NEW PLACERVILLE COURTHOUSE

Notice of Preparation and Initial Study

Prepared for
Judicial Council of California
Administrative Office of the Courts

April 2012

ESA

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NOTICE OF PREPARATION
ADMINISTRATIVE OFFICE OF THE COURTS
NEW PLACERVILLE COURTHOUSE
PLACERVILLE, CALIFORNIA

INTRODUCTION

The Administrative Office of the Courts (AOC), as the lead agency under the California Environmental Quality Act (CEQA), is preparing a draft Environmental Impact Report (EIR) for the proposed New Placerville Courthouse (proposed project) in the City of Placerville, CA (City). The proposed project is in the scoping phase and the AOC is soliciting input regarding the EIR's scope and content. The purpose of this Notice of Preparation (NOP) is to solicit input from public agencies and other interested parties on issues and alternatives that should be addressed in the EIR.

OPPORTUNITY FOR PUBLIC COMMENT

Interested individuals, groups, and agencies may provide the AOC with written comments on topics to be addressed in the EIR for the proposed project. Because of time limits mandated by State law, comments should be provided no later than 5:00 p.m. on May 22, 2012. Additionally, the AOC is holding a scoping meeting to present project information to the public and applicable agencies and to hear input regarding the scope of the EIR. The scoping meeting will be held on May 15th in Building C Hearing Room, located at 2850 Fairlane Court, Placerville, CA from 5:30 – 6:30 p.m. Comments will be heard at the scoping meeting or can also be written and sent to the contact person listed below.

GENERAL INFORMATION

Project Title:	New Placerville Courthouse
Lead Agency:	Judicial Council of California - Administrative Office of the Courts 455 Golden Gate Avenue San Francisco, CA 94102-3688
Contact Person:	Laura Sainz Administrative Office of the Courts 2860 Gateway Oaks Drive, Suite 400 Sacramento, CA 95833 E-mail: Laura.Sainz@jud.ca.gov
Project Location:	300 Forni Road, Placerville, CA 95667 (located adjacent to the existing Placerville Jail Facility).
CEQA Requirement:	This NOP is intended to satisfy the requirements of the CEQA Public Resources Code (PRC), Division 13, Section 21000–21177 and the State CEQA Guidelines California Code of Regulations, Title 14, Section 15000–15387.

POTENTIAL PERMITS AND APPROVALS REQUIRED

As the lead agency under CEQA, the AOC is responsible for considering the adequacy of the EIR and determining if the proposed project should be approved. The State of California Public Works Board must also approve acquisition of the site for the proposed project. The proposed project would disturb an area over one acre. Therefore, an NPDES Permit from the Regional Water Quality Control Board and preparation of a Storm Water Pollution Prevention Plan (SWPPP) will be required.

PROJECT BACKGROUND

The Judicial Council of California (Judicial Council) is the rule-making arm of the California court system. The Judicial Council's staff agency, the AOC is responsible for implementing the Judicial Council's policies. In that role, the AOC is responsible for implementation of the Trial Court Facilities Act of 2002, the legislation that shifted the governance of courthouses from California counties to the State of California (State).

In 2008, Senate Bill (SB) 1407 was passed by the State legislature and signed by the Governor. SB 1407 identified funding to address the physical condition of the State's courthouses. The funding identified includes court fines and fees and does not draw from the State's general fund. The proposed project is one of the courthouse projects identified under the senate bill. For this project, the AOC proposes to acquire property for the construction of a new, approximately 88,000 building gross square foot (BGSF) courthouse in the City of Placerville, CA (see Figure 1).

PROJECT OBJECTIVES

The proposed project is guided by the following project objectives:

- Create a modern, secure courthouse for the provision of basic services currently not adequately provided, including appropriately-sized jury assembly and deliberation rooms, adequately-sized in-custody holding, attorney interview/witness waiting rooms, a children's waiting room, and security screening for all court users.
- Create operational efficiencies and on-going savings through the consolidation of court services.
- Be located on a site that minimizes environmental impacts while providing expansion potential to accommodate necessary future court-related activities and functions.

DESCRIPTION OF THE POTENTIAL PROJECT SITE

Forni Road Site (300 Forni Road, Placerville, CA 95667)

The proposed project site is located at 300 Forni Road in the City of Placerville adjacent to the existing Placerville Jail Facility. This site is generally bound by Forni Road and Highway 50 to the north and northwest. The existing El Dorado County Jail lies directly to the east while open space, Gold Nugget Way and scattered rural residences are to the east and southeast. The proposed project would replace the existing Main Street Courthouse and the Building C, and would include the construction of an approximately 88,000 square foot courthouse with six courtrooms on currently undeveloped land. The site is County owned property. The new courthouse would have three stories and a basement level. The project includes associated parking areas, a future expansion area, and a realigned site access road from Forni Road.

Courthouse Construction

Overall, the proposed project is estimated to encompass approximately 88,000 BGSF. The new facility will replace the court space in the existing Main Street Courthouse and Building C. The design of the courthouse will be consistent with other facilities recently constructed by the AOC, and will include location-specific considerations. Design criteria for the proposed project are taken from the California Trial Court Facilities Standards approved by the Judicial Council in 2006.

PROJECT CONSTRUCTION SCHEDULE AND ACTIVITIES

The AOC plans to acquire the proposed courthouse site in 2012. Construction of the proposed project would begin in 2014 and would be complete by 2015. Building occupancy is expected to be complete by late 2015.

REQUIRED APPROVALS

The AOC is responsible for approving the CEQA document and the proposed project. The State of California Public Works Board must also approve acquisition of the site for the proposed project. An NPDES permit along with preparation of a SWPPP will likely be required from the Regional Water Quality Control Board.

POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will evaluate the potential direct and cumulative environmental impacts associated with the construction and operation of the proposed New Placerville Courthouse. Note that an Initial Study (IS) has been prepared and is available at the AOC project website at http://courts.ca.gov/facilities-eldorado.htm, under the "Background" tab. CEQA allows lead agencies to use an IS to focus the scope of the EIR on only those environmental issues for which a proposed project could result in a substantial adverse affect. Based on the results of the analysis contained in the IS prepared for the proposed project, it is anticipated that the EIR will focus on the following environmental issue areas:

- ☐ Aesthetics
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Greenhouse Gas Emissions
- ☐ Hydrology and Water Quality
- ☐ Noise and Vibration
- ☐ Recreation
- ☐ Transportation and Traffic
- ☐ Cumulative Impacts

ALTERNATIVES TO BE EVALUATED IN THE EIR

In accordance with the CEQA Guidelines Section 15126.6, the EIR will describe a reasonable range of alternatives to the proposed project that are capable of meeting most of the projects' objectives, but would avoid or substantially lessen any of the significant effects of the projects. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will also provide an analysis of the No Project Alternative.

