

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



Agenda of: October 25, 2007
Item No.: 12
Staff: Pat Kelly

ZONE CHANGE/SPECIAL USE PERMIT

FILE NUMBER: Z06-0038/S98-0013R

APPLICANT: Light of the Hills Lutheran Church

AGENT: Brian Morris

REQUEST: The project consists of the following requests:

1) Special Use Permit –Revision request to allow construction of one additional building and expansion of the permit to allow the development of a multi-purpose ball field on an adjacent 5.069 acre parcel. The proposed Sunday School building would be located directly behind the current church facility and would be a two-story building. The original Special Use Permit allowed for two additional buildings that would include a formal sanctuary (8,000 square feet) and an elementary school facility (10,000 square feet). The applicant has requested that the plan for two additional buildings be abandoned and replaced with a single building of reduced size (13,720 square feet) to be built.

2) Consistency Zone Change for parcel 109-161-01 from Limited Multifamily Residential-Planned Development (R2-PD) to Estate Residential Five-acre (RE-5) to maintain consistency with the County's General Plan and surrounding land use designations.

LOCATION: On the south side of Rodeo Road, at the intersection with Coach Lane in the Cameron Park area; Supervisorial District IV (Exhibit A)

APN: 109-161-01 and 109-161-31

ACREAGE: 5.015 acres (APN 109-161-01) and 5.069 acres (APN 109-161-31)

GENERAL PLAN: Low Density Residential (LDR) (Exhibit B)

ZONING: Limited Multi Family Residential – Planned Development (R2-PD) and
Estate Residential Five Acre (RE-5) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Recommend conditional approval

BACKGROUND: Special Use Permit, S98-0013 was approved on September 10, 1998 for phased construction. Phase 1 was a multipurpose 10,700 square foot building which was built in 1999. The church sanctuary of 8,000 square feet and the elementary school of 10,000 square feet were never built. Since the site improvements for the elementary school were not available, the school was not reviewed for approval at that time. The applicant is requesting to modify the original project to eliminate the two buildings totaling 18,000 square feet and in its place construct a single two-story 13,720 square foot building intended to be used for church offices and Sunday School rooms.

STAFF ANALYSIS

Project Description: The proposed project is a revision to a Special Use Permit to allow construction of one additional building on the 5.015 acre parcel and expansion of the Special Use Permit on the 5.069 acre adjacent parcel for the development of a multi-purpose ball field. The project also includes a rezone to bring parcel 109-161-31 into conformance with the General Plan.

The proposed Sunday School building would be located directly behind the current church facility and would be a two-story building. The original special use permit allowed for two additional buildings that would include a formal sanctuary (8,000 square feet) and an elementary school facility (10,000 square feet).

The church also plans to develop a multi-purpose playing field on the adjacent 5-acre parcel south of the current property. The design includes one softball field and one soccer field that overlap allowing occupancy of only one event at a time. The field would not have public access and would be used during daylight hours only and will require scheduling of events through the Church office.

Site Description: The site is gently sloping with ninety (90) percent of the area containing less than ten (10) percent slopes and the remaining ten (10) percent being less than twenty (20) percent slopes. The site contains primarily woodland terrain with Live Oak, Blue Oak, White Oak, Black Oak and Digger Pine being the dominant vegetation. The site is not located within an identified flood plain and is approximately one-third of a mile from Deer Creek.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2-PD & RE-5	LDR	Developed – Church Multipurpose Building
North	CP	C	Shopping Center
South	RE-5 & R2	LDR	Undeveloped & Single Family Residential
East	RE-5	LDR	Single Family Residential
West	R2	LDR	Single Family Residential

General Plan:

General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. Specifically, the project has been reviewed for consistency with the following General Plan Policies.

General Plan Policy 2.2.1.2 designates the subject site as Low Density Residential (LDR). This land use designation establishes areas for single-family residential development in a rural setting...transition from Community Regions and Rural Centers...applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available.

General Plan Policy 2.2.5.3 requires that the County evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include the following listed as numbers 1 through 19:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;
3. Availability and capacity of public waste water treatment system;

Discussion: General Plan Policy 2.2.5.6, where approval of this General Plan has created inconsistencies with existing zoning, lower intensity zoning, in accordance with Table 2-4 of the General Plan, may remain in effect until such time as adequate infrastructure is available to accommodate a higher density/intensity land use. Additionally, General Plan Policies 5.1.2.1 and 5.1.2.2 require that prior to approval of any discretionary development a determination of the adequacy of the public services and utilities to be impacted shall be made and the development shall not result in a reduction of services below minimum established standards.

The existing zoning of Limited Multi-Family Residential is inconsistent with its Low Density Residential (LDR) land use designation. The Environmental Management Department has reviewed the original application and the proposed revision and recommended conditions relating to sewage disposal. A letter dated April 24, 2006 from El Dorado Irrigation District does stipulate that adequate infrastructure of public water and sewer systems exist to warrant the project and can serve future development of the site.

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

Discussion: Under General Plan Policy 5.8.1.1 School districts affected by a proposed development shall be relied on to assess any impacts on school facilities. The criteria is not applicable.

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

Discussion: Future development of the project may result in an increase in demand for fire protection services, however, no factual information was provided by the El Dorado County Fire District stating that the minimum level of service would fall below the minimum response time of eight (8) minutes to eighty (80) percent of the population, as designated by Policy 5.1.2.2 in Table 5-1 of the General Plan. A fire station is located less than one mile to the north on Cameron Park Drive, therefore the project would be consistent with this criteria.

6. Distance to nearest Community Region or Rural Center;

Discussion: The property is located within the Community Region of Cameron Park.

7. Erosion hazard;

Discussion: Under General Plan Policy 7.3.2.2, projects requiring a grading permit shall have an erosion control program approved, where necessary. The erosion hazard for this soil is slight to moderate. All development would be required to adhere to the County's grading and erosion control requirements, thereby achieving consistency with this criteria.

8. Septic and leach field capability;

9. Groundwater capability to support wells;

Discussion: The project would not utilize wells or private septic systems since public services are available.

10. Critical flora and fauna habitat areas;

Discussion: General Plan Policy 7.4.1.5 requires species, habitat, and natural community preservation/conservation strategies to be prepared to protect special status plant and animal species and natural communities and habitats when discretionary development is proposed on lands with such resources. The project site is located within an identified gabbro soils area that may contain rare, threatened or endangered species. A Rare/Endangered Plan Survey on the

subject property was conducted by Ruth A. Willson, Biologist, on July 13, 1998 with a follow-up survey on April 14, 2003. The survey resulted in the conclusion that no rare plants were found, but three elderberry plants were found on the parcel where the Sunday School building is proposed to be built. These plants can be the host for the threatened Valley Longhorn Elderberry Beetle. The recommended mitigation measures are identified and discussed in the Environmental Checklist Form and Discussion of Impacts (Exhibit E) and provided in the mitigation monitoring program included in Attachment 1, Conditions of Approval. The mitigation measures for the protection of the elderberry plants include fence and flag all areas to be avoided; contractors for the project to be advised, prior to start of work, on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these guidelines. These mitigation measures would ensure that the project is consistent with this criteria.

Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 requires all new development projects (not including agricultural cultivation and actions pursuant to a Fire Safe Plan necessary to protect existing structures) that would result in soil disturbance of parcels over one acre that have at least 1 percent total canopy cover by woodland habitats as defined in the General Plan to mitigate impacts by one of two options:

- Adherence to tree canopy retention and replacement standards (Option A); or
- Contribution to the County's Integrated Natural Resources Management Plan conservation fund (Option B). Option B is currently not available, as an Oak Woodland Management Plan has not yet been adopted by the County.

