COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT

Agenda of: September 12, 2013

Item No.: 10

Staff: Gina Paolini

GENERAL PLAN AMENDMENT/REZONE/SPECIAL USE PERMIT/DESIGN REVIEW

FILE NUMBER: A13-0001/Z13-0001/S13-0008/DR13-0005/Crossroads Market and Deli

AGENT: David Wade, AICP

PROPERTY OWNER: Paula Reece Revocable Trust

REQUEST: The proposed project consists of the following requests:

1. General Plan Amendment from High Density Residential (HDR) to Commercial (C) district;
2. Rezone from Estate Residential (RE-10) to Commercial-Community Design (C-DC);
3. Design Review for a 2,432 square foot market and deli with an outdoor picnic area;
4. Special Use Permit for special events, such as a farmers market, arts and crafts, and other special events that would occur up to 15 times per year; and
5. Reduction of wetland setback from 50 feet to 25 feet.

LOCATION: Located on the west side of Latrobe Road 600 feet north of the intersection with South Shingle Springs Road in the Latrobe area, Supervisorial District 2 (Exhibit A)

APN: 087-121-11 (Exhibit B)

ACREAGE: 1.59 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit D)

ZONING: Estate Residential (RE-10) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;

2. Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval in Attachment 1;

3. Approve General Plan Amendment A13-0001 based on the Finding in Attachment 2;

4. Approve Rezone Z13-0001 based on the Findings in Attachment 2;

5. Approve Special Use Permit S13-0008 subject to the Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2;

6. Approve Design Review DR13-0005 subject to the Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2; and

7. Approve a reduction of wetland setback from 50 feet to 25 feet based on the Findings in Attachment 2 and in accordance with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks).

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

Project and Site Description:

This application is for General Plan Amendment, Zone Change, Design Review and Special Use Permit for the development of a 2,432 square foot market and deli with an outdoor picnic area. The General Plan Land Use of the site would be amended from High Density Residential (HDR) to Commercial (C) and the Zoning would be amended from Estate Residential (RE-10) to Commercial-Community Design (C-DC).

The market would provide food and beverages including beer and wine and would carry convenience items, such as clothing, toiletries and incidental gift items and local products. The deli would focus on quick food to go for customers. The veranda, patio and surrounding grasslands would provide space for activities such as arts and craft sales, a farmers market, entertainment and social events. The applicant is requesting a Special Use Permit to allow for the specified activities that would occur up to 15 times per year. The applicant's detailed project description has been provided (Exhibit E).

The site is gently sloping at an elevation of approximately 750 feet above mean sea level. The vegetation community includes non-native annual grassland with native and non-native trees interspersed throughout the north portion of the site. Two intermittent drainages have been mapped on-site. The first drainage runs approximately north-south, and is a tributary to Clark Creek and is approximately two feet wide. The other drainage runs east to west, is a tributary to the first, and is approximately one foot wide. Both drainages are confined by an open-bottomed wooden channel for most of their length. Virtually no vegetation grows within the channels.

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	HDR	Undeveloped
North	RE-10	HDR	Residential/Single family residences
South	RE-10	HDR	Residential/Single family residences
East	RE-10	C	Undeveloped
West	RE-10	RR	Undeveloped

Project Discussion:

Staff has analyzed the project in detail and has provided Conditions of Approval based on agency comments. Discussion items for this project include Wetlands and Intermittent Drainages, Septic Disposal areas, Fire Protection, General Plan Amendment, Rezone, Community Design and Special Use Permit.

Wetlands and Intermittent Drainages: A total of approximately 0.13 acres of potential waters of the U.S were mapped on-site. The wetlands consist of seasonal wetlands and intermittent drainages. The largest seasonal wetland appears to receive its hydrology primarily from the intermittent drainage, although some hydrology may be coming from the hillslope to the east. The other seasonal wetland may be the result of a seep. Both seasonal wetlands are located on slopes, and neither is depressional. Two intermittent drainages have also been mapped, as described in the site description section.

The U.S. Army Corps of Engineers has determined that the wetlands and drainages are potential waters of the United States regulated under Section 404 of the Clean Water Act. Project mitigation would be required as specified within the Initial Study and within the Conditions of Approval.

Reduced Wetland Buffer: The Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 require a minimum setback of 100 feet from all perennial streams, rivers, and lakes, and a 50 foot setback from intermittent streams and wetlands until standards for buffers and special setbacks are established in the zoning ordinance. General Plan Policy 7.3.3.4 also allows for reductions in the setbacks, upon verification and sufficient information provided by a qualified biologist.

A biological Site Assessment, dated July 18, 2013, was prepared by ECORP Consulting, Inc. (Exhibit F). The Site Assessment concluded that the proposed project could be built with a 25-foot minimum setback from the wetland swale with recommended Best Management Practices (BMPs). The biological Site Assessment conclusions were based on the following:

1. The wetland swale supports marginal habitat value, as it currently receives runoff from Latrobe Road and the rural residential lots.

2. No riparian vegetation or trees would be disturbed or removed.

3. The vegetation associated with the swale includes non-native weedy grasses and herbs, and is absent of woody riparian vegetation. There are no sensitive habitats or vegetation communities within the disturbance zone.