SOURCE: Bing Maps, 2009; and ESA, 2012

El Dorado County Courthouse . 208091

Figure 1
Project Site

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CHAPTER 1
Initial Study – Overview

1. Project Title:	New Placerville Courthouse Superior Court of California, County of El Dorado
2. Lead Agency Name and Address:	Judicial Council of California Administrative Office of the Courts 455 Golden Gate Avenue San Francisco, CA 94102-3688
3. Contact Person and Phone Number:	Laura Sainz, Environmental Program Manager Office of Court Construction and Management Administrative Office of the Courts (916) 263-7992
4. Project Location:	300 Forni Road, Placerville, CA 95667 (located adjacent to the existing Placerville Jail Facility)
5. Project Sponsor's Name and Address:	Administrative Office of the Courts 455 Golden Gate Avenue San Francisco, CA 94102-3688
6. General Plan Designation(s):	Public Facilities (PF)
7. Zoning Designation(s):	Public Facilities (PF)

CHAPTER 2
Project Description and Background

Introduction

The Judicial Council of California (Judicial Council) is the rule-making arm of the California court system. It was created by an amendment to article VI of the California Constitution in 1926. In accordance with the California Constitution and under the leadership of the Chief Justice of the Supreme Court of California, the Judicial Council is responsible for ensuring the "consistent, independent, impartial, and accessible administration of justice." The Judicial Council's staff agency, the Administrative Office of the Courts, (AOC) is responsible for implementing the Judicial Council's policies. In that role, the AOC is responsible for implementation of the Trial Court Facilities Act of 2002, the landmark legislation that shifted the governance of courthouses from California counties to the State of California (State).

Following the Trial Court Facilities Act of 2002, the AOC conducted a survey to assess the physical condition of the State's courthouses. The survey showed that 90% of the courthouses need improvements to protect the safety and security of the public, litigants, jurors, and families who are served by California's courts. In October 2008, the Judicial Council identified 41 "Immediate and Critical Need" courthouse projects, in an effort to prioritize future courthouse construction and renovation. The 41 projects were located in 34 counties across the state.

Also in 2008, Senate Bill (SB) 1407 was passed by the State legislature and signed by the Governor. SB 1407 identified funding to address the physical condition of the State's courthouses. The funding identified includes court fines and fees and does not draw from the State's general fund.

The New Placerville Courthouse (proposed project) is one of the 41 "Immediate and Critical Need" courthouse projects identified by the Judicial Council in 2008. For this proposed project, the AOC will construct a new, approximately 88,000 gross building square foot courthouse in the city of Placerville for the Superior Court of California, County of El Dorado ("Superior Court"). The proposed site, located adjacent to the existing El Dorado County Jail, is currently owned by the County.

Statutory Authority and Requirements

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations, the Judicial Council typically acts as the lead agency for courthouse projects. The

Judicial Council has delegated this authority to the AOC. In its evaluation of a proposed project, the AOC must consider a project's potential environmental impacts by preparing the appropriate environmental documentation as specified by CEQA.

The AOC recognizes a high level of interest regarding the location for the New Placerville Courthouse, and has therefore committed to preparing an environmental impact report (EIR) to allow a higher level of public review and comment on the project. This document is an Initial Study which accompanies the Notice of Preparation (NOP) of an EIR. The purpose of this document is to provide an environmental basis for focusing the CEQA review for the proposed project on the potential effects that require further assessment and identifying what effects are clearly less-than-significant and require no additional review.

This document is subject to public review and comment during the 30-day NOP circulation period. During the public review period, stakeholders, public agencies, and the general public may provide written comments to the AOC on environmental issues relative to the proposed project. The AOC will consider all comments received and incorporate responses in the Draft EIR, which will be circulated for a 45-day public comment period.

Section 15063 of the CEQA Guidelines identifies specific requirements for an Initial Study, including:

- A description of the proposed project, including the proposed location;
- A description of the environmental setting;
- The identification of environmental effects by use of a checklist, matrix or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- A discussion of ways to mitigate significant effects identified, if any;
- An examination of whether the proposed project is compatible with existing zoning, plans, and other applicable land use controls; and
- The name of the person or persons who prepared or participated in preparation of the Initial Study.

Incorporation by Reference

Pertinent documents used in the development of this Initial Study have been cited and incorporated in accordance with CEQA Guidelines §44148 and 44440, to eliminate the need for including voluminous engineering and technical reports as appendices. This Initial Study has incorporated by reference the City of Placerville General Plan (City General Plan) and the El Dorado County General Plan (County General Plan). The City and County General Plans were utilized throughout this Initial Study, as referenced at the end of each section.

Project Description

The proposed project would replace the existing Main Street Courthouse and the Building C and would include construction of an approximately 88,000 square foot courthouse with six courtrooms on currently undeveloped land adjacent to the El Dorado County Jail. The site is located on County owned property off Forni Road in the City of Placerville (see Figure 1 and Figure 2). The new courthouse would have three stories and a basement. The project includes associated parking areas, a future expansion area, and a realigned site access road from Forni Road.

The zoning designation for the existing El Dorado County Jail as well as the project site is PF (Public Facilities). According to the City of Placerville Zoning Code (§10-5-20(A)), the PF zone is intended to provide for those uses and activities customarily conducted by government agencies and philanthropic nonprofit organizations. Under §10-5-20(B) of the Placerville Zoning Code, governmental buildings and facilities designed for public use and accommodation and their accessory uses are permitted outright in the PF zone