The proposed project is expected to have an impact on existing oak woodland. Upon initial review, approximately 45% of both project parcels are covered by tree canopy thereby providing adequate space for future development while conforming to Policy 7.4.4.4 and the Interim Interpretive Guidelines. Specifically, the project includes grading and the removal of oak trees, as well as construction of a 13,720 two-story Sunday school building and multipurpose ball field. Both project parcels include one-hundred and eighty-four (184) White Oak, Blue Oak, Live Oak, Black Oak and five (5) Digger pine trees. The majority of the tree canopy is located on the southern and eastern portion of both project parcels outside the area being impacted by grading and construction activities.

Mitigation measures provided by the Interim Interpretive Guidelines have been included in the Environmental Checklist Form and Discussion of Impacts (Exhibit E) and provided in the mitigation monitoring program included in Attachment 1, Conditions of Approval addressing the preservation, protection and replacement of oak woodlands. The mitigation measures include retaining a qualified project biologist to oversee all aspects of the construction monitoring that pertain to oak tree protection. Lost tree canopy must be replaced at the percentage required under the County's Interim Interpretive Oak Woodland Guidelines and would be in the final landscape plans submitted prior to the issuance of a grading permit for review and approval by Planning Services.

The project is located within the Rare Plant Mitigation Area 1 and would be required to pay a fee for development of the property. The project would not conflict with the provisions of any adopted habitat conservation plan.

- 11. Important timber production areas;**
- 12. Important agricultural areas;**
- 13. Important mineral resource areas;**

Discussion: Project site is not in any designated area for these criteria.

- 14. Capacity of the transportation system serving the area;**
- 15. Existing land use pattern;**

Discussion: General Plan Policy 2.1.1.2, establishes Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development...based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns. The proposed development and the rezoning of the project parcel would maintain conformity to the existing land use pattern.

- 16. Proximity to perennial water course;**
- 17. Important historical/archeological sites; and**
- 18. Seismic hazards and present of active faults.**
- 19. Consistency with existing Conditions, Covenants, and Restrictions.**

Discussion: As discussed in the initial study, none of these resources or constraints exists on the site; therefore the project would be consistent with these criteria.

Additionally, the following General Plan policy also applies to this project:

General Plan Policy 2.2.5.17 requires the Zoning Ordinance to set criteria for locating churches and private schools in residential zones. The subject application is for a revision to a Special Use Permit for the addition of one Sunday school building and multi-purpose ball field to an existing church facility. The subject site is located within residentially zoned lands and is in compliance with the subject policy.

Zoning Code

The proposed project is permitted in the RE-5 Zone District, pursuant to Section 17.28.200 of the Zoning Code with the approval of a Special Use Permit. In order to approve the use, Section 17.22.540 of the Zoning Code requires the approving authority to find that the use is consistent with the General Plan and would not be detrimental to the public health, safety and welfare nor injurious to the neighborhood. Based on comments received from public agencies, citizens' groups, and impacted neighbors, as discussed below, staff finds that the project would not be detrimental to the public health, safety and welfare, nor be injurious to the neighborhood with the adoption of conditions and mitigation measures.

Agency and Public Comments:

The project was circulated for review and comment to various affected agencies. The agencies specific topics are discussed below, and recommended conditions of approval are included in Attachment 1.

El Dorado County Fire District: The District has submitted a letter dated December 29, 2006 that includes comments on fire flow requirements, provisions for fire hydrants, and sprinkler systems. These comments have been included as conditions for the project, to provide for adequate fire protection for the proposed development plan.

Environmental Management – Air Quality: The District's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. Comments include measures that may be used to reduce impacts on air quality from equipment exhaust emissions.

El Dorado County Department of Transportation: The County Department of Transportation (DOT) reviewed the project plans and is requiring frontage improvements.

The applicant shall obtain an encroachment permit from DOT and construct a Type 2 vertical curb and gutter along Rodeo Road along the entire frontage for APN 109-161-31, per Standard Plans 104. The required curb and gutter shall connect to the existing curb and gutter that adjoins APN 109-161-01. These improvements shall be substantially complete or the applicant shall obtain an approved improvement agreement with security as determined by the Department of Transportation (DOT), prior to the issuance of any Building Permit associated with this proposed project.

Early comments from the public and citizens' groups include the **Cameron Estates Community Services District**. Their comments and proposed suggestions for the project included concerns with public access to the proposed ball field; fencing along Strolling Hills Road; increase in traffic; and requirement to adhere to the County's Oak Tree Guidelines. Additional issues may be raised as a result of the public notice of the hearing.

Copies of their written comments are available at the Planning Services office.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion, Exhibit E) 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 endangered species and oak woodlands. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study and included in Attachment 1 which would reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared.

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

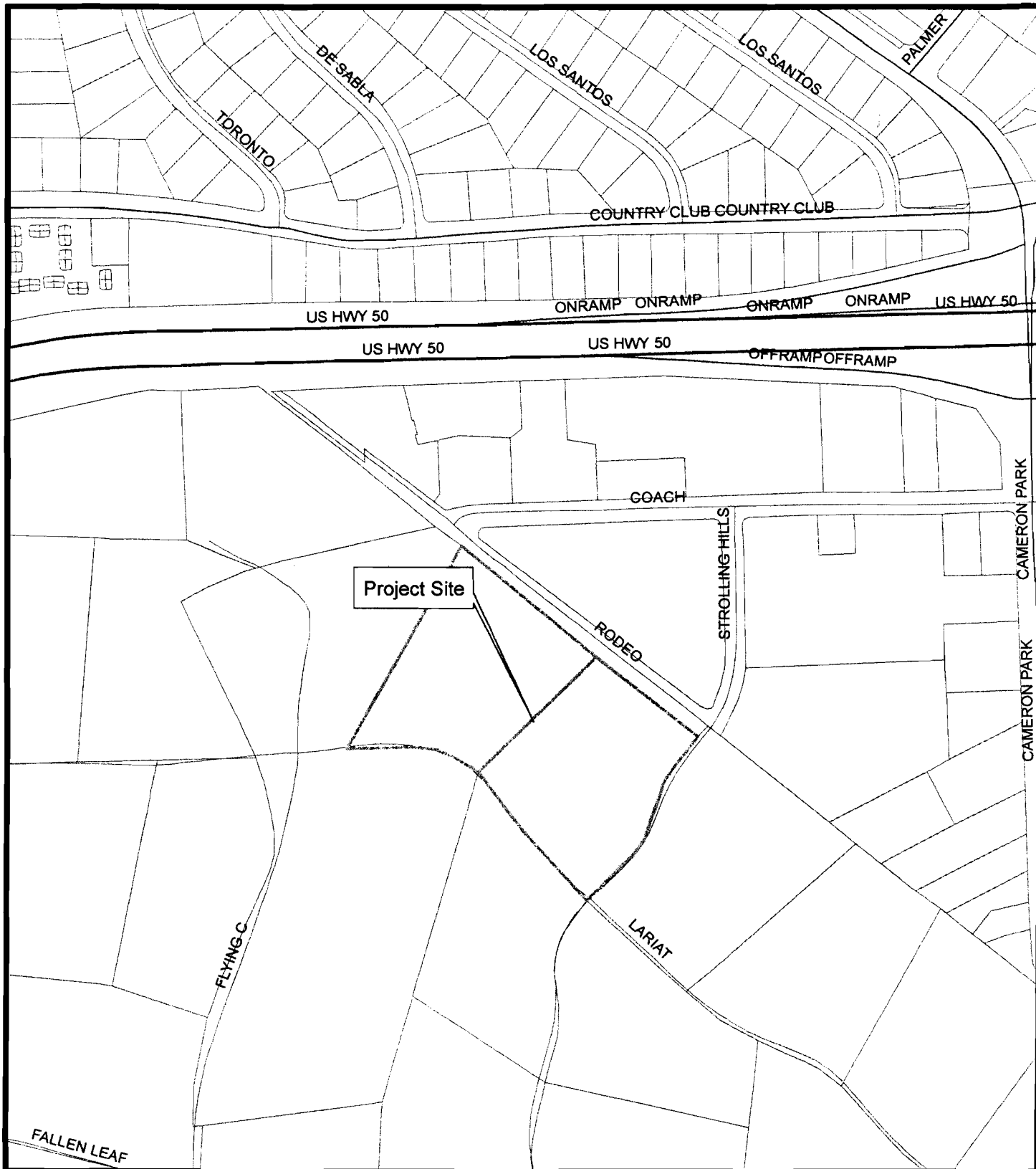
RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit AVicinity Map
Exhibit BGeneral Plan Land Use Map
Exhibit CZoning Map
Exhibit DSite Plan
Exhibit EEnvironmental Check List and Discussion