4. Recommended construction BMP's will reduce potential adverse impacts as a result of erosion caused by ground disturbing activities.

The project would not affect water quality nor have the potential to cause any direct or indirect impact or disturbance to riparian vegetation. The recommended BMP's have been included as Exhibit G. Staff is satisfied that the recommendations provided would protect the wetland swale.

Septic Disposal Area: Adobe Associates, Inc. prepared a soil profile log and percolation test for the site. The consultant determined that the area was suitable for the installation of a capping fill system, in accordance with the prescribed design features. The project would be required to maintain a minimum 100 foot setback from the well located to the north of the test area and a 100 foot setback from the drainage course located to the west of the test area. The project plans demonstrate that the required setbacks can be met for the disposal area.

Fire Protection: Fire protection services would be provided to the project site by the Latrobe Fire Protection District. The District has stated that the basic requirement for a building that is less than 3,600 square feet is a full fire alarm, but there is no requirement for fire sprinklers. Since there is no hydrant for water available, the District is requiring on-site water storage and a fire sprinkler system. The Fire District believes the project would be a positive addition to the community.

General Plan Amendment: The requested General Plan Amendment would change the land use designation from HDR to C. The purpose of this land use category is to provide a full range of commercial, retail, office, and service uses that would serve the residents, businesses, and visitors of El Dorado County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. The project parcel is located within the Latrobe Rural Center.

The project site fronts Latrobe Road and is bordered by rural residential land. The property directly across from the project site is designated commercial with a school site backing up to those sites. Though the site has an underlying residential designation, residential development of the site may not be the most suitable best use of the site. A high density or multi-family residential development of the site could potentially expose residents to traffic and safety concerns along the road, noise impacts from the vehicular traffic and air quality effects from vehicular emissions. Addressing and mitigating those impacts could pose site and building challenges if designing a project for residential purposes.

The proposed commercial development may benefit the Town of Latrobe by encouraging other development to begin in the area. The site would be developed with a community market and deli which would provide a needed amenity for the residences living in the area. The use would be compatible with the existing and proposed surrounding commercial and single-family residential land uses and would not create land use conflicts with surrounding properties. This project would be consistent with the policies of the General Plan. Findings for consistency with the General Plan are provided in Attachment 2.

Rezone: The project includes a rezone request which would amend the zoning district from RE-10 to C. The following table details the project's conformance with General Plan Policy 2.2.5.3 which requires the County to consider 19 criteria when assessing requests for rezones:

Table 1: General Plan Rezone Consistency

Criteria	Consistency Finding
1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands.	The project is located within the Latrobe Rural Center and is not required to connect to public water in accordance with General Plan Policy 5.2.1.3.
2. Availability and capacity of public treated water system.	The project is located within the Latrobe Rural Center and is not required to connect to public wastewater in accordance with General Plan Policy 5.3.1.1.
3. Availability and capacity of public waste water treatment system.	The project is located within the Latrobe Rural Center and is not required to connect to public wastewater in accordance with General Plan Policy 5.3.1.1.
4. Distance to and capacity of the serving elementary and high school.	The project is for commercial development and would not impact the local school district.
5. Response time from nearest fire station handling structure fires.	The Latrobe Fire Protection District would be responsible for serving the project area. Station No. 91 located at 7660 S. Shingle and is located directly east of the project site.
6. Distance to nearest Community Region or Rural Center.	The project site is located within the Latrobe Rural Center.
7. Erosion hazard.	To minimize impacts to existing wetland areas several Best Management Practices (BMPs) would be required during pre and post construction to prevent erosion of the newly placed fill slopes. These would prevent contaminants from discharging to the wetland areas.
8. Septic and leach field capability.	The project consultant has determined that the area is suitable for the installation of a capping fill system.
9. Groundwater capability to support wells.	The project will be served by an on-site well.
10. Critical flora and fauna habitat areas.	The County's General Plan defines Rare Plant Mitigation Areas within the County. The project site is not located on lands shown to contain Serpentine Rock or Gabbro soils. The project site is not located within a Rare Plant Mitigation Area.
11. Important timber production	The project site is not designated for, nor is it adjacent to,

Criteria	Consistency Finding
areas.	lands zoned or designated by the General Plan for timber production use.
12. Important agricultural areas.	The project site is not designated for, nor is it adjacent to, lands zoned or designated by the General Plan to be preserved for agricultural use.
13. Important mineral resource areas.	The project site is not designated for, nor is it adjacent to, lands zoned or designated by the General Plan for mineral resource use.
14. Capacity of the transportation system serving the area.	The project would be accessed from Latrobe Road, a county maintained roadway. The project would not exceed the level of service (LOS) established within the County General Plan.
15. Existing land use pattern.	The project site is surrounded by land designated as high density residential and commercial. Much of the land in the area is undeveloped. The proposed rezone would be consistent with the planned land use pattern for the rural center.
16. Proximity to perennial watercourse.	The project biologist did not identify any perennial watercourses on the project site.
17. Important historical/archeological sites.	A Cultural Resources Assessment was prepared for the site by Peak and Associates, Inc. dated February 2013. The assessment determined that no archeological or cultural resources were located on the project site. There is always the remote possibility that previous activities (both natural and cultural) have obscured prehistoric and historic period artifacts or habitation areas, leaving no surface evidence that would permit discovery of these cultural resources. Standard Conditions of Approval would be required to be implemented during project construction.
18. Seismic hazards and present of active faults.	According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. The market and deli would be built to meet the construction standards of the UBC for the appropriate seismic zone.
19. Consistency with existing Covenants, Conditions, and Restrictions.	The project would not be subject to Covenants, Conditions and Restrictions (CC&Rs).