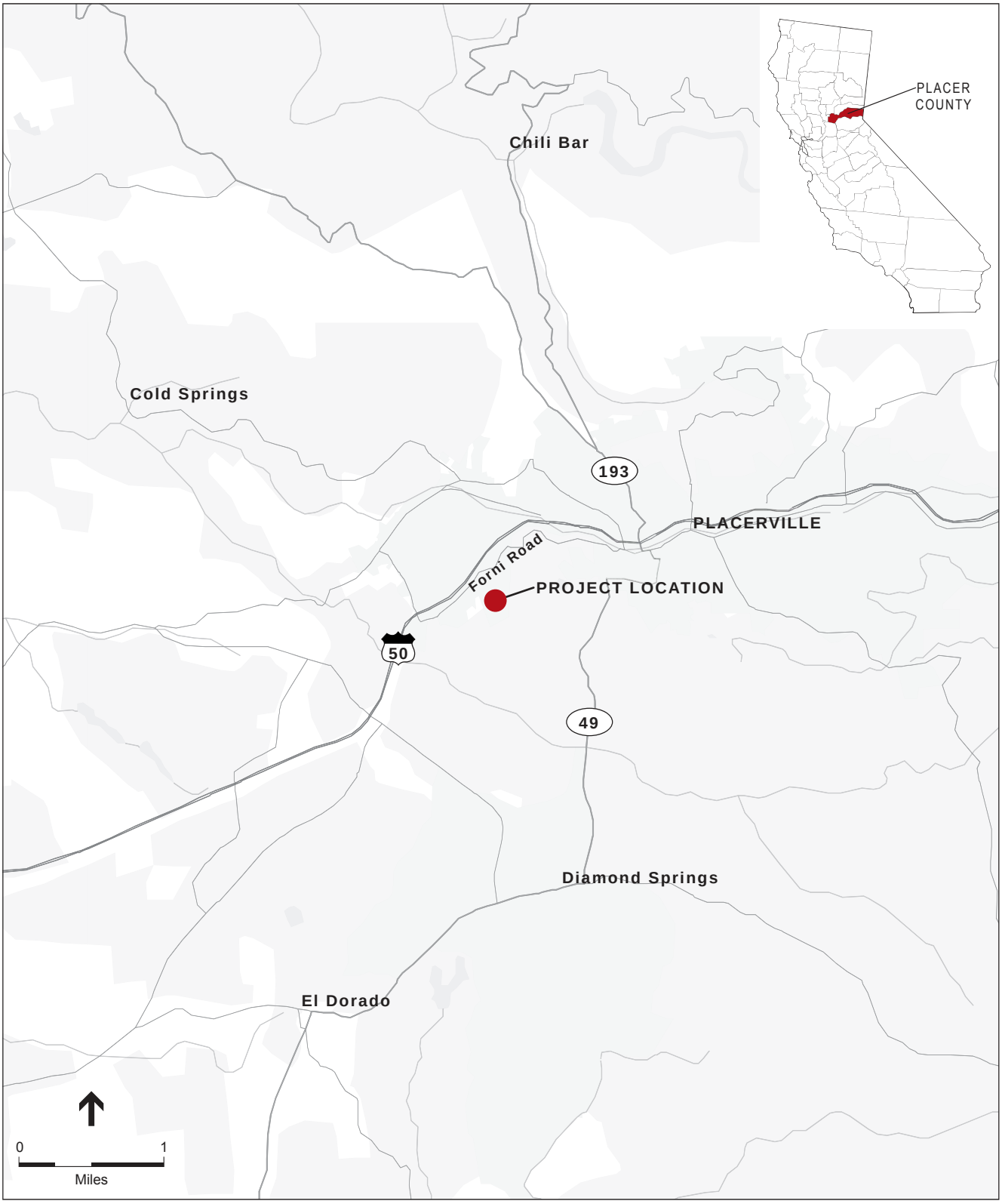
Surrounding Land Uses and Setting

The City of Placerville is located in El Dorado County, on the western slope of the Sierra Nevada Mountains at the intersection of Highway 50 and Highway 49. The City of Placerville is approximately 44 miles east of Sacramento and 59 miles west of the city of South Lake Tahoe. The project site is generally bound by Forni Road and Highway 50 to the north and northwest. The existing El Dorado County Jail lies to the northeast while open space, Gold Nugget Way and scattered rural residences are to the east and southeast.

Project Design Principles and Objectives

The AOC's proposed courthouse design will conform to the principles of the California Trial Court Facilities Standards (Judicial Council of California, 2006 and amended in 2010). These principles include:

- Court buildings shall represent the dignity of the law, the importance of the activities within the courthouse, and the stability of the judicial system;
- Court buildings shall represent an individual expression that is responsive to local context, geography, climate, culture, and history and shall improve and enrich the sites and communities in which they are located;
- Court buildings shall represent the best in architectural planning, design, and contemporary thought, and shall have requisite and adequate spaces that are planned and designed to be adaptable to changes in judicial practice;
- Court buildings shall be economical to build, operate, and maintain;
- Court buildings shall provide a healthy, safe, and accessible environment for all occupants;



SOURCE: DeLorme Street Atlas USA, 2000; and ESA, 2012

El Dorado County Courthouse . 208091

Figure 1
Regional Location

SOURCE: Bing Maps, 2009; and ESA, 2012

El Dorado County Courthouse . 208091

Figure 2
Project Site

- Court buildings shall be designed and constructed using proven best practices and technology with careful use of natural resources;
- Court buildings shall represent an individual expression that is responsive to local context, geography, climate, culture, and history and shall improve and enrich the sites and communities in which they are located;
- Court buildings shall represent the best in architectural planning, design, and contemporary thought, and shall have requisite and adequate spaces that are planned and designed to be adaptable to changes in judicial practice;
- Court buildings shall be economical to build, operate, and maintain;
- Court buildings shall provide a healthy, safe, and accessible environment for all occupants; and
- Court buildings shall be designed and constructed using proven best practices and technology with careful use of natural resources.

The AOC will also apply the following codes and standards to the proposed project:

1. California Building Code (edition in effect as of the commencement of the schematic design phase of the proposed project);
2. California Code of Regulations (CCR) Title 24;
3. California Energy Code;
4. Americans with Disabilities Act and American Disability Act Accessibility Guidelines (Section 11); and
5. Division of the State Architect's Access Checklist.

The proposed project will implement sustainable elements throughout its design, operation, and maintenance. Pursuant to the California Trial Court Facilities Standards, all courthouse projects shall be designed for sustainability and, at a minimum, to the standards of a Leadership in Energy and Environmental Design (LEED) certified rating. The proposed project will be designed to the specifications of the LEED Silver rating and the AOC will seek certification of the Silver rating by the US Green Building Council.

The AOC will implement the proposed project in compliance with standard conditions and requirements for state and/or federal regulations or laws that are independent of CEQA compliance. The standard conditions and requirements serve to prevent specific resource impacts. Typical standard conditions and requirements include the following:

1. The California Building Code;
2. National Pollutant Discharge Elimination System (NPDES);
3. Public Resources Code Section 5097 for the discovery of unexpectedly encountered human remains; and
4. El Dorado County Air Quality Management District rules.

The proposed project, using the California Trial Court Facilities Standards, will incorporate specific design elements into the construction and operation of the project. For example, the parties constructing and/or operating the proposed project will use best management practices (BMPs) and technologies aimed at conserving natural resources and limiting operating costs over the life of the building. Because the AOC is incorporating these design features into the proposed project, the design features do not constitute mitigation measures as defined by CEQA.

Required Approvals

Since the AOC is the lead agency for the proposed project, and is acting for the State of California on behalf of the Judicial Council of California, local government land use planning and zoning regulations do not apply to the proposed courthouse project. However, the AOC considers county and/or city policies and guidelines as appropriate to ensure the proposed project is consistent with the site's character and surroundings.

The AOC is responsible for approving the CEQA document and the proposed project. The State of California Public Works Board must also approve acquisition of the site for the proposed project.

The proposed project would disturb an area over one acre. Therefore, a National Pollutant Discharge Elimination System (NPDES) Permit from the Regional Water Quality Control Board and preparation of a Storm Water Pollution Prevention Plan (SWPPP) will be required.