**Light of the Hills Lutheran Church S98-0013R/Z06-0038
Vicinity Map**



Map prepared by:
Pat Kelly
El Dorado County
Planning Services

0 235 470 940 Feet

Exhibit A



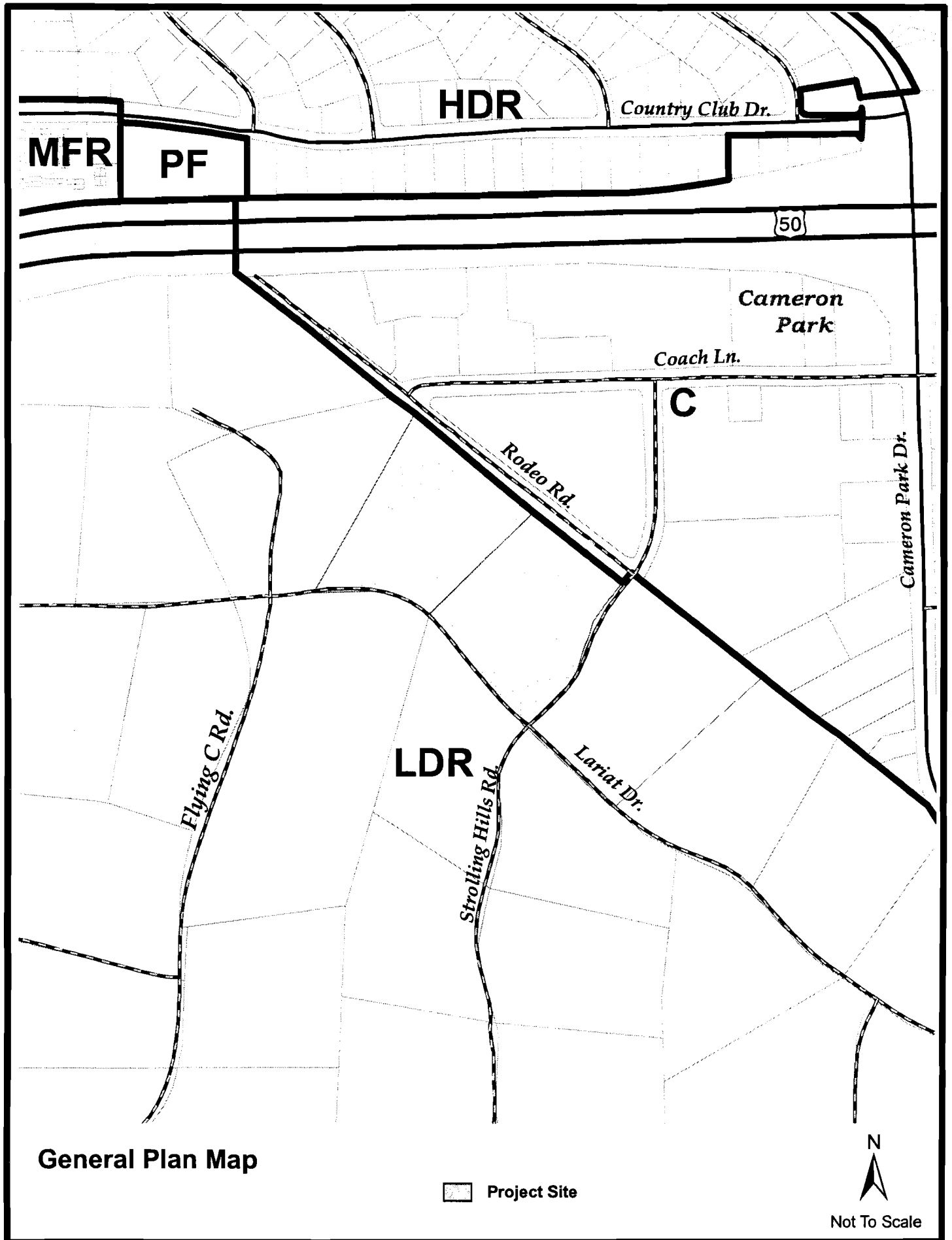


EXHIBIT B

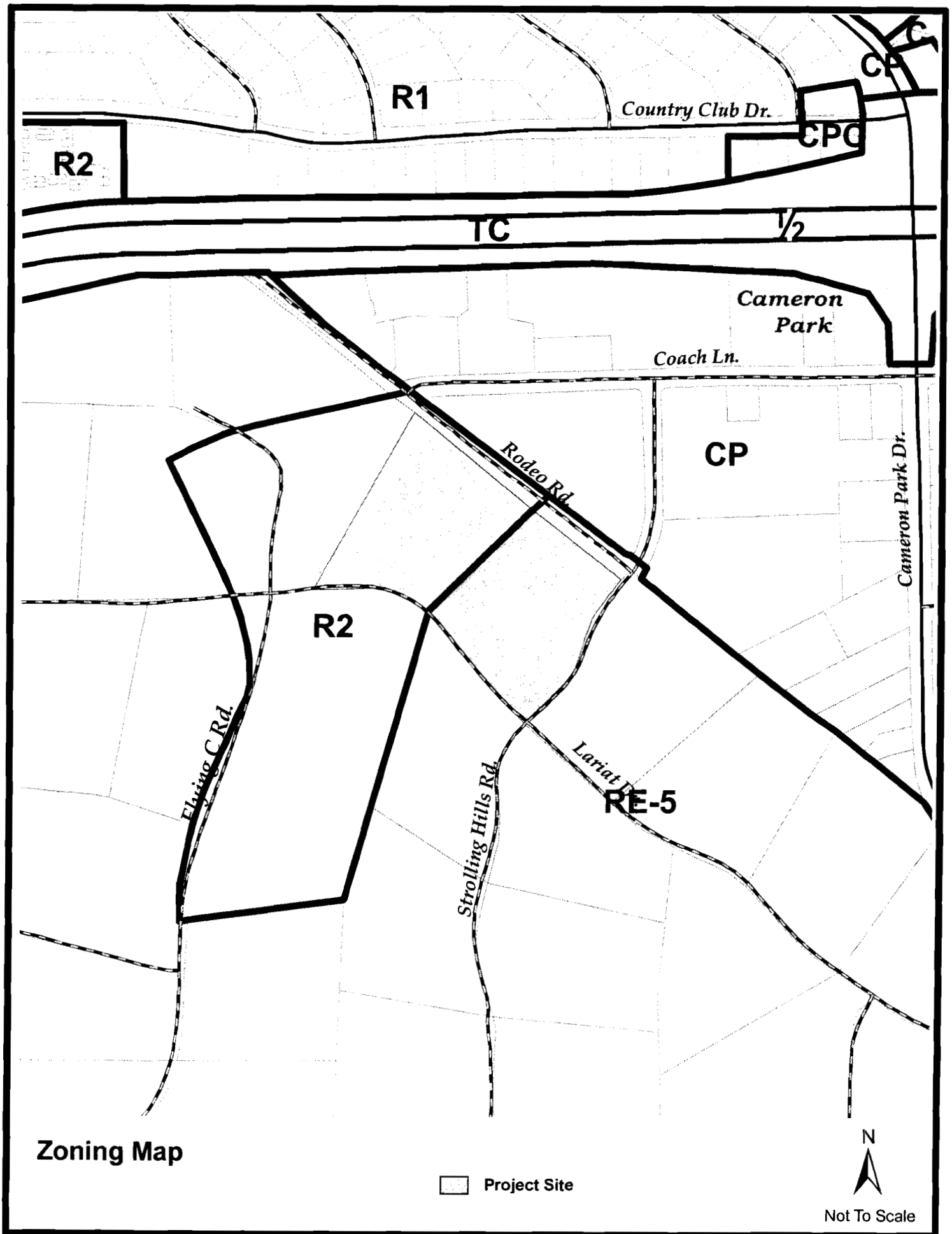
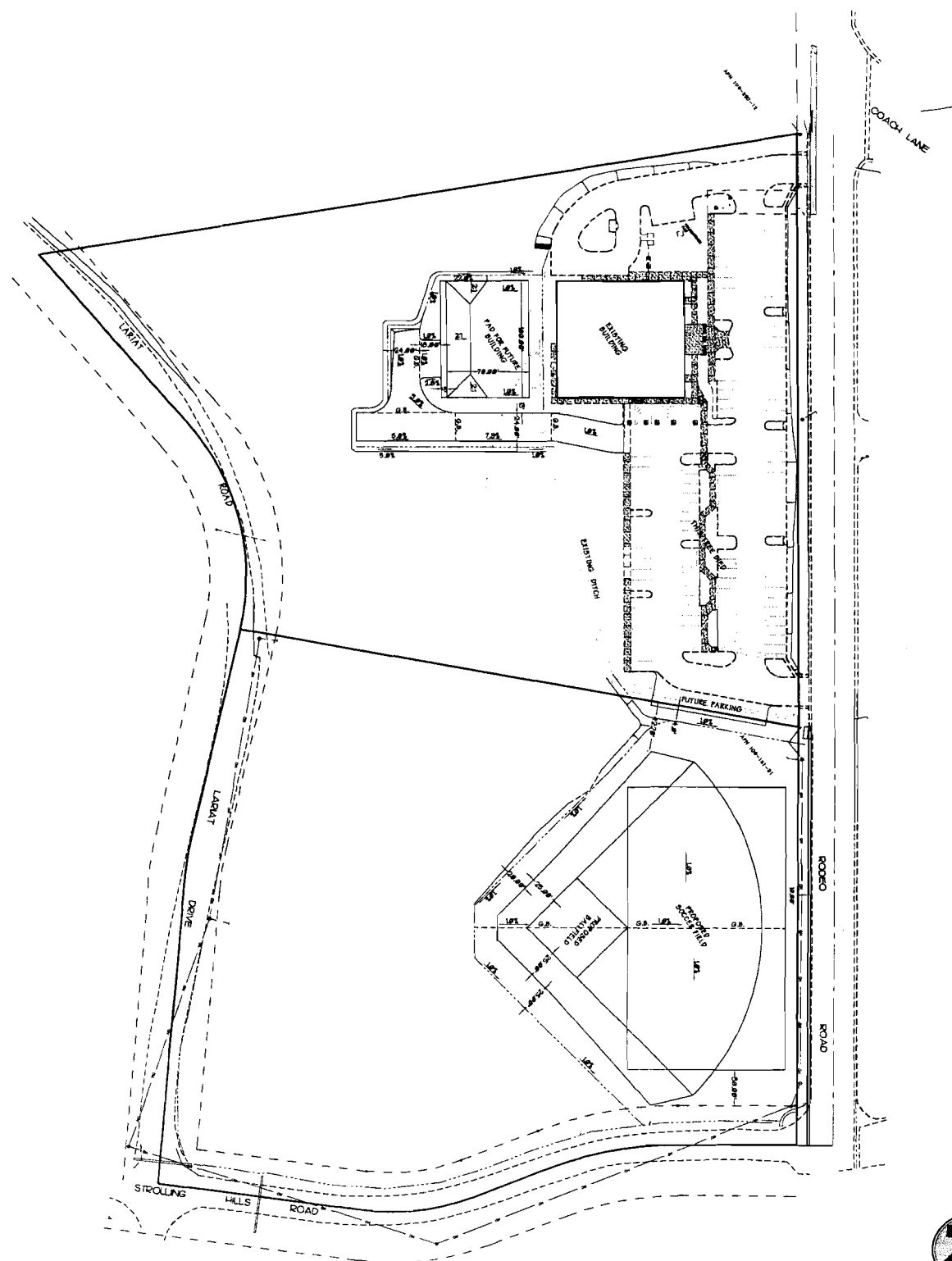


EXHIBIT C



Project Location:
3100 Rodeo Road
Shingle Springs, CA

Ownership Information:
Light of the Hills Church
3100 Rodeo Road
Shingle Springs, CA 95682

Light of the Hills Lutheran Church

SITE PLAN

Revisions		
REV	DESCRIPTION	DATE





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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: S98-13R and Z06-0038 Light of the Hills Lutheran Church

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

Contact Person: Pat Kelly

Phone Number: (916) 358-3621

Property Owner's Name and Address: Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park, CA 95682

Project Applicant's Name and Address: Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park, CA 95682

Project Agent's Name and Address: Pat Kelly, 4950 Hillsdale Circle, Suite 100, El Dorado Hills, CA 95762

Project Engineer's / Architect's Name and Address: Carlton Engineering, Ponderosa Road, Shingle Springs, CA 95682

Project Location: South west side of Rodeo Road 400 feet south east of the intersection with Coach Lane in the Cameron Park area.

Assessor's Parcel Number(s): 109-161-01 and 109-161-31

Zoning: Estate Residential Five-Acre (RE-5) and Limited Multifamily Residential - Planned Development (R2-PD)

Section: 10 **T:** 9 **R:** 9

General Plan Designation: Low Density Residential (LDR)

Description of Project: The proposed project is a revision to a Special Use Permit to allow construction of one additional building and the development of a multi-purpose ball field. The project also includes a rezone to bring parcel 109-161-31 into conformance with the General Plan.

The proposed Sunday school building would be located directly behind the current church facility and would be a two-story building. The original Special Use Permit allowed for two additional buildings that would include a formal sanctuary (8,000 square feet) and an elementary school facility (10,000 square feet). The applicant has requested that the plan for two additional buildings be abandoned and replaced with a single building of reduced size (13,720 square feet) to be built.

The applicant also plans to develop a multi-purpose ball field on the adjacent 5-acres parcel south of the current property. The design includes one softball field and one soccer field that overlap allowing occupancy of only one event at a time. The fields would not have public access and would require scheduling of events through the Church office.

