmically. To exceed the 3dB threshold, existing traffic must be doubled. (U.S. Department of Transportation, Federal Highway Administration, *Highway Noise Fundamentals*, September 1980, p.31). In the project vicinity, Latrobe Road and White Rock Road have an average daily traffic count (ADT) of 26,500 and 9,500 ADT, respectively (El Dorado County Department of Transportation, 2011). According to

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the *Traffic Impact Analysis* prepared December 14, 2012 by Kimley-Horn and Associates, Inc., the project will result in an ADT of 264 additional trips, with eight AM-peak hour trips and 22 PM-peak hour trips, increasing traffic noise levels by 0.1 dB. With this increase, the proposed project will have a less than significant impact on traffic generated noise levels in the surrounding area.

Noise impacts from the surrounding general commercial development and transportation systems were analyzed for the residential senior care facility as a sensitive receptor site in the *Environmental Noise Assessment* (j.c. brennan & associates, 12/6/2012). The highest traffic noise levels were generated from White Rock Road, as measured 550 feet from its centerline. The *Assessment* shows levels in excess of the 45dB interior and 60dB exterior noise thresholds established under General Plan Table 6.1 for hospital/nursing home use. While measurements at the nearest first floor building façade are just under the threshold at 59 dB, the second and third floor façade measurements exceed the limits at 62 dB. To reduce these levels, the *Assessment* recommends installation of mechanical ventilation systems to allow windows to remain shut on these floors. Doing so will reduce noise levels to 37 dB consistent with the General Plan. Under Section 1.4.1.4.c (Noise) of the Specific Plan, interior noise levels “will be mitigated to a level of 45 dB Ldn (day/night average sound level) or below” utilizing “barriers, reduced vehicle speeds, restriction of truck traffic, increased setbacks, advantageous use of natural topographic barriers, construction materials, or any combination of the above.” As the only method possible in this location would be the use of sound deadening construction materials, the recommendation in the *Assessment* of sound-attenuating windows and ventilation systems is consistent with the Specific Plan.

The outdoor activity areas are located on the west side of the building that, along with distance, serves to buffer the traffic noise generated by Latrobe Road. However, these areas will face the remaining undeveloped parcels in Village U, as well as traffic noise generated on Town Center Drive from future light industrial development. General Plan Policy 6.5.1.8 requires mitigation through project design to reduce exterior noise levels below the thresholds in Table 6-1 for the residential senior care facility as a “noise sensitive land use”. Under Section 3.0.e of the Specific Plan, commercial design guidelines require placement of loading docks and delivery areas to be located away from residential use. The Development Plan also requires application of design criteria under Sections 3.4.5.through 3.4.7 to reduce noise impacts on adjacent development. However, the General Commercial zone allows uses that have the potential to create a “minimal amount of noise” among other impacts on adjacent property. Future tenants of the facility will be required to sign a disclaimer acknowledging the noise potential. Compliance with the design standards under the Specific and Development Plans and General Plan noise thresholds in Table 6-2 will reduce impacts from noise to less than significant.

- b. d. Short-term and ground borne noise impacts associated with excavation, grading, and construction activities may occur in the project vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations are required to comply with the noise performance standards contained in General Plan Table 6.3, including limited hours of operation. All storage, stockpiling and vehicle staging areas are required to be located as far as practicable from any residential areas. Compliance with these requirements will reduce construction noise impacts to less than significant.
- e. 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 Airport Land Use Compatibility Plan (ALUCP). In this case, the project site is located over four miles west from the nearest defined 55dB/CNEL noise contour of the Cameron Airpark Airport, a County owned/operated airport facility.
- f. The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected excessive noise from a private airport.

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Findings: There will be less than significant noise impacts from the proposed project, subject to compliance with General Plan noise performance standards and the Specific and Development Plan design standards.

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

Discussion:

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

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

a. The proposed project has been determined to have a minimal growth-inducing impact as the age-restricted nature of the project and projected number of employees will not increase regional housing stock or substantially increase the employment potential in the area. The project will not induce indirect growth by providing infrastructure that would create development beyond what is allowed under zoning and land use policies. There will be no indirect growth resulting from the infrastructure and roadways associated with the project, since water, sewer, and roads already exist to the project site.

b-c. No existing housing will be displaced by the project, as it is located on undeveloped general commercial-zoned land and, as such, no substantial numbers of people will be displaced necessitating the construction of replacement housing elsewhere.