CHAPTER 3
Environmental Factors Potentially Affected

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Geology, Soils and Seismicity
☒ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials	☒ Hydrology and Water Quality
☐ Land Use and Land Use Planning	☐ Mineral Resources	☒ Noise
☐ Population and Housing	☐ Public Services	☐ Recreation
☒ Transportation and Traffic	☐ Utilities and Service Systems	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on 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, no further environmental documentation is required.

L F Sainz
Signature

April 23, 2012
Date

Laura F. Sainz
Printed Name

For

Environmental Checklist

Aesthetics

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
1. AESTHETICS — Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☒	☐	☐	☐

Discussion

a) As noted above, the project site is located on currently undeveloped land designated for public uses adjacent to the El Dorado County Jail in the City of Placerville. The visual context of the area surrounding the project site consists of the existing jail facility, parking areas, and vegetation. Various commercial uses (lumber yard and automobile sales) as well as Forni Road and Highway 50 are located adjacent to the project site. There are no scenic vistas within the vicinity of the project site. Because the project site is in a developed area and because there are no scenic vistas in the vicinity of the project site, the proposed project will not have an adverse effect on a scenic vista; therefore there is no impact and this issue will not be further addressed in the EIR.

b) A review of the current Caltrans Map of Designated State Scenic Highways indicated that there are two officially designated state scenic highways in El Dorado County. Highway 50 from the east limit of the Government Center interchange in Placerville to the South Lake Tahoe city limit and Highway 89 from Alpine County line to Placer County line are designated state scenic highways. Highway 89 is located on the far east side of the County and is not in the vicinity of the project site; however, the project site is in close proximity to Highway 50. This impact to a Caltrans Designated State Scenic Highway is considered potentially significant and will require additional analysis in the EIR.

c,d) As previously described, the project site is located on currently undeveloped land designated for public uses adjacent to the county jail in the City of Placerville. Due to the site's topography and existing vegetation (trees), the project site is not readily visible by adjacent land uses. Consequently, the potential changes to the visual character of the site and surrounding area along with the light and glare impacts associated with the proposed project are considered potentially significant and will require additional analysis in the EIR.

References

California Department of Transportation (Caltrans), 2012. California Scenic Highway Program, available at: http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm; accessed February 14, 2012.

Agricultural and Forest Resources

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
2. AGRICULTURAL AND FOREST RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

a) According to the Department of Conservation's Farmland Mapping and Monitoring Program (DOC, 2010), the project site consists of land designated as "Other Land" (approximately 10 acres). No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will be converted as a result of the proposed project; therefore there will be no impact on important farmland and this issue will not be further addressed in the EIR.

b) As noted above, the project site is located on currently undeveloped land designated for public uses adjacent to the El Dorado County Jail in the City of Placerville, thus, the proposed project site is not enrolled in or restricted by a Williamson Act contract; therefore there is no impact and this issue will not be further addressed in the EIR.

c,d) As previously discussed, because the project site is located on currently undeveloped land designated for public uses adjacent to the county jail in the City of Placerville there will be no conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production. No forest land will be lost or converted as a

result of the proposed project. Consequently, there will be no impact on forest land and this issue will not be further addressed in the EIR.

e) For the reasons listed above, there will be no changes to the existing environment that would result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use; therefore there is no impact and this issue will not be further addressed in the EIR.

References

DOC, 2010. California Department of Conservation, Farmland Mapping and Monitoring Program, 2010.

Air Quality

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
3. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
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)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion

a) The project is within the El Dorado County Air Quality Management District (EDCAQMD), which regulates air quality in El Dorado County. The proposed project is consistent with the current land use designations of the City of Placerville General Plan, therefore, the proposed project is consistent with applicable land use planning documents. This project would not directly result in population growth (e.g. housing development). Consequently, implementation of the proposed project would be consistent with the El Dorado County Air Management Plan resulting in a less-than-significant impact. This issue will not be addressed further in the EIR.

b,c,d) Project construction would involve site grading and other construction related activities. Proposed project construction activities could produce criteria pollutant emissions, including reactive organic gases (ROG), nitrogen oxides (NOx), and particulate matter (PM10/PM2.5) as a result of construction equipment. Smaller-diameter particles (e.g., PM10 and PM2.5) are associated with adverse health effects and generally remain airborne until removed from the atmosphere by moisture. Mobile source emissions would also be produced from construction worker vehicle trips to and from the project site. In addition, fugitive dust emissions would be generated from demolition and construction activities, and from vehicle travel on paved and unpaved surfaces. Therefore, construction dust emissions could result in significant local effects. In addition, criteria pollutant emissions of ROG and NOx from construction equipment and construction worker vehicle trips could incrementally add to regional atmospheric loading of ozone precursors during the construction period.

Operation-related vehicle emissions will also require further evaluation. For these reasons, this impact is considered potentially significant and will require further analysis in the EIR.

e) Types of land uses that typically pose potential odor problems include agriculture, wastewater treatment plants, food processing and rendering facilities, chemical plants, composting facilities, landfills, waste transfer stations, and dairies. In addition, the occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptors. Although offensive odors rarely cause any physical harm, they can still be very unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies. No part of the project includes odor producing elements and it would not create odors at nearby sensitive receptors. Therefore there is no impact and this issue will not be further addressed in the EIR.

Biological Resources

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES — Would the project:				
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?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☒	☐	☐	☐
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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
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?	☐	☐	☐	☒

Discussion

a) Blue oak-foothill pine habitats provide suitable nesting and foraging habitat for special-status raptors such as northern goshawk, and other migratory birds that utilize woodland habitats. Construction of the Project could directly affect active nest sites through tree removal or cause indirect impacts such as nest abandonment. The interior live oak, blue oak, and foothill pine, as well as the annual grasslands, found within the Project area provide suitable nesting and foraging sites for many raptors and other birds. Construction activity within the vicinity of an active nest site can cause parent birds to abandon their nest. In addition, the project could also potentially adversely affect the valley elderberry longhorn beetle. If elderberry shrubs are located within 100 feet of the limits of work there is the potential for the shrubs to be impacted by the proposed Project. Direct impacts to elderberry shrubs include damage, pruning, and/or removal of shrubs during the course of construction activities. Construction activities associated with the Project construction would potentially result in significant impacts to valley elderberry longhorn beetle. Therefore this impact is considered potentially significant and will require further analysis in the EIR.

b) There is no riparian habitat or other sensitive natural community within the Project area therefore the proposed project will not have an adverse effect on riparian habitat or other sensitive natural community; thus, there is no impact and this issue will not be further addressed in the EIR.

c) Any permanent loss of waters of the U.S. would require a Section 404 permit per the federal Clean Water Act and Section 10 permit per the Rivers and Harbors Act from the Corps to ensure compliance with the Corp's no-net-loss wetland policy. In addition, the CVRWQCB regulates these features under Section 401 of the Clean Water Act. Lastly, if alterations to the ephemeral streams or to the potential seasonal wetland are planned, the City would be required to enter into a Streambed Alteration Agreement with CDFG as required under Section 1601 of the State Fish and Game Code. These changes are considered potentially significant and require additional analysis in the EIR.

d) The Project area is an isolated parcel of land located in a developed area bounded on all sides by roads and highways and therefore does not provide any significant movement corridor for wildlife. Therefore, there is no impact and this issue will not be further addressed in the EIR.

e) Construction activities could occur within the dripline of native oak trees or landmark trees, or may result in the direct removal of native oak trees or landmark trees. Work within the dripline of trees may cause permanent damage to the root system and the subsequent loss of the tree. Therefore, this impact is considered potentially significant and requires additional analysis in the EIR.

f) The Project area is not located within the planning area of an approved Habitat Conservation Plan, therefore there is no impact and this issue will not be further addressed in the EIR.