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:	RE-5, R2/PD	LDR	Undeveloped/Church
North:	CP	C	Commercial
East:	RE-5	LDR	Undeveloped
South:	RE-5/R2	LDR	Undeveloped/Single Family Residential
West:	R2	LDR	Undeveloped

EXHIBIT E

Briefly Describe the environmental setting: The site is gently sloping with 90 percent of the area containing less than 10 percent slopes and the remaining 10 percent being less than 20 percent. The site contains primarily woodland terrain with Live Oak, Blue Oak, and "Digger" Pine being the dominant vegetation. The site is not located within a identified flood plain and is located approximately one-third of a mile from Deer Creek.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Department of Transportation, Environmental Management, El Dorado Irrigation District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture Resources		Air Quality
<input checked="" type="checkbox"/>	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: _____

Printed Name: Pat Kelly For: El Dorado County

Signature: _____ Date: _____

Printed Name: Gina Hunter 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 would 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 - b)

The project is not located within a designated scenic vista or state scenic highway.

(c) The proposed rezone conforms to the General Plan land use designation. The Sunday School building would be located directly behind the existing Church facility and would include an exterior similar to the existing facility. The multi-purpose ball field would be located on the adjacent lot and would be designed to integrate into the surrounding area.

(d) Any lighting resulting from the proposed development would be required to conform to §17.14.170 of the El Dorado County Code, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

Findings: The proposed development is residential in nature and would be consistent with the underlying land use designation for the property and surrounding uses. The project would have less than significant impacts to aesthetic resources on site.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
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 parcel is neither designated nor surrounded by land designated for agricultural use, or under a Williamson Act Contract. The project site is zoned for residential use, and adjacent lands are zoned for commercial and residential uses. There are no parcels zoned for agricultural uses in the immediate vicinity. Commercial and residential development is located in the area, with existing streets and other infrastructure the project would utilize. Therefore, the project would not involve change in the existing environment that could result in conversion of Farmland to non-agricultural uses. There would be no impacts.

Findings: The proposed project would result in no loss of Farmland, or conflict with agricultural zoning or Williamson Act contracts. The project would not facilitate the loss of agricultural lands. The proposed project would have no impact on agricultural resources.

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:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, would result in construction or operation emissions greater than 82lbs/day (See Table 5.1, of the El Dorado County Air Pollution Control District Guide to Air Quality Assessment, dated February 2002);
 - Emissions of PM₁₀, CO, SO₂ and No_x, would result in construction or operation emissions greater than 82 pounds per day (see p. 6-2 of the Air Pollution Control District Guide), except for industrial sources covered by Table 6.1 of the Air Pollution Control District Guide; 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) In 1994, the Sacramento Regional Clean Air Plan was adopted. This is also called the State Implementation Plan (SIP). The Clean Air Plan was designed to bring the Sacramento Region, which includes all of El Dorado County, except for the Lake Tahoe Basin, into compliance with the federal one-hour ozone standard. The SIP includes adopted measures and commitments to adopt measures to reduce ozone emissions, along with contingency measures and a demonstration of emission reductions sufficient for attainment of air quality standards. In 2006, the Sacramento Metropolitan Air Quality Management District initiated a Sacramento Regional Clean Air Plan Update, which would be designed to bring the region into compliance with the federal eight-hour ozone standard promulgated by the U.S. Environmental Protection Agency (EPA) in 1997.

As discussed in c) below, the project would be considered in compliance with the Clean Air Plan if the County requires the project to implement any applicable emission reduction measures contained in and/or derived from the Clean Air Plan. A list of emission reduction measures, applicable to a variety of land uses, is available in Appendix E of the El Dorado County Air Quality Management District (AQMD) CEA Guide. As of 2006, the County is in nonattainment status of state and federal standards for ozone and state standards for PM₁₀. Emissions of these pollutants generated by the project would be potentially significant.

- (b - c)
- As of 2006, El Dorado County is in nonattainment status of all federal and state ambient air quality standards, except state and federal standards for ozone and state standards for PM₁₀. Air pollutant emission sources from the project upon completion would be from vehicle trip emissions and landscape equipment. Table 5.2 of the AQMD CEQA Guide provide size or activity cutoff points for various types of land uses the AQMD has determined would result in a project exceeding the emission thresholds of 82 pounds/day for ROG and NO_x. The project may create any short-term impacts as grading or construction proceeds. The project size is significantly under that which is likely to generate 82 lbs. of ROG and NO_x per day, the level of potential significance. From this it can be determined that PM₁₀ and SO₂ emission levels are considered to be not significant.

Construction activities associated with the project would include grading and excavation operations, which would result in a temporary negative impact on air quality with regard to the release of PM₁₀ in the form of dust. These emissions would be temporary and would cease when construction work is completed. Current county records indicate that this property is not located within the Asbestos Review Area. District Rule 223 and

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223-1 which addresses the regulations and mitigation measures for fugitive dust emissions would be adhered to during the construction process.

The project would be required to conform with the El Dorado County AQMD conditions provided for in the staff report pertaining to Rule 223 and 223-1, which addresses the control of fugitive dust; use of low emissions factors and high energy efficiency construction equipment; and disposal of waste. Compliance with existing AQMD rules and regulations would reduce the amount of emissions generated by project construction and operations, particularly of ozone precursors and PM10. Project impacts related to local and regional air quality would be less than significant.

- (d) Sensitive receptors include such groups as young children and the elderly and such sites as schools, hospitals, day-care 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." The proposed project does not, by itself, result in the addition of sensitive receptors to the site, so the impact from pollution sources on sensitive receptors would be less than significant.

The most significant pollutant generated by the project would be PM10 emissions during construction, and such emissions would cease after construction work ends. Also, as described in b) above, AQMD Rule 223-1 requires measures to control dust emissions during construction. Thus, the project would not expose existing residents in the area to substantial pollutant concentrations. The impact would be less than significant.

- (e) The proposed project conforms to the General Plan land use designation and would not result in any objectionable odors that must be addressed at this time.

Findings: The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction activities. However, implementation standard AQMD regulations subject to the development would result to less than significant level of impacts to air quality.

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, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
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 - b)

A review of the 2004 General Plan EIR Exhibit 5.12-7 confirms that the project parcel is not located in any protected and sensitive natural habitat. Therefore, the proposed project would not have an adverse effect on any sensitive or special status species or habitat.

(c) Review of the U.S. Department of the Interior National Wetlands Inventory Maps determines that there are no wetlands or riparian habitat areas on or adjacent to the project.

(d) The Department of Fish and Game's Migratory Deer Herd Maps indicate the project parcel is not located within deer herd ranges.

(e - f)

The proposed project is expected to have an impact on existing oak woodland. General Plan Policy 7.4.4.4 seeks to minimize the impact of development projects on oak woodlands. Specifically, the project includes grading and the removal of oak trees, as well as construction of a 13,720 two-story Sunday School building and multi-purpose ball field. The project parcels include 184 White, Live, Blue and Black Oak trees and five Digger pine trees. The majority of the tree canopy is located on the southern and eastern portions of the two project parcels outside the area being impacted by grading and construction activities.

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The project would be required to comply with County General Plan policies, zoning codes, and ordinances that regulate visual character, including policies to protect biological resources, height limitations to protect views, and other miscellaneous policies. Most significant of these is General Plan Policy 7.4.4.4. This policy requires all new development projects (not including agricultural cultivation and actions pursuant to a Fire Safe Plan necessary to protect existing structures) that would result in soil disturbance of parcels over one acre that have at least 1 percent total canopy cover by woodlands habitats as defined in the General Plan to mitigate impacts by one of two options:

- Adherence to tree canopy retention and replacement standards (Option A); or
- Contribution to the County's Integrated Natural Resources Management Plan conservation fund (Option B). Option B is currently not available, as an Oak Woodland Management Plan has not yet been adopted by the County.