General Plan Policy 2.4.1.2 requires that the County develop Community Design Guidelines in concert with each community to be used in project site review of all discretionary projects. Plans may be developed for Rural Centers to the extent possible. The guidelines should consider historic preservation, streetscape elements and architecture design.

The project is located within the Town of Latrobe, a Rural Center. The Town of Latrobe has a rich history dating back to the 1800's, with the first store opening in 1863 by J.H. Miller. The town thrived for several years, with six to seven stores, four hotels, a bakery and several butcher shops. With the town controlling trade of Amador County, it reached a population of 800. When the railroad was extended to Shingle Springs and over the Sierra, by 1882, Latrobe's small town population was reduced to 80 with only one store, a hotel and two blacksmith shops. The Miller's Hill school is named after J.H. Miller who donated the land for the school.

Because of the rich history of the town, and to comply with General Plan Policy 2.4.1.2, it is recommended that the Community Design (DC) district be combined with the proposed rezone. The applicant has agreed with this designation. The rezone of the project site from RE-10 to C-DC would be appropriate within the Rural Center and is consistent with the surrounding uses. The C-DC zone district would accommodate development of the proposed market and deli.

Community Design Issues: The Community Design Guide contains typical guidelines which would be applicable to the proposed project.

During review of the project, specific criteria relating to the site, the building design, landscaping, lighting, signage and parking have been considered.

a. Setbacks: The project has been designed to comply with the minimum setbacks for the zone district. A detailed site plan has been provided (Exhibit H).

b. Building Coverage: The maximum building coverage allowed for the zone district is 60 percent of the lot. A floor plan of the building has been provided (Exhibit I). The project would have a building coverage of approximately 0.20 percent. The project would comply with the maximum building coverage requirements.

c. Building Design: The Community Design Guide suggests variations from conventional building design and materials. The building would have an exterior of re-saw plywood with battans and concrete tiled roof. The building would not exceed the maximum height limitation of 50 feet. Building elevations have been provided (Exhibit J-1 to J-2).

d. Landscape Improvement Standards: A landscape buffer is required along the property boundaries where the parking facility abuts or adjoins the public road or abuts a property under different ownership or zoning district. The parking facility contains more than ten parking spaces; therefore, an additional five percent of the gross area used for parking and access purposes, exclusive of the landscape buffer, is required to be devoted to landscaping. The project would include six Scarlett oaks planted along the frontage of Latrobe Road, and London plane (Bloodgood) would be planted throughout the parking lot. A variety of trees would be planted along the southeast property line, as well as at the back of the proposed building. Ground cover and shrubs are proposed throughout the site. The landscape plan provided complies with the minimum County Code requirements (Exhibit K).

e. Lighting: The Community Design Guide requires exterior lighting to be subdued and avoid the creation of glare. The applicant has provided a photometric plan for the site (Exhibit L). Proposed lighting would be provided by four wall packs on the building and

two pole lights within the parking lot. Lighting would need to be in compliance with Section 17.14.170 of the County Code and would need to be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.

f. Trash and other service areas: The Community Design Guide requires trash enclosures and loading docks to be located away from public streets and store entrances, and to be adequately screened. The project includes the addition of a new trash enclosure and loading space as required by County Code.

g. Signage: Signs, materials, size, color, lettering and location are an integral part of the site and building design. Section 17.32.020.D of the County Code allows two signs not exceeding fifty square feet in total area of any one display surface, or one sign not exceeding eighty square feet in area to be placed on the premises. The applicant is not proposing signage with this application but is showing locations for a potential monument sign and wall sign. All signage for the project would need to comply with Section 17.32.020.D of the County Code.

h. Parking: Pursuant to Section 17.18.060(29) of the County Code, retail (general merchandising) requires 1 parking space for 300 square feet of gross floor area. The project is required to comply with the parking accessibility requirements established in Table 11B-6 of the 2010 California Building Code. The following table demonstrates the required parking for the site:

Table 2: Parking Consistency

	Required Spaces	Provided Spaces
Standard Parking Spaces	8	16
Accessible Parking Space	1	1
Loading Space	1	1
RV Space	1	1
Total Spaces Provided		19

The project would comply with the County parking requirements.

The project meets the Community Design Guide criteria and the development standards contained in Section 17.32.040 of the County Code.

Special Use Permit: The applicant is requesting a Special Use Permit to allow for arts and crafts sales, a farmers market, entertainment and social events that would occur up to 15 times per year within the outdoor area of the market and deli facility.

General Plan **Policy 6.5.1.2** states that "where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 (see below) at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. Policy 6.5.1.7 states that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses."

TABLE 6-2
NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION* SOURCES

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq}, dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

The events planned are not expected to exceed the performance standards contained within Table 6-2 of the General Plan; therefore, an acoustical analysis was not requested for the project. The project would be required to comply with the rural noise standards for all activities at the site. No amplified music would be allowed.