Cultural Resources

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

Discussion

a) CEQA Guidelines Section 15064.5 requires the lead agency (AOC) to consider the effects of a project on historical resources. A historical resource is defined as any building, structure, site, or object listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), or determined by a lead agency to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, or cultural annals of California.

The existing Main Street Courthouse was constructed in 1912 and therefore meets the criteria of being 45 years or older for the California Register and is thus potentially eligible for listing in the register. If the building is determined eligible for listing, then the project could have a significant impact on a historical resource; therefore, this impact is considered potentially significant and will require additional analysis in the EIR.

b,c,d) CEQA requires the lead agency to consider the effects of a project on archaeological resources and to determine whether any identified archaeological resource is a historical resource. CEQA additionally requires agencies to consider impacts on paleontological resources as well as impacts to human remains located within and outside of formal cemeteries. The proposed courthouse project would include ground disturbing activities that could potentially impact previously undiscovered archaeological resources, paleontological resources, or human remains. Therefore these impacts are considered potentially significant and require additional analysis in the EIR.

Geology, Soils, and Seismicity

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
6. GEOLOGY, SOILS, AND SEISMICITY — Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion

a) The proposed project area is in the foothills of the Sierra Nevada Mountains and is therefore fairly hilly. However, due to existing vegetation the project site is located in an area of low surface disturbance. According to the Department of Conservation, Division of Mines and Geology Special Publication 42, the proposed project site is not located within a delineated Alquist-Priolo Earthquake Fault Zone.

The seismic hazard most likely to impact the project site is ground shaking due to a large earthquake on one of the major active regional faults (the major fault in the Placerville area is the Melones Fault). Liquefaction is a process whereby water is unconsolidated sand and other granular materials is subjected to pressure usually caused by ground motion. Since fluids are not compressible and granular materials are, especially when shaken, the water seeks release. As water moves out of materials such as sand it causes the granular material to flow and lose strength. Such materials, in effect, behave as quicksand. The

ground literally flows out from under the building. Earthquake shaking is a major cause of liquefaction and has resulted in severe damage areas of California. As noted above, the project site's topography is relatively hilly; however, it is not located within a delineated Alquist-Priolo Earthquake Fault Zone. Additionally, the probability of soil liquefaction actually taking place on the project site is considered to be a low to moderate hazard. Additionally, the project will comply with City of Placerville building regulations and the International Building Code; therefore, there is no impact and this issue will not be further addressed in the EIR.

b) The proposed land use would include structures and landscaping that would minimize bare soil subject to erosion. Compliance with all applicable best management practices related to soil erosion outlined in the City of Placerville Code would minimize construction impacts relating to top soil erosion. Therefore there is no impact and this issue will not be further addressed in the EIR.

c) As discussed above, the proposed project site's topography is relatively hilly; however, it is not located within a delineated Alquist-Priolo Earthquake Fault Zone. Additionally, the probability of soil liquefaction actually taking place on the project site is considered to be a low to moderate hazard. With adherence to all applicable codes and regulations, including the International Building Code, geologic hazard impacts associated with on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be minimized. Therefore there is no impact and this issue will not be further addressed in the EIR.

d) Expansive soils are those possessing clay particles that react to moisture changes by shrinking (when dry) or swelling (when wet). Expansive soils can also consist of silty to sandy clay. The extent of shrinking and swelling is influenced by the environment, including the extent of wet and dry cycles, and by the amount of clay in the soil. This physical change in the soils can react unfavorably with building foundations, concrete walkways, swimming pools, roadways, and masonry walls. In most developed areas, the existing layer of clay has been blended into more granular soils as a part of general site excavation, which helps to reduce the soil's expansiveness.

According to the NRCS Soil Survey, the project site consists of Boomer gravelly loam (BhC). A majority of the site is 3 to 15 percent slopes, with a smaller portion of the site consisting of 15 to 30 percent slopes. The Boomer series consists of well-drained soils that are underlain by basic schists at a depth of 24 to 52 inches. Surface runoff is medium, and the erosion hazard is slight to moderate. This soil has low shrink-swell potential, which is not indicative of expansive soil conditions.

Expansive soil conditions are not present on the project site. Furthermore, the project must comply with all City building standards and practices, as well as application of the existing regulations identified in the International Building Code which would minimize the risk associated with development of the proposed project. Therefore there is no impact and this issue will not be further addressed in the EIR.

e) The proposed project will connect to existing sewer systems; septic tanks will not be used as part of the proposed project, therefore there is no impact and this issue will not be further addressed in the EIR.

References

California Department of Conservation, 2007. Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publication 42 Interim Revision 2007.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/ accessed February 10, 2012.

Soil Survey, 1974. Soil Survey of El Dorado Area, California. United States Department of Agriculture Soil Conservation Service and Forest Service; April 1974.

Greenhouse Gas Emissions

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS — Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Discussion

a,b) Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, similar to a greenhouse. The accumulation of GHGs has been implicated as a driving force for Global Climate Change. Project construction and operation could generate greenhouse gas emissions and conflict with applicable plan, policies, or regulations adopted in order to reduce these emissions. Therefore, this impact is considered potentially significant and requires additional analysis in the EIR.

Hazards and Hazardous Materials

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a) Construction and operation of the proposed project would potentially require the use of various types and quantities of hazardous materials (i.e. gasoline, solvents, oils, etc.). Furthermore, construction of the project could result in the exposure of workers or residents to hazardous wastes or materials, posing potential threats to their health, including the excavation of a previously unknown contaminated site. Contractors would be required to comply with Cal/EPA's Unified Program; regulated activities would be managed by the designated Certified Unified Program Agency (CUPA) for El Dorado County, in accordance with the regulations included in the Unified Program (e.g., hazardous materials release response plans and inventories, UFC hazardous material management plans and inventories). Similarly, employees and the general public could be exposed to hazardous materials as a result of improper handling or use, transportation accidents,

environmentally unsound disposal methods, or fire, explosion, or other emergencies, resulting in adverse health effects. Compliance with federal and state hazardous materials laws and regulations would reduce impacts related to hazards for construction workers and the general public involving the release of hazardous materials into the environment or through the routine transport, use, or disposal of hazards materials during both construction and operation-related activities. Therefore there is no impact and this issue will not be further addressed in the EIR.