As defined by the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A), adopted November 9, 2006, woodlands habitats subject to this policy include oak woodlands. The tree canopy retention standards established by Policy 7.4.4.4 require retention of a defined percentage of existing canopy cover, based on the percent of existing canopy cover on a site. Upon initial review approximately 45 percent of both parcels are covered by an oak and pine tree canopy thereby providing adequate space for future development while conforming to General Plan policy 7.4.4.4 and the Interim Interpretive Guidelines adopted on November 9, 2006. Under the tree retention standards, 80 percent of this existing canopy must be retained.

The project is located within the Ecological Preserve Mitigation Area 1 and would be required to pay a fee for development of the two-story Sunday School building. The project would not conflict with the provisions of any adopted habitat conservation plan.

General Plan Policy 7.4.1.5 requires species, habitat, and natural community preservation/conservation strategies to be prepared to protect special status plant and animal species and natural communities and habitats when discretionary development is proposed on lands with such resources. The project site is located within an identified gabbro soils area that may contain rare, threatened or endangered species. A Rare/Endangered Plan Survey on the subject property was conducted by Ruth A. Willson, Biologist, on July 13, 1998 with a follow-up survey on April 14, 2003. The survey resulted in the conclusion that no rare plants were found, but three elderberry plants were found on the parcel where the Sunday School building is proposed to be built. These plants can be the host for the threatened Valley Longhorn Elderberry Beetle. The recommended mitigation measures are identified and discussed in the Environmental Checklist Form and Discussion of Impacts (Exhibit E) and provided in the mitigation monitoring program included in Attachment I, Conditions of Approval. The mitigation measures for the protection of the elderberry plants include fence and flag all areas to be avoided; contractors for the project to be advised, prior to start of work, on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these guidelines. These mitigation measures would ensure that the project is consistent with this criteria.

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The following mitigation measures shall be incorporated.

MITIGATION MEASURE BIO-1

The applicant shall include the use of buffers and barriers to prevent or reduce the disturbance to oak trees and their under story and the following other measures shall be required: a. the applicant shall retain a qualified project biologist to oversee all aspects of the construction monitoring that pertain to oak tree protection. Any oak tree removed from the site shall be replaced as specified in the Interim Interpretive Guidelines for El Dorado County on November 9, 2006. A detailed analysis of: 1) precise number and species to be removed and 2) specific mitigation areas to be planted shall be identified in a tree survey, preservation, and replacement plan prepared by a qualified professional. Lost canopy shall be replaced at the percentage required under the County's Interim Interpretive Guidelines, and shall be in the final landscape plans. The plans shall be submitted prior to the issuance of a grading permit for review and approval by Planning Services.

MONITORING: The final landscaping plans shall contain the details of the canopy replacement, planting and monitoring of the oak trees removed from the project site parcels. Planning Services shall review the required protection measures on the final landscaping plans and verify implementation of the measures on-site. The landscaping plans shall be submitted prior to the issuance of a grading permit for review and approval by Planning Services.

MITIGATION MEASURE BIO-2

Prior to the issuance of a grading permit from Building Services the applicant shall provide the following Mitigation Measures to be executed to protect elderberry bushes on-site:

- a. Fence and flag all areas to be avoided. Provide a minimum setback of twenty (20) feet from the drip line of each elderberry plant, surrounded by a 100-foot buffer.*
- b. The contractors for the project shall be advised by the applicant on the need to avoid damaging the elderberry plants and the penalties for not complying with these regulations.*
- c. The applicant shall require the contractors to put up signs every 50 feet along the edge of the avoidance areas with the following information: "This area is habitat of the Valley Elderberry Longhorn Beetle, a threatened species and must not be disturbed. Violators are subject to prosecution, fines, and imprisonment." The signs shall be clearly visible from a distance of 20 feet during the life of construction.*
- d. Applicant is to instruct construction crews about the status of the Beetle and the need to protect its elderberry host plant.*
- e. Transplant elderberry plants that cannot be avoided. Planning Services shall inspect the project site for the location of elderberry plants which will be impacted due to construction.*

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- f. *Plant additional elderberry plant seedlings or cuttings, adjacent to the native species; outside the proposed development areas. (MM BIO-2)*

MONITORING: Planning Services shall review the required protection measures including replanting and transplantation on all construction/grading/improvement plans and verify implementation of the measures on-site prior to issuance of a grading permit.

Findings: Construction activities associated with the project would include removal of oak trees, requiring mitigation in accordance with the County policies and guidelines. Specifically, implementation of Mitigation Measure BIO-1 would reduce potential impacts to a less than significant level. Potentially significant impacts to biological resources include potential impacts to the Valley Longhorn Elderberry Beetle. Impacts to this species are reduced to a less than significant level with the incorporation of Mitigation Measure BIO-2. For the Biological Resources category, established thresholds would not be exceeded by development of the project with mitigation.

V. CULTURAL RESOURCES. Would the project:				
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)

Dana Supernowicz, Historic Resource Associates, prepared an Archaeological Survey Report for the project area in March 1998. No past archaeological work has been performed within the project area; however the parcel immediately to the north, which is now the site of the Light of the Hills Lutheran Church, was surveyed by Historic Resource Associates in March 1998. No historic properties were identified during that survey. Linear transects from

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5 to 10 meters were walked over the entire project area. Survey strategy focused on both historic and prehistoric lands use, including features, such a bedrock mortars, placer gold mines, and ranch features related to grazing. Soils were shallow and rocky, and no bedrock suitable for milling purposes was found. No prehistoric or historic archaeological sites, features, or artifacts were discovered, nor were any historic buildings, structures, or objects located.

(c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or known fossil locales.

(d) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the steps outlined in Appendix K of the CEQA Guidelines shall be conditioned on the project to be implemented immediately. The project would be conditioned to include a note on grading/improvement plans as follows:

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

Findings: The proposed project would result in no impacts to cultural resources based on information provided in the Archaeological Survey Report discussed above. In the event of a accidental discovery of human remains the project would be conditioned requiring implementation of Appendix K of the CEQA Guidelines reducing the impacts on such resources to a less than significant level.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
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	

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VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as ground shaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
 - 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) Only those earthquake faults considered having a relatively high potential for future earthquake activity, and which have well defined surface fault traces were considered for mapping under the Fault Evaluation Program of the California Division of Mines and Geology. This program was designed to carry out the objectives of the Alquist-Priolo Special Studies Zone Act of 1972. As there are no Alquist-Priolo Special Studies Zones currently mapped in El Dorado County, the impacts from fault ruptures, seismically induced ground shaking, and seismic ground failure are considered to be less than significant.
- (b) 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* (Chapter 15.14, adopted 3/3/07). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and insure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. Prior to grading developer would be required to obtain approval of an erosion control plan if it is determined that the grading would or may pose a significant erosion or sediment discharge hazard for any reason. The plan may need to address mitigation of sediment runoff beyond project boundaries through the use of settlement catchment installations that meet the satisfaction of the designated Development Services inspector. Revegetation and stabilization of all disturbed soils both within and outside of County right-of-ways may be required. Compliance with this ordinance would reduce any potential impacts to a less than significant level when grading occurs.