The applicant has stated that parking for events would be limited to the paved parking and overflow afforded by the grasslands on the site. For special events, the Development Services Division has requested that parking be provide at a ratio of 3 persons per vehicle. Due to the limitation of on-site parking, special events would be limited to 80 participants.

In order to approve the project, the Planning Commission must find that the project would be 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 and as discussed in the staff report, these findings can be made as provided in Attachment 2.

Conclusion: Findings can be made to support the General Plan Amendment, Rezone, Design Review and Special Use Permit request. The details of those Findings are contained in Attachment 2.

ENVIRONMENTAL REVIEW

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

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.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of $2,156.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a $50.00 administration fee, is to be submitted to Development Services and must be made payable to El Dorado County. The $2,156.25 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.

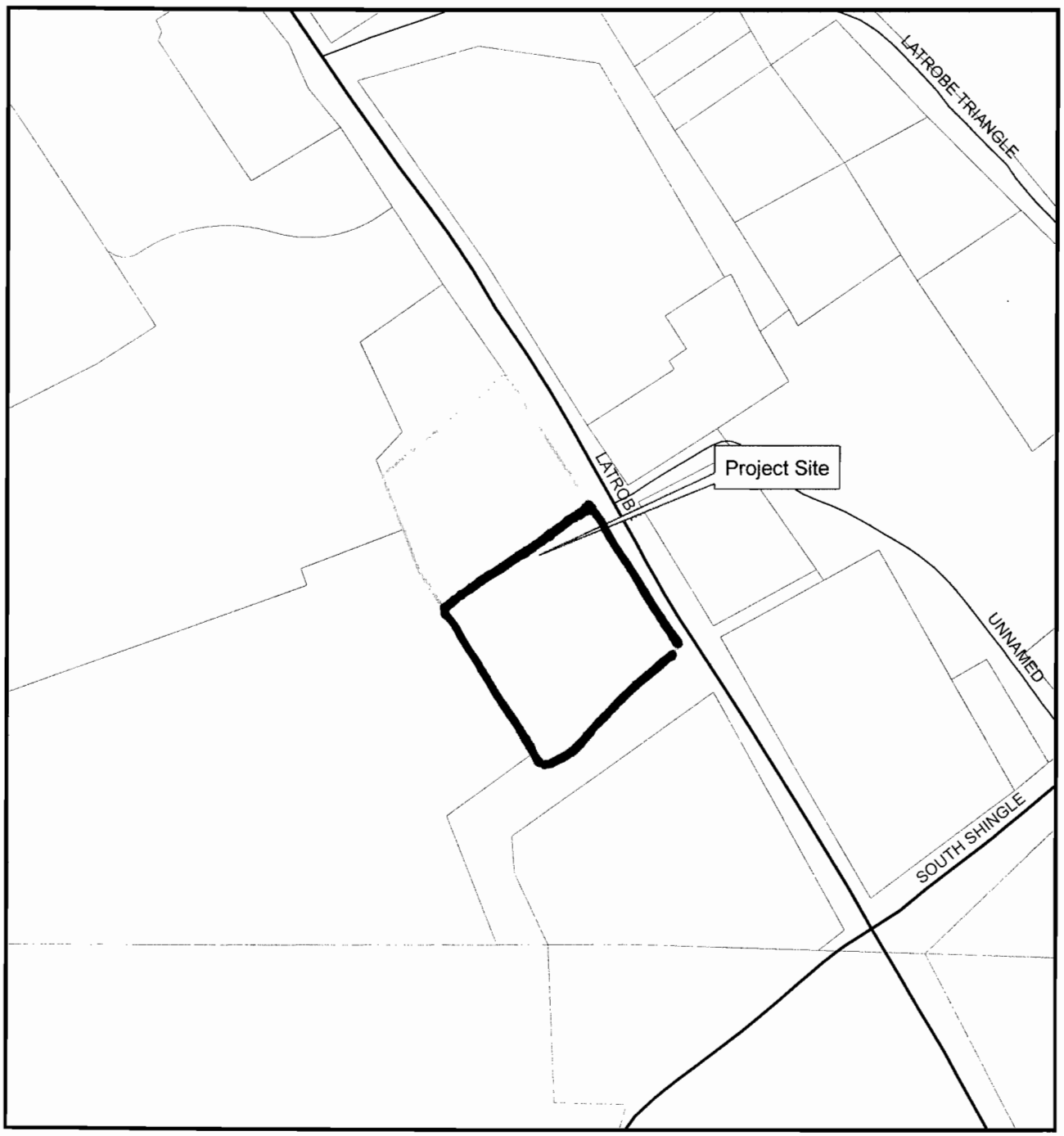
SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1.....Conditions of Approval
Attachment 2.....Findings for Approval

Exhibit A.....Location Map
Exhibit B.....Assessor's Parcel Map
Exhibit C.....General Plan Map
Exhibit D.....Zoning Map
Exhibit E.....Project Description
Exhibit F.....Biological Site Assessment
Exhibit G.....Proposed Best Management Practices
Exhibit H.....Site Plan
Exhibit I.....Floor Plan
Exhibits J-1 to J-2.....Building Elevations
Exhibit K.....Landscaping Plan
Exhibit L.....Preliminary Grading and Drainage Plan
Exhibit M.....Photometric Plan
Exhibit N.....Proposed Mitigated Negative Declaration and Initial Study