b) During construction of the proposed project, it is anticipated that limited quantities of miscellaneous hazardous substances, such as gasoline, diesel fuel, hydraulic fluid, solvents, oils, etc. would be brought onto the site. In addition, proposed project operations may include the limited use of fuels and other hazardous materials such as those typically associated with equipment use and servicing. Depending on the relative hazard of the material, if a spill were to occur of significant quantity, the accidental release could pose both a hazard to workers and residents, as well as the environment. However, Compliance with federal and state hazardous materials laws and regulations would reduce impacts related to hazards for construction workers and the general public involving the accidental spill or release of hazardous materials into the environment during both construction and operation-related activities. Therefore there is no impact and this issue will not be further addressed in the EIR.

c) There are no existing or proposed schools within one-quarter mile of the project site. Furthermore, any hazardous materials used during demolition or construction would be stored, handled, and transported per federal, state and local regulatory requirements; therefore, there is no impact and this issue will not be further addressed in the EIR.

d) A Department of Toxic Substances Control (DTSC) Envirostor database records search was conducted for the proposed project site. The database search concluded that the proposed project site and adjacent sites were not identified as being contaminated or as being a clean-up site, and, thus, did not identify any of the environmental conditions that may result in a significant hazard to the public. There are no identified hazardous environmental conditions on the project site or on the adjacent properties; therefore, there is no impact and this issue will not be further addressed in the EIR.

e) The project site is not located within an adopted airport comprehensive land use plan map, nor is it within two miles of a public use airport. Thus, the proposed project would not result in a safety hazard for people residing or working in the project area; therefore, there is no impact and this issue will not be further addressed in the EIR.

f) The proposed project site is not located within the vicinity of a private airstrip; therefore, there is no impact and this issue will not be further addressed in the EIR.

g) The proposed project will not interfere with an emergency response plan or emergency evacuation plan. Prior to approval, the applicant will be required to demonstrate compliance with all emergency access requirements and other emergency standards in place in the

City of Placerville; therefore, there is no impact and this issue will not be further addressed in the EIR.

h) The project would be located on an undeveloped portion of the site containing the existing El Dorado County Jail facility in an area with numerous developed land uses within the City of Placerville. As described above, the project site is generally bound by Forni Road and Highway 50 to the north and northwest. The existing El Dorado County Jail lies to the west while open space, Gold Nugget Way and scattered rural residences are to the east and southeast. According to the California Department of Forestry and Fire Protection's (Cal Fire) Fire Hazard Severity Zone Map for the City of Placerville, a majority of the City, including the project site are in the Very High Severity Zone (Cal Fire, 2008). Fire protection services for the City of Placerville are provided by the El Dorado County Fire District (the District). The District has numerous fire stations in and around the Placerville area. Two of these stations (Stations 25 and 26) specifically serve the City and community of Placerville. Station 25, located at 3034 Sacramento St. is the nearest station to the project site at just over one mile to the east. Station 25 is staffed 24 hours a day, 7 days a week by an Engine Company and a Medic Unit. The engine is staffed with one Captain-EMT or Captain-Paramedic, one Firefighter-EMT or Firefighter-Paramedic, and one Apprentice Firefighter. The medic unit is staffed with a Firefighter-Paramedic and either a second Firefighter-Paramedic or a Firefighter-EMT. Because the project site is in a largely developed area with adequate fire protection services and is not within or adjacent to a wildlands area, the proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires; consequently. Therefore, there is no impact and this issue will not be further addressed in the EIR.

References

Cal Fire, 2008. California Department of Forestry and Fire Protection Fire Hazard Severity Zone Map for the City of Placerville; November 17, 2008.

Department of Toxic Substances Control (DTSC), 2012. Envirostor Database Search available at: http://www.envirostor.dtsc.ca.gov/public/; accessed February 10, 2012.

Hydrology and Water Quality

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
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)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site?	☒	☐	☐	☐
d) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☒	☐	☐	☐
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?	☒	☐	☐	☐
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion

a,c,f) No major drainages, streams, or rivers are located on site. The proposed project would result in a net increase in total impervious surfaces on site. Impervious surfaces prevent the infiltration of stormwater into underlying sediments, and commonly collect sediment, oils, brake dust, trash, and various other potential water quality pollutants. During storm events, these pollutants can become entrained in stormwater flows, and be discharged from the project site, potentially resulting in degradation of downstream water quality. Project operations would also include landscaping maintenance activities on site. These activities

could include the application of fertilizers, herbicides, pesticides, and other landscaping chemicals on site. During storm events, these chemicals could become entrained in stormwater and discharged from the project site, potentially affecting surface water quality. This impact is considered potentially significant requiring additional analysis in the EIR.

b) The proposed project would not result in the withdrawal of groundwater within the project area or at a different location. Water supply at the project site would be supplied by El Dorado Irrigation District (EID), which does not rely on groundwater for municipal or other supply to the project area or its vicinity (EID, 2011). Therefore, no increases in groundwater withdrawal would occur as a result of project implementation.

The project would involve construction of new impervious surfaces. Impervious surfaces prevent the infiltration of stormwater in to the subsurface, which can interfere with groundwater recharge. However, the project area and its vicinity are not located within a groundwater basin delineated by the California Department of Water Resources (DWR, 2003), and current and future reliance on groundwater in the vicinity of the project is expected to be negligible. Therefore, potential effects on groundwater supplies are anticipated to be less-than-significant. This issue will not be further addressed in the EIR.

d, e) As discussed previously, implementation of the proposed project would result in a net increase in impervious surfaces. Impervious surfaces prevent the infiltration of stormwater into the subsurface, and can result in a net increase in stormwater flowing from a project site, or in a reduced hydraulic time of concentration (i.e., peak discharge occurs earlier for an impervious surface than a pervious surface) for discharge from a site. These effects can result in increased need for drainage on site or downstream. The proposed project site is not located within or immediately adjacent to a 100-year flood zone. However, increases in discharge from the project site could contribute to increases in flood flows downstream, which could exacerbate downstream flooding. Additionally, the project would involve earthwork on site, including the use of heavy machinery. These activities could result in changes to site topography and drainage, such that increased ponding, pooling, or flooding could occur on site or downstream. This impact is considered potentially significant requiring additional analysis in the EIR.

g) The proposed project would not result in the construction of any new housing, and therefore would not result in the placement of housing within a 100-year flood zone. Therefore, no impact would occur and this issue will not be further addressed in the EIR.

h) The proposed project would not involve construction of any buildings, parking lots, or other structure or facilities within a 100-year flood zone. Based on a review of available Federal Emergency Management Agency Flood Insurance Rate Maps, no portion of the project site is located within a 100-year flood boundary. The nearest FEMA-delineated flood hazard area is located approximately 0.5 mile north and northeast of the project site, in the vicinity of Placerville Drive. Therefore, no impact would occur and this issue will not be further addressed in the EIR.