Findings: There will be less than significant impacts to population and housing from the proposed senior care facility.

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XIV. 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. The El Dorado Hills Fire Department currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, including emergency response support, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The District will review building permit plans to determine compliance with their fire standards including, but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification, and construction phasing. Prior to issuance of the building permit, the applicant will be subject to impact fees for fire protection services.
- b. 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 addition of the residential senior care facility will have no impact on the achievement of this goal or the current response times to the project area. Prior to issuance of the building permit, the applicant will be subject to impact fees for Sheriff Department services.

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- c. The project site is located within the Buckeye Union School District. The average age of a resident in the facility is 82 years old requiring no expansion of school facilities in the affected school district. Prior to issuance of the building permit, the applicant will still be required to pay their calculated share of impact fees to the school district.
- a) The proposed project would not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland or in-lieu fees for residential projects. As the project is a residential use, provisions for parkland dedication or the payment of an in-lieu fee will be required.
- b) No other public facilities or services would be required or substantially impacted by the project.

Findings: There will be less than significant impacts to public services from the proposed senior care facility.

XV. 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. Due to the average age of the tenants and the provision of outdoor activity areas and indoor recreation facilities on site, the project will not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of these facilities would occur.
 - b. Recreational facilities proposed on site consist of common areas to be used for crafts, exercise, media viewing, and lounges to name a few of the anticipated uses. These areas will be contained within the building and, as such, have been analyzed as part of the total structural impact on the environment. Outdoor activity areas consist of lawn and garden areas that will be considered as part of the landscaping for CEQA purposes.

Findings: There will be less than significant impacts to neighborhood recreation facilities from the residential senior care facility as a result of the age of the tenants. The recreational facilities proposed on site have been analyzed as part of a whole with the entire structure and by themselves, will have no impact on the surrounding environment.

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XVI. 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. Based on the *Traffic Impact Analysis* prepared December 14, 2012 by Kimley-Horn and Associates, Inc. and a determination by the County Transportation Division, the project will generate 264 daily trips with eight trips occurring during the AM peak hour and 22 trips during the PM peak hour that will have a less than significant impact on the existing traffic and capacity of the street system. Levels of service (LOS) thresholds were analyzed during the PM peak hour to determine the impact the project will have on adjacent intersections during these hours. The PM peak hour trips will add less than a second of delay time at the intersections of Town Center Boulevard /Latrobe Road and Town Center Boulevard/site driveway, so that levels of service will remain at LOS D and C, respectively. No additional delay time will be added at the intersection of White Rock /Latrobe Roads, so that it will remain at LOS C. Any impact associated with the project on LOS will be addressed through the payment of TIM fees at the time of development.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. The project is not located within two miles of a publicly or privately operated airport and will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing fields located outside of this radius.
- d. No traffic hazards such as sharp curves or dangerous intersections exist on or adjacent to the project site.
- e. The proposed project will create two driveways to the site off the existing driveway that currently accesses the general commercial facility. The El Dorado Hills Fire Department requires modifications to the main entranceway to accommodate the fire apparatus turning radius. That, along with adequate entranceway surfacing to support 40,000 pounds of fire apparatus will provide adequate emergency access.
- f. The site plan was reviewed to verify compliance with on-site parking requirements under Chapter 17.18 of the Zoning Ordinance. As proposed, the project will have adequate parking space.
- g. "While the project will not result in removal of a bikeway/bike lane or prohibition of implementation of the facilities identified in the *Plan*, it is required to include pedestrian/bicycle paths connecting to adjacent commercial, research and development, or industrial projects and any schools, parks, or other public facilities" (*Traffic Impact Analysis*, Kimley-Horn and Associates, Inc., 12/14/12). The project will be conditioned to provide circulation improvements, including pedestrian, bikeway, and public transportation accommodations required under the Development Plan and the El Dorado County Bicycle Transportation Plan (EDC Transportation Commission, 2010 Update).

Findings: There will be less than significant impacts to transportation and traffic from the proposed project, subject to compliance with the Parking and Loading Ordinance (Chapter 17.18), circulation improvements under the Development Plan and the County Bicycle Transportation Plan, and Fire Department standards.

XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X		
b. 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		
c. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X		
d. 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		
e. 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		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X		

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a-b. The residential senior care facility is located within the El Dorado Hills Community Region and is therefore required to connect to public wastewater collection facilities under General Plan Policy 5.3.1.1. According to the Facility Improvement Letter (FIL) dated October 26, 2012, a 6-inch sewer line with adequate capacity to serve the project abuts the northwest property line within an easement in Town Center Boulevard. A six-inch service stub is located adjacent to the line within the project site. Currently, the property has an allotment of two equivalent dwelling units (EDUs) of sewer service available. Twelve EDUs of service are required for the project requiring an extension of an adequately sized sewer line connection to be constructed. Off-site improvements as a result will have no environmental impacts on the previously constructed roadway and easement infrastructure.

c. Public water will be provided by the El Dorado Irrigation District (EID), as required within a Community Region under General Plan Policy 5.2.1.3. The FIL (10/26/12) states that as of January 1, 2012, approximately 4,752 EDUs are available in the El Dorado Hills Water Supply Region from which the project will require 14 EDUs. Minimum fire flow required for the project by the El Dorado Hills Fire Department is 4,000 GPM for four-hour duration while maintaining 20-psi residual pressure. In order to provide this and receive service, a water line extension connecting in two places from the existing 12-inch water line located within an easement in Town Center Boulevard to the existing 8-inch water line on site will be required. Off-site improvements as a result will have no environmental impacts on the previously constructed roadway and infrastructure.

d. No new water or wastewater treatment plants are proposed or are required as a result of the project.

e. The project site is located in the Regional Water Quality Control Board's (RWQCB) Central Valley Region (Region V). The RWQCB is responsible for the preparation and implementation of basin water quality control plans for defined regions that are consistent with the Federal Clean Water Act. Specific criteria for discharging pollutants or storm water into surface waters are established for the various basins within the defined regions of California.

The project will be subject to compliance with the County's regulations regarding the preparation of a Stormwater Pollution Prevention Plan that describes the site, erosion and sediment controls, means of waste control, implementation of local plans required by the Resource Conservation District, control of post-construction sediment and erosion control,

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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and non-stormwater management controls. On-site storm water drainage facilities are required as needed so as to reduce runoff to discharge levels which do not exceed site discharge levels which existed prior to development of the site. All such drainage facilities shall be built in conformance with the standards contained in the County of El Dorado Drainage Manual and as provided for in General Plan Policy 5.4.1.1.

- f. In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.

- g. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For multi-residential development, such as the residential senior care facility, some on-site separation of materials is required and areas are required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319.

Findings: There will be less than significant impacts to utilities and service systems from the project, subject to compliance with EID requirements for service and RWQCB and County regulations.

XVIII. 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. No impacts have been found that would reduce potential wildlife or plant habitat on the site, reduce wildlife or plant populations below self-sustaining levels, or restrict the range or migratory habits of a rare or endangered animal. Any cultural or archeological resources discovered during construction shall be protected with mitigation measures and

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standard conditions requiring cessation of the activity until determination of the value and disposition of the resource has been made by a qualified specialist.

- 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.” Any potentially significant impacts to air quality, avian species, or soil instability can be mitigated through the incorporation of the proposed mitigation measures, if accepted by the applicant, and existing standards and requirements. Based on the analysis in this Initial Study it has been determined that the project will not result in cumulative impacts.
- c. The project will not generate any substantially adverse environmental effects on human beings, either directly or indirectly.

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.)

El Dorado County Bicycle Transportation Plan (EDC Transportation Commission, 2010 Update)

El Dorado Hills Retirement Air Quality Modeling, Dudek, 12/19/2012.

Biological Resource Assessment for the ± 5.5-acre El Dorado Hills Retirement Residence Study Area, Dudek, 12/20/2012.

Cultural Assessment of El Dorado Hills Retirement Residence, Dudek, 11/5/2012.

Geotechnical Investigation: El Dorado Hills Retirement Residence, Geocon Consultants, Inc., July 2012.

Environmental Noise Assessment: El Dorado Hills Retirement Residence, j.c. brennan & associates, inc., 12/6/2012.

Traffic Impact Analysis: El Dorado Hills Retirement Residence, Kimley-Horn and Associates, Inc., 12/14/2012.

Wetland Evaluation, Town Center Boulevard Property, El Dorado Hills, Dudek, 8/24/2012.

Facility Improvement Letter, El Dorado Hills Retirement Residence, El Dorado Irrigation District, 10/26/12.