Location Map



A13-0001/Z13-0001/DR13-0005/S13-0008
Crossroads Market and Deli
APN 087-121-11

0.02
Miles

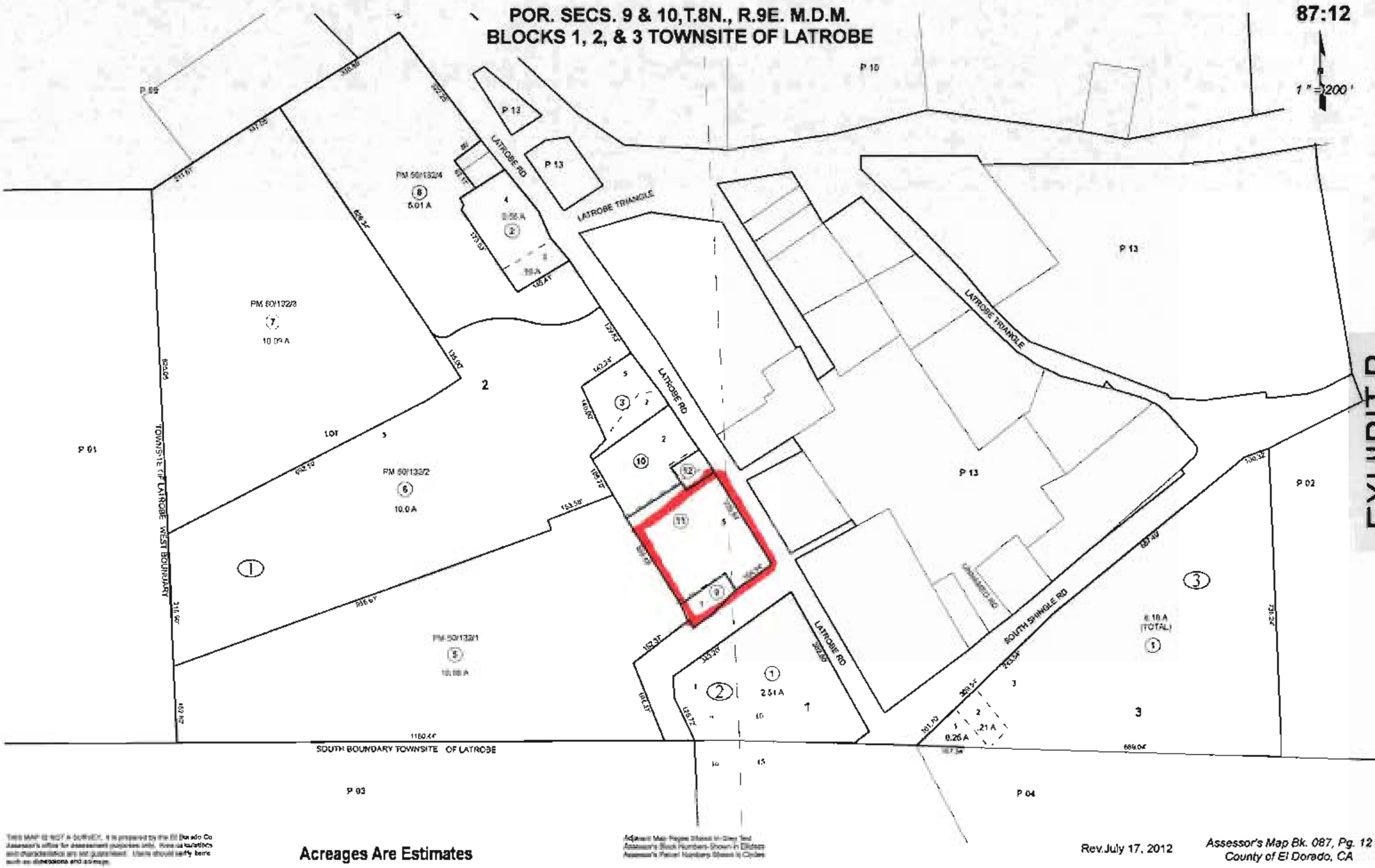
1:2,500

N
W
E
S

Prepared By:
Gina Paolini
Development Services Division
August 1, 2013

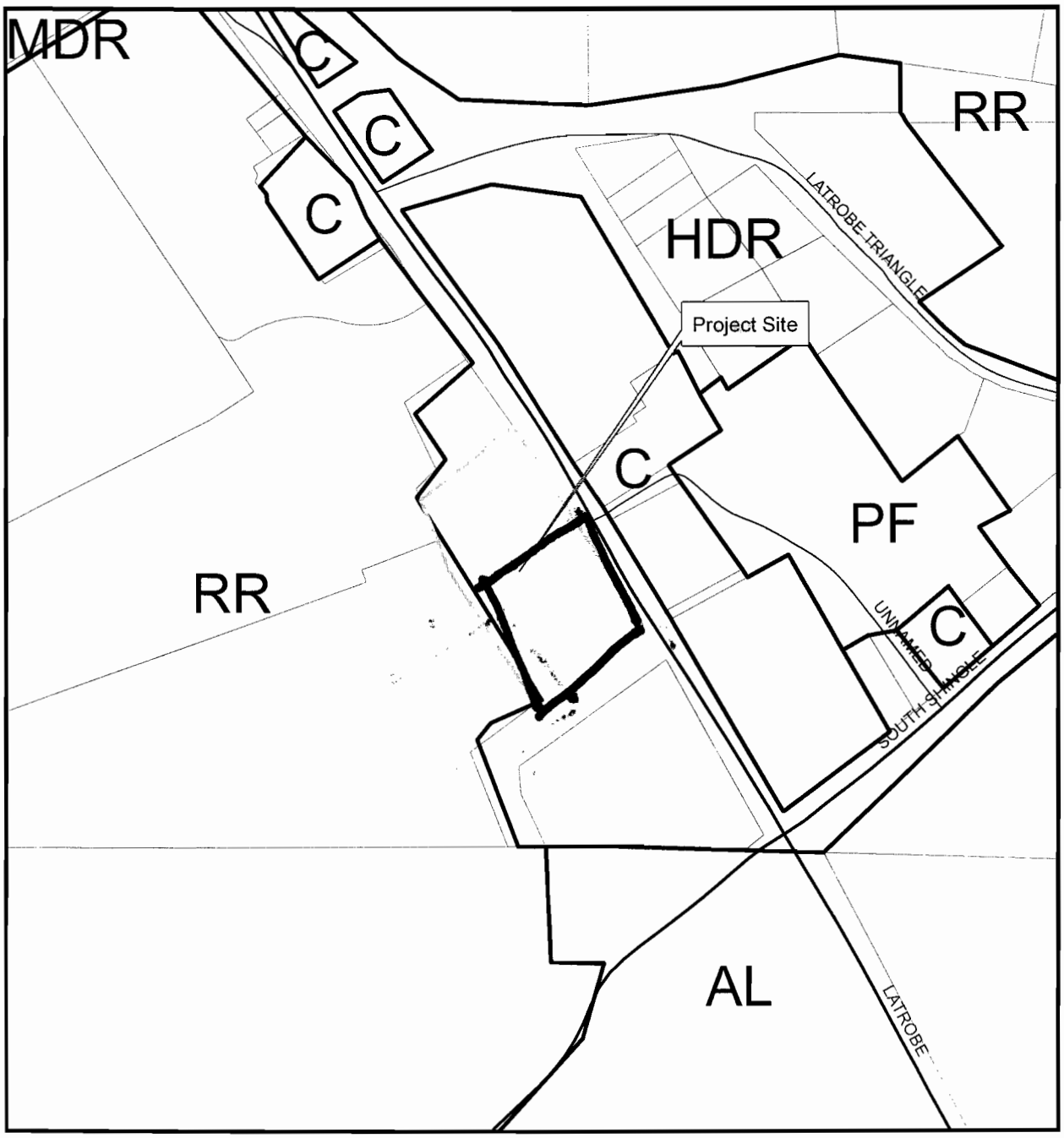
Exhibit A

EXHIBIT B



POR. SECS. 9 & 10,T.8N., R.9E. M.D.M.
BLOCKS 1, 2, & 3 TOWNSITE OF LATROBE
87:12
1" = 200'
P 10
P 13
P 01
P 02
P 03
P 04
LATROBE RD
LATROBE TRIANGLE
SOUTH SHINGLE RD
TOWNSITE OF LATROBE WEST BOUNDARY
SOUTH BOUNDARY TOWNSITE OF LATROBE
PM 50/132/4
PM 50/132/3
PM 50/132/2
PM 50/132/1
10.0 A
6.18 A (TOTAL)
2.51 A
Acreages Are Estimates
Rev.July 17, 2012
Assessor's Map Bk. 087, Pg. 12
County of El Dorado, CA