i) The project site is not protected from flooding by a levee or other structure. Additionally, the proposed project would not involve construction or other activities on or in close proximity to any levee or dam. As discussed under impact (h) above, the project area is not located within a FEMA-defined flood zone. Therefore implementation of the proposed project would not expose people or structures to increased risk of flooding and associated risk of loss, injury, or death. No impact would occur and this issue will not be further addressed in the EIR.

j) The proposed project is located at least 1,800 feet above sea level and over 100 miles from the ocean. Therefore, there is no risk of tsunami at the project site. A seiche is a standing wave that can occur within an enclosed water body, as a result of seismic activity, wind, or other natural or anthropogenic activities. The project site is not located adjacent to or near any large enclosed water body. Therefore, no risk of seiche would occur at the project site. Mudflows occur in or downstream of high-relief areas where loose, highly erodible soils may be rapidly eroded by stormwater or other water flows. The project site is not located in an area with such characteristics, and is not anticipated to be subject to mudflow. Therefore no impact would occur and this issue will not be further addressed in the EIR.

References

California Department of Water Resources (DWR). California's Groundwater Bulletin 118. Available at: http://www.water.ca.gov/groundwater/bulletin118/bulletin118update2003.cfm Accessed February 24, 2012.

El Dorado Irrigation District (EID), 2011. El Dorado Irrigation District Urban Water Management Plan 2010 Update. July, 2011.

California State Water Resources Control Board (SWRCB), 2010. 2010 Integrated Report (Clean Water Act Section 303(d) List / 305(b) Report) – Statewide. Available at: http://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml Accessed February 29, 2012.

Land Use and Land Use Planning

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
10. LAND USE AND LAND USE PLANNING — Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion

a) As noted above, the project would be located on an undeveloped portion of the site containing the El Dorado County Jail within the City of Placerville. In addition to the existing jail, other developed uses adjacent to the project site include Forni Road and Highway 50 to the north and northwest; scattered rural residences to the east and southeast. The project site is designated for public uses and is surrounded by existing developed uses. Although the project site is currently undeveloped, the project will be located in a developed area and will therefore not divide and established community. Therefore no impact would occur and this issue will not be further addressed in the EIR.

b) The proposed courthouse project is consistent with the City's General Plan and the parcel's zoning classification. The City of Placerville General Plan and zoning designations for the project site is PF (Public Facilities). According to the City of Placerville Zoning Code (§10-5-20(A)), the PF zone is intended to provide for those uses and activities customarily conducted by government agencies and philanthropic nonprofit organizations. Under §10-5-20(B) of the Placerville Zoning Code, governmental buildings and facilities designed for public use and accommodation and their accessory uses are permitted outright in the PF zone. Development of a courthouse on the proposed project site would be consistent with existing zoning for the jail. For these reasons, there is no impact and this issue will not be further addressed in the EIR.

c) The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan; therefore there is no impact and this issue will not be further addressed in the EIR.

References

Per. Com., 2012. Personal Communication with Andrew Painter, City Planner, City of Placerville; February 13, 2012.

Mineral Resources

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES — Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a, b) The project site has no significant mining resources or mining operations and no mineral resource zones have been identified; therefore there will be no impact to mineral resources and this issue will not be further addressed in the EIR.

References

City of Placerville, 1989. City of Placerville General Plan Background Report; January 1989.

Noise

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
12. NOISE — Would the project:				
a) Result in 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?	☒	☐	☐	☐
b) Result in Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) Result in A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) Result in A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

a,b,d) Construction activity noise levels at and near the proposed project construction areas would fluctuate depending on the particular type, number, and duration of uses of various pieces of construction equipment. Construction-related material haul trips would raise ambient noise levels along haul routes, depending on the number of haul trips made and types of vehicles used. During construction of the project, noise from construction activities may intermittently dominate the noise environment in the immediate area of construction. Construction activities could also produce groundborne noise/vibration in the project area. For these reasons, this impact is considered potentially significant and will require additional analysis in the EIR.

c) The project would construct a new courthouse on currently undeveloped land which would result in new sources of noise in respect to operation of the facility. Therefore, this impact is considered potentially significant and will require additional analysis in the EIR.

e) The project site is not located within an adopted airport comprehensive land use plan map, nor is it within two miles of a public use airport. Thus, the proposed project would not result in a safety hazard for people residing or working in the project area; therefore, there is no impact and this issue will not be further addressed in the EIR.

f) The project site is not located within the vicinity of a private airstrip; therefore there is no impact and this issue will not be further addressed in the EIR.

Population and Housing

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING — Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a,b,c) The proposed project will not result in the construction of new homes or the displacement of existing homes, and will thus not induce substantial growth within the area; therefore there is no impact and this issue will not be further addressed in the EIR.

Public Services

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES — Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the 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 following public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

Discussion

a.i) Fire protection services for the City of Placerville are provided by the El Dorado County Fire District (the District). The District has numerous fire stations in and around the Placerville area. Two of these stations (Stations 25 and 26) specifically serve the City and community of Placerville. Station 25, located at 3034 Sacramento St. is the nearest station to the project site at just over one mile to the east. Station 25 is staffed 24 hours a day, 7 days a week by an Engine Company and a Medic Unit. The engine is staffed with one Captain-EMT or Captain-Paramedic, one Firefighter-EMT or Firefighter-Paramedic, and one Apprentice Firefighter. The medic unit is staffed with a Firefighter-Paramedic and either a second Firefighter-Paramedic or a Firefighter-EMT. The proposed project will pay required development impact fees in order to ensure adequate fire protection facilities within the City; therefore, this impact is considered less-than-significant. This issue will not be further addressed in the EIR.

a.ii) The Placerville Police Department is responsible with the City's general law enforcement services including patrols, investigations and special response. The Placerville Police department is located at 730 Main St.; approximately 2 miles east of the project site. The proposed project will pay required development impact fees in order to ensure adequate law enforcement services within the City; therefore, this impact is considered less-than-significant. This issue will not be further addressed in the EIR.

a.iii) The proposed project is located an in existing public, commercial, and residential area of the City; no schools are located in the vicinity of the project site. In addition, the proposed project will not generate any additional residential population that will increase the demand for

additional schools in the project neighborhood or the City as a whole; therefore, this impact is considered less-than-significant. This issue will not be further addressed in the EIR.

a.iv) See the recreation discussion below.

a.v) The proposed project will not result in an adverse physical impact to any other public facilities; therefore there will be no impact and this issue will not be further addressed in the EIR.

Recreation

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
15. RECREATION — Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

a, b) The proposed project consists of constructing a new courthouse next to the existing jail; it would not contribute to an increase in the local population, and no additional demand on existing neighborhood and regional parks would be created. The proposed project would have no impact on the use of existing neighborhood and regional parks and this issue will not be further addressed in the EIR.