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(c - d)

Based on the Soil Survey of El Dorado Area, CA, the project soil is classified as ReB, Rescue Sandy Loam, and RfC, Rescue very stony sandy loam, soils. Permeability of this Rescue soil (ReB) is moderately slow and the erosion hazard is slight and moderate. The soil is moderately sloping with a range from 2 to 9 percent. The RfC soil is characterized by slopes within the range of 3 to 15 percent and the surface runoff is slow to medium. The erosion hazard for this soil is slight to moderate. Impacts would be less than significant.

- (e) The proposed project would be connected to the wastewater system of the El Dorado Irrigation District (EID). The project does not involve the use of septic tanks or other alternative wastewater disposal systems. There will be no impacts.

Findings: It has been determined that the risks related to geologic features would be considered 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	
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:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

(a - b)

During construction of any structures there may be a minimum of hazardous materials or substances used, or which may remain 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. 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. In addition, any uses of hazardous materials would be required to comply with applicable federal, state and local standards associated with the handling and storage of hazardous materials, during both project construction and project operations. If explosives are used for grading, such activity would only occur in conformance with State and County applicable laws. With existing regulations, the impact is less than significant.

(c) The project site would not emit any hazardous materials within .25 miles of schools. The project site is not located within one-quarter mile (1,320 feet) of a school or proposed school site. There is no impact

(d) Based on a search of the California Department of Toxic Substances Control *EnviroStor Database*, the project parcels are not listed as a known hazardous materials site. There would be no impact.

(e - f)

The project parcel is not located within an airport land use plan, or within two miles of a public or private airport. There is no impact.

(g) The proposed project is not expected to interfere or negatively affect any adopted emergency response or evacuation plan. There would be no impact.

(h) The project site is located in an area of moderate high hazard for wildland fires as identified on the El Dorado County Fire Hazard Severity Zones Map (California Department of Forestry and Fire Protection). Based on residential requirements for maintaining defensible space, two access points to the project site, availability of public water for fire suppression, and provisions within the County emergency response plan, impacts from wildland fire are less than significant.

Findings: The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials. The project site is located in an area where risk of wildfire is moderate high. Compliance with Cameron Park Fire Department and County regulations would reduce this impact to less than significant. For this Hazards and Hazardous Material category, the thresholds of significance would not be exceeded by the proposed project.

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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

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

- 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;

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- 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 states 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 proposed project would violate any water quality standards or waste discharge requirements established by the RWQCB. There would be no impact.
- (b) 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, which 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. The proposed project would not withdraw any groundwater from the site, as it proposed to connect to EID's water supply system and not use wells. There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. There would be no impact.
- (c - f)
The *Grading, Erosion and Sediment Control Ordinance*, Chapter 15.14 of the Zoning Code, (Section 15.14.410) and the *El Dorado County Design and Improvement Standards Manual, Volume III*, Section B Design and Construction Standards (4) (C) (D) contain specific requirements that limit the impacts to a drainage system. The standards apply to any grading that involves more than 50 cubic yards of earth, which would require a permit. General Plan Policy 7.3.2.2 states that "projects requiring a grading permit shall have an erosion control program approved, where necessary." The plan would need to address mitigation of sediment runoff beyond project boundaries and may require revegetation and stabilization of all disturbed soils both within and outside County right-of-ways that meet the satisfaction of the designated Development Services inspector. Compliance with this ordinance would reduce any potential impacts to a less than significant level when grading occurs.
- (g - h)
FEMA prepared Flood Insurance Rate Map, Panel No. 060040-0750B, dated October 18, 1983. This map covers the proposed project site and indicates areas that are part of the 100-year floodplain. The 100-year floodplain is the area anticipated to be flooded in the event of a storm that occurs on average once every 100 years, and is the basis for flood planning. According to the FEMA map, the project is not located within a 100-year flood zone. There would be no impact.
- (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 project site is not

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within the dam failure inundation zone as indicated in Appendix A of the County General Plan. The project site is not within an area protected by a levee. There would be no impact.

- (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 project 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. There would be no impact.

Finding: No significant hydrological impacts would result from development of the proposed project. Implementation of County regulations and standards would limit potential impacts related to erosion and drainage to levels that are less than significant. For the Hydrology and Water Quality section, it has been determined the proposed project would not exceed the identified thresholds of significance and no significant adverse environmental effect would result from the proposed project.

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 is zoned Limited Multifamily Residential-Planned Development (R2-PD) and Estate Residential Five Acre (RE-5). The General Plan designation is Low Density Residential (LDR). The project is consistent with these designations. Section 17.28.110 (B) of the County Zoning Ordinance states that churches are permitted in the R2 Zone through a Special Use Permit process. Churches would also be permitted in all adjacent zones (RE-5 & CP) through the Special Use Permit process. The project is required to amend the zoning district to be in conformance with surrounding parcels and the General Plan land use designation.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project site does not contain potential attributes that would either disrupt or divide the physical arrangement of an established community. The church is an appropriate transition between existing single family residents within the area and the commercial uses to the north of Rodeo Road and along Coach Lane. The impact would be less than significant.

- (b) The project would be consistent with the existing General Plan designation on the site, Low Density Residential. The proposed rezone is consistent with its designated land use development goals of the General Plan. The project must comply with all existing General Plan policies and County regulations adopted for the purpose of mitigating an environmental impact. The potentially significant conflict would be with General Plan Policy 7.4.4.4. and its Interim Guidelines, which seek to conserve woodlands. The Biological Resources section discusses the potential impacts and identifies mitigation measures to reduce these impacts to a less-than-significant level.
- (c) The project site is located in the Cameron Park Community Region and in Rare Plant Mitigation Area No. 1, which requires payment of mitigation fees prior to issuance of a building permit reducing the impact to less than significant.

Findings: The project may potentially conflict with General Plan Policy 7.4.4.4., which seeks to protect woodlands. Mitigation described in the Biological Resources section would reduce potential impacts to a level that is less than significant. For the Land Use Planning section the project would not exceed the identified thresholds of significance with mitigation.

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 - b)

The project parcels are not mapped as a known Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology and does not contain any mineral resources of known local or statewide economic value.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Findings: No impact to any known mineral resources would occur as a result of the project. Therefore, no mitigation is required. In the Mineral Resources section, the project would not exceed the identified thresholds of significance.

XI. NOISE. 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)

A major noise source in El Dorado County is generated by vehicular traffic. Based on Chapter 5.10 of the General Plan EIR, an increase of 3dB represents the minimum audible increase in ambient noise levels, as the decibel scale is measured logarithmically. To exceed the 3dB threshold existing traffic must be doubled. (U.S. Department of Transportation, Federal Highway Administration, Highway Noise Fundamentals, September 1980, p.31). The nearest cross street for which traffic counts (ADT) have been recorded is Coach Lane. ADT in the vicinity of the project parcels measures approximately 800 to 1600 trips per day. Traffic on this roadway would not be doubled with the proposed project. The project includes the development of a Sunday School

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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building and multi-purpose ball field that would be used during daylight hours. The impacts would be less than significant.

(b & d)

Short-term and ground borne noise impacts may be associated with excavation, grading, and construction activities due to any required improvements and residential development. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations are required to comply with the noise performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas are required to be located as far as practicable from any residential areas. The impacts would be less than significant.

(e) General Plan Policy 6.5.2.1 requires that all projects, including churches, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within the defined 55dB/CNEL noise contour of a County owned/operated airport facility. There would be no impact.

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

Findings: No significant noise impacts would result from development of the project. Implementation of County regulations and noise performance standards would limit potential impacts related to noise levels that are less than significant. For the Noise section, it has been determined the proposed project would not exceed the identified thresholds of significance and no significant adverse environmental effect would result from the proposed project.