General Plan Map



A13-0001/Z13-0001/DR13-0005/S13-0008
Crossroads Market and Deli
APN-087-121-11

0 0.0150.03 0.06 Miles

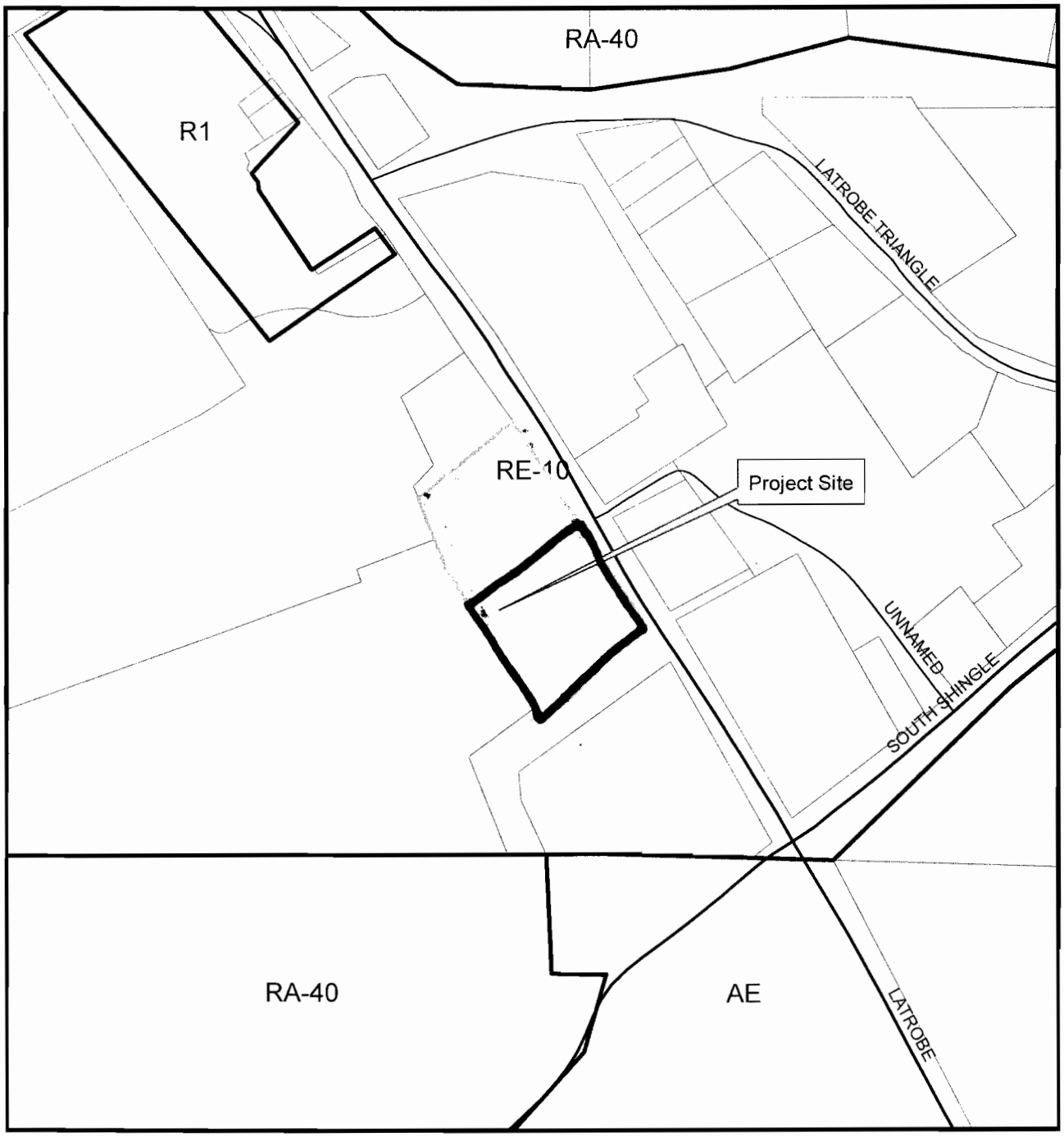
1:3,500

Land Use Designation
C-Commercial
RR- Rural Residential
HDR- High Density Residential

Prepared By:
Gina Paolini
Development Services Division
August 1, 2013

Exhibit C

Zoning Map



A13-0001/Z13-0001/DR13-0005/S13-0008
Crossroads Market and Deli
APN-087-121-11

0 0.0125 0.025 0.05 Miles

1:3,500

RE-10- Estate Residential Zone District
R1- One-family Residential Zone District
RA-40-Residential Agricultural-40 District

Prepared By
Gina Paolini
Development Services Division
August 1, 2013

Exhibit D

Project Objective

The objective is to develop commercial uses on the property including a small deli and country store, and a picnic area. The property owner, Paula Reece, seeks to develop commercial uses on the property including a small deli and country store that carries products and produce from local farmers and local vendors. The business most closely aligns with the convenience store industry with a specialty niche market, influenced by the area and environment. The market will carry meats from local ranchers that will be unique to the area. Ms. Reece will create a destination for travelers who are conscious of their environment and the food and drink they consume.

Latrobe Crossroads Market and Deli will have income from the sale of food and beverages, including beer and wine. The market will carry convenience items, such as soft retail items, clothing, toiletries and incidentals, gift items, and local products. The deli will focus on quick foods to go for customers who may wish to pick up a meal to picnic, or on their way to or from work. A small dining area within the building and an adjacent patio will provide will provide a comfortable, "country-style" eating area. The deli will provide food and beverages for a pleasant and relaxing experience outdoors on the patio. The patio will be an ideal venue for hosting music and other events, such as a farmer's market.

Improvements Description

The market and deli building will include a 512 sq.ft. deli area, 1,920 sq.ft. of market; a total of 2,432sq.ft. The architecture is evocative of old west style "false front" with an expansive porch wrapping all sides of the building. The building will be oriented toward Latrobe Road with parking for 17 vehicles toward the front (east) of the building. A service area including a trash/recycling enclosure, propane tank, and water storage tank will be located to the north of the building with direct access from the paved parking area. Cars will access the parking area via a driveway connecting to Latrobe Road across from the driveway entry to Latrobe Elementary School.

Much of the site will remain in open space. A minor intermittent drainage swale located along the rear (west) side of the property will remain undisturbed. The site plan and grading are designed to avoid this feature.