Transportation and Traffic

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
16. TRANSPORTATION AND TRAFFIC — Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
e) Result in inadequate emergency access?	☒	☐	☐	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☐

Discussion

a) The proposed project would result in an increase in traffic that could affect the surrounding regional and local circulation system. This impact is potentially significant and will be analyzed in detail in the EIR.

b) The Level of Service (LOS) standards established by the Sacramento Area Council of Governments (the congestion management agency) and documented Congestion Management Plans (CMPs) is intended to regulate long-term traffic impacts due to future development. As stated above in criterion a), the proposed project would be expected to generate a change in vehicle trips that could conflict with the County's CMP. This impact is potentially significant and will be analyzed in detail in the EIR.

c) The nearest airport to the project site is Placerville Airport, located approximately four miles east of the site. The proposed project would not interfere with airspace due to the type of the planned use (a courthouse facility) and size and height of the development. Furthermore, the proposed project would not change air traffic patterns, increase air traffic levels, or result in a change in location that would result in substantial safety risks. Therefore, the

proposed project would cause no impact related to this criterion and this issue will not be further addressed in the EIR.

d) As described in the response to Criterion a), the proposed project would result in an influx of traffic along adjacent roadways that could result in traffic safety hazards to current users of these roadways, including bicyclists and pedestrians. Furthermore, the design and layout of the proposed project could result in adverse effects related to on-site circulation and pedestrian safety. This impact is potentially significant and will be evaluated in detail in the EIR.

e) The proposed number of access points to the project site is not known at this time; however, the adequacy of emergency access and the significance of this potentially significant impact will be analyzed in detail in the EIR.

f) Due to the nature of the project area, there are bus stops, designated bicycle lanes, and pedestrian paths and trails that exist on, or along roadways likely to be used by project-related vehicles. Furthermore, the increase in traffic associated with the proposed project could result in adverse effects to the performance of transit, bicycle, and pedestrian facilities, and to users of such facilities. Although the proposed project would be required to adhere to the goals and policies of El Dorado County and the City of Placerville, this potentially significant impact will be analyzed in detail in the EIR.

Utilities and Service Systems

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion

a) The proposed project will connect to the existing City of Placerville wastewater system. Additionally, the proposed project will comply with all the wastewater requirements of the RWQCB; therefore this impact is considered less-than-significant. This issue will not be further addressed in the EIR.

b, e) The City of Placerville owns and operates the recently upgraded Hangtown Creek Water Reclamation Facility located at 2300 Coolwater Creek Road in Placerville. The $45-million upgrade converted the wastewater treatment plant into a water reclamation facility in order to meet stringent new effluent discharge standards, while also expanding capacity. Wastewater generated within the City of Placerville is collected and transported to the Hangtown Creek Water Reclamation Facility via 60 miles of sewer lines within the city limits. The Hangtown Creek Water Reclamation Facility is permitted to treat an average dry weather capacity of 2.3 million gallons per day (mgd) and a maximum wet weather flow of 5.7 mgd (CRWQCB, 2008).

The proposed project would primarily shift employees from existing facilities to the new courthouse. Any increase in the number of employees attributable to the proposed project

would be minimal. Thus the amount of wastewater generated by the proposed project would be similar to that generated in existing facilities and would not require a higher level of treatment. The proposed project would not conflict with requirements of the Regional Water Quality Control Board. Therefore, the impact would be less-than - significant. This issue will not be further addressed in the EIR.

c) See the Hydrology and Water Quality section above for a discussion of stormwater management.

d) The City of Placerville receives treated and chlorinated water from the El Dorado Irrigation District (EID). The EID is a water utility serving nearly 110,000 residents in northern California's El Dorado County. The EID obtains water from several reservoirs, the largest of which is Jenkinson Lake (Sly Park Reservoir), located approximately five miles southeast of Pollock Pines. The City of Placerville has rights to divert as much water as needed from the EID system (City of Placerville, 1989). Any increase in the number of employees attributable to the proposed project would be minimal. Thus the amount of water needed by the proposed project would be similar to that used by existing facilities. The proposed project is not expected to require additional water supplies. Therefore, the impact would be less-than-significant. This issue will not be further addressed in the EIR.

f) El Dorado County, the City of Placerville, and the City of South Lake Tahoe have entered into individual franchise agreements with solid waste companies, which provide solid waste collection, recycling, and disposal. The City of Placerville has an agreement with El Dorado Disposal Services, Inc. (A Waste Connections Company) for solid waste services. Solid waste collected within the City, including the project site, is disposed of at the Kiefer Landfill outside Sacramento, CA (Per. Com., 2012). The Kiefer Landfill is permitted to accept a maximum of 10,815 tons per day (3,947,475 tons per year) of solid waste (CIWMB, 2012). At the current waste disposal rate the landfill's closure date is estimated to be 2064, therefore there are approximately 52 years of active disposal life left ant the landfill. The Kiefer Landfill has enough capacity to accept solid waste from the City, including new growth areas, until 2064 or later. The Kiefer landfill has sufficient permitted capacity to meet the solid waste disposal needs of planned growth within the City, including this project; therefore, this impact is less-than-significant. This issue will not be further addressed in the EIR.

g) The proposed project will comply with all federal, state, and local statutes and regulations related to solid waste; therefore there will be no impact and this issue will not be further addressed in the EIR.

References

City of Placerville, 1989. City of Placerville General Plan Background Report; January 1989.

CIWMB, 2012. California Integrated Waste Management Board, Solid Waste Information System (SWIS), Facility/Site Summary Details: Yolo County Central Landfill (57-AA-

0001). Available at: http://www.calrecycle.ca.gov/SWFacilities/Directory/34-AA-0001/Detail/; accessed February 15, 2012.

CRWQCB, 2008. California Regional Water Quality Control Board, Central Valley Region, Order No. R5-2008-0053, NPDES No. CA0078956. Waste Discharge Requirements for the City of Placerville Hangtown Creek Water Reclamation Facility, El Dorado County; April 25, 2008.

El Dorado Irrigation District, 2012. El Dorado Irrigation District, District Information available at: http://www.eid.org/in_info.htm; accessed February 15, 2012.

Per. Com., 2012. Personnel Communication between Aaron Hecock and a customer service representative with El Dorado Disposal Services, Inc. Available at: (530) 626-4141; February 15, 2012.

Mandatory Findings of Significance

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE — Would 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?	☒	☐	☐	☐
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)?	☒	☐	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Discussion

a) Per the impact discussions above, the project has the potential to substantially degrade the environment; therefore this impact is considered potentially significant and requires additional analysis in the EIR.

b) The proposed project is not expected to result in cumulatively considerable negative impacts, however, effects related to air quality, noise and traffic are considered potentially significant and will be further analyzed in the EIR.

c) The proposed project is not expected to cause substantial adverse effects on human beings. Effects related to air quality, noise, and traffic are considered potentially significant and will be further analyzed in the EIR.