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

Discussion:

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

- 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 would not induce growth directly or indirectly by providing infrastructure that would create development beyond what is currently anticipated in the General Plan. Future review of a development

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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project would include consideration of the projects' impacts on population related impacts. There would be no impact.

(b - c)

The proposed project would neither displace people nor existing housing, which would prevent the construction of replacement housing elsewhere. There would be no impact.

Findings: The project would not displace any housing or people. The project would not directly or indirectly induce significant population growth. For the Population and Housing section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?				X
d. Parks?			X	
e. Other government services?				X

Discussion:

A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

(a - b)

General Plan Policy 5.1.2.2 establishes that the provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Table 5-1. Table 5-1 in the General Plan establishes minimum levels of service for public services such as schools, parks, fire districts, ambulance and sheriff.

The El Dorado County Fire Protection district would provide fire suppression services to the project area. The district is the largest in the County, encompassing approximately 500 square miles. The impact of the project to the level of service provided by the County Fire district would be less than significant.

The El Dorado County Sheriff's Department would serve the project site with a response time depending on the location of the nearest patrol vehicle. The current staffing is approximately 1 to 1.2 officers per 1,000 County residents compared with the statewide average of 1.8 officers per 1,000 population. Impact of the project to the level of service provided by the Sheriff's Department would be less than significant.

- (c) The state allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The payment of fees at the time of building permit issuance would insure that the project should have no impact on local school districts.
- (d) Parks & Recreation: No Quimby Act requirements would result from the rezoning of this parcel. Any impacts the project may have on recreation would be subject to Chapter 16.12 of the County Code should the parcel be subdivided and would be less than significant.
- (e) No other public facilities or services would be substantially impacted by the project. There would be no impact.

Findings: The project would not result in any substantial increase in demand for public services, due to the lack of population growth the project would induce. Therefore, no new or expanded public service facilities would be required. For the Public Services section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project includes the development of a multi-purpose ball field that would be used by the church or scheduled out to the community on an as needed basis. Therefore, the project would have less than a significant impact regarding an increase in the demand for neighborhood and regional parks or other recreational facilities.

Findings: The proposed project would not result in any substantial increase in demand for public services, due to the project including the development of a multi-purpose ball field which will provide an additional recreational facility in the area. For the Recreation section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?			X	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

(a – b)

The proposed project is consistent with the General Plan land use designation and would not impact existing traffic or level of service standards so as to exceed those thresholds set under General Plan Policy TC-Xe

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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pursuant to review and comment from the Department of Transportation provided in the staff report. There would be no impact.

- (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) No traffic hazards would result from the proposed project on this property. There would be no impact.
- (e) No factual information was received from the El Dorado County Fire Protection District determining the adequacy of emergency access. The project would be conditioned to require that the existing primary access road improvements meet fire safe standards, at a minimum. There would be no impact.
- (f) Section 17.18.060(45) of the County Code requires churches and other places of public assembly including banquet facilities, convention facilities, and community centers to provide a minimum of one (1) space per four (4) seats within the main auditorium of one (1) space per 300 square feet of gross floor area used for exhibitions. Compliance with parking requirements under Chapter 17.18 of the County Code would be required at the time of building permit issuance and would be less than significant.
- (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.

Findings: Environmental impacts of the project related to transportation would be less than significant level. Motor vehicle traffic generated by the project is anticipated to be accommodated by existing traffic facilities. Other transportation-related impacts are considered to be less than significant or would be no impact. For the Transportation/Traffic category, the identified thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. *Would the project:*

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) Wastewater treatment would be provided for the project site by EID. The existing facilities serving the Cameron area have adequate capacity for the requirements of this project. The project would not involve discharges of untreated domestic wastewater that would violate Regional Water Quality Control Board requirements. The proposed impact associated with the project is considered to be less than significant.
- (b) This project would not require or result in the construction of new water or wastewater treatment facilities. The expansion of the existing facilities would not cause significant environmental effects. The proposed impact associated with the project is less than significant.
- (c) While the project would generate some storm water runoff, this would be considered upon review and approval of the grading and drainage plan by Development Services. All required drainage facilities for the project shall be built in conformance with the standards contained in the *El Dorado County Design and Improvement Standards Manual, Volume III*, related to storm drainage. Compliance with these provisions would ensure existing drainage facilities can accommodate the additional runoff. As determined by Development Services, the project would be required to receive an approved drainage plan consistent with the provisions of the County's Design and Improvement Standards Manual related to storm drainage. There are no unusual characteristics of the project that cannot be resolved through the application of normal drainage design. Less than significant impact is anticipated concerning the drainage impacts.
- (d) The El Dorado Irrigation District (EID) would provide water services for the area. EID operates on a first come, first serve basis and should the system water supply be depleted, water meters would not be sold. Less than significant impact is anticipated concerning EID's ability to provide water service.
- (e) Sewage disposal would be provided by EID, through its operation of the Deer Creek Wastewater Treatment Plan. Per a letter from EID August 24, 2006 this project would not require an additional equivalent dwelling units (EDU) of water supply. The impacts are less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- (f) The solid waste for the site would be collected and disposed by the El Dorado Disposal Service. Solid waste would be disposed at the Union Mine site that is operated by El Dorado County. The impacts are less than significant.
- (g) The collection and disposal of solid waste by El Dorado Disposal Service is required to be in compliance with the El Dorado County Integrated Waste Management Program which complies with the intent and requirements of the California Public resources Code, Division 30, Waste Management. There would be no impact.

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 would cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

- (a) As discussed in the Biological Resources section, the proposed project would have an impact on the oak woodland area located on both project site parcels due to the removal of existing trees. **Mitigation Measure BIO-1** would reduce potential impacts of oak woodlands on the project site to less than significant. The project parcels have been identified to be within a gabbro soils area, typically associated with the presence of rare plants. The biological survey prepared for this project and discussed in the Biological Resources section, resulted in the conclusion that no rare plants were found, but three elderberry plants were found on the project site parcel the Sunday School building is to be constructed. As discussed in the Biological Resources section these plants can be the host for the threatened Valley Longhorn Elderberry Beetles. **Mitigation Measure BIO-2** would reduce potential impacts of the elderberry plant on the project site to less than significant.
- (b) Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as "two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts." Based on the analysis in this Initial Study it has been determined that the project will not result in cumulative impacts related to agriculture resources, air quality, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, visual, or utilities/services systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. The project's contribution to changes of the biological resources has been mitigated to less than significant levels through mitigation measures. The cumulative contribution to the biological resources would not be considerable. The cumulative contribution to the biological resources would not be considerable.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- (c) As discussed in the Air Quality section, the project would not generate emissions that exceed established thresholds of significance for projects. These thresholds are based on ambient air quality standards developed in part to protect human health. Based on the discussion contained in this document it has been determined that the project will not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The 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 (adopted July 2004)
Volume I – Goals, Objective, and Policies
Volume II – Background Information

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

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

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

El Dorado County Grading, Erosion, and Sediment Control Ordinance, (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170, Adopted March 13, 2007)

County of El Dorado Design and Improvement Standards Manual Volume III: Grading, Erosion and Sediment Control (Adopted March 13, 2007)

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.)

Cultural Resources Study, Dana E. Supernowicz, M.A. (September, 2002)

Botanical Inventory and Rare/Endangered Plant Survey by Ruth A. Willson, dated July 13, 1998

U. S. Fish and Wildlife Service. National Wetlands Inventory map, U.S. Department of the Interior, Washington, D.C.

Department of Fish and Game Migratory Deer Herd Map