A landscape plan will add a mix of new trees to shade the site and add character to the building and grounds. The tree species include Crape Myrtle, Scarlet Oak, Valley Oak, Maidenhair Tree, Tupelo, and Sycamore. Shrubs and groundcover will enhance the parking area, building grounds and walking paths. Species will include Coffee Berry, Sedum, Ivy, Rosemary, and Cotoneaster, among others. The plants will be placed to screen the utilities service areas from the building and the street.

Property

The property is located on Latrobe Road approximately 400 feet from the intersection with South Shingle Springs Road, and adjacent to an unimproved right-of-way for Michigan Bar Road.

General Plan Designation and Zoning

Existing GP and Zoning

The El Dorado County General Plan designates the property as HDR High Density Residential in the Latrobe Rural Center.

HDR allows residential development of one to five units per acre.

The zoning designation is RE-10, Residential Estates with a minimum lot size of 10 acres. The zoning is not consistent with the General Plan designation, but rezoning to a higher density residential use is not allowed due to lack of sewer capacity.

Proposed GP Amendment and Zoning Amendment

The proposed General Plan Designation is Commercial (C).

The proposed Zone Change is CG.

Latrobe Crossroads Market

Proposed Special Use Activities (April, 2013)

The Crossroads Market will serve the local community with convenience retail and food service, including a small delicatessen. The building includes a small area for indoor dining and outdoor dining on a covered veranda that wraps around the building. The building also includes a small paved patio space at the front of the building. Surrounding grasslands will be maintained in the natural condition except for occasional management for aesthetics and fire prevention.

The veranda, patio and surrounding grasslands provide space for activities such as arts and craft sale, and farmers market. They are also suitable for small entertainment and social events such as small music presentations, ice cream socials, and similar small-scale events.

It is proposed that special uses be permitted on an occasional basis with seasonal activities such as a farmers market occurring on a weekly basis in the appropriate seasons, and special events such as a music presentation or social event occurring on the average of 15 times per year . The patronage of events will be limited to the parking capacity of the proposed permanent parking area, the overflow parking afforded by the grasslands on the site, and the frontage roads (Latrobe Road and Michigan Bar Road) within the limits of County parking and road standards.

SITE ASSESSMENT FORM

Project Biologist & Contact Information: *(attach qualifications)*	Keith Kwan (916) 782-9100 ECORP Consulting, Inc. 2525 Warren Drive, Rocklin, CA 95677
APN(s):	087-121-04
Address:	west side of Latrobe Rd at intersection of old Michigan Bar Wagon Road
General Plan Designation:	
Zoning:	RE-10
Project Description: *(attach site photos)*	a small (2,432 s.f.) country store and deli
Alternative Setback Requested:	25 feet

Would the project, at the proposed alternative setback, directly or indirectly have the potential to cause any impact, conflict with, or disturbance to:	YES	NO
a) Riparian Vegetation?		x
b) Creeks or Streams?		x
c) Wetlands or Lakes?		x
d) Movement of Wildlife and/or Any Wildlife Migration Corridor?		x
e) Any Candidate, Listed or Special Status Plant or Animal Species?		x
f) Are all applicable Best Management Practices incorporated into the project? (attach BMPs)	x	
g) Was alternative setback request subject to prior County approval? (if yes, provide Tentative map # and environmental documents)		x

Conclusions: The wetland swale supports marginal habitat value, as it currently receives runoff from Latrobe Road and rural residential lots. The vegetation associated with the swale includes mostly non-native weedy grasses and herbs, and is absent of woody riparian vegetation. The project will not significantly affect the habitat quality of the wetland swale, with the incorporation of the BMPs.

I affirm that all of the information contained in this document is true and correct to the best of my knowledge and I acknowledge and agree that any material misinformation in this document can result in the denial or revocation of any permits or County approvals for this project.

Biologist: _____ Date: 7/18/13

Applicant/Owner: Paula Nuese Date: 7/18/2013

Required Attachments: 1) Biologist Qualification; 2) Site Photos; 3) Project BMPs

EXHIBIT F

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Keith C. Kwan

Senior Biologist/Avian Ecologist

Mr. Kwan has over 20 years of experience as a wildlife biologist and wetland ecologist. Mr. Kwan specializes in avian ecology, wetland delineations and wetland ecology, special-status species ecology, environmental impact assessment, regulatory compliance, and project management. He also has expertise in conducting biological resource assessments, bird censuses, special-status species surveys, general biotic inventories, jurisdictional and hydrologic, and biodiversity monitoring of created, restored, and existing terrestrial habitats of California.

Mr. Kwan has special expertise in delineation of waters of the U.S. and has delineated over a hundred sites throughout California, Nevada, and Colorado. He also has expertise in California's Central Valley annual grassland and oak woodland communities, having conducted hundreds of wetland and biological resource evaluations related to site development, impact assessment, CEQA compliance, CWA 404 compliance, CDFG 1602 compliance.

Mr. Kwan's expertise in avian ecology includes numerous breeding bird surveys, nest monitoring, and pre-construction clearance surveys in support of various local, state and federal regulations (e.g. CEQA, CDFG 1602). He has developed studies utilizing focal survey and point-count methodologies to assess bird use. He administers Quality Assurance/Quality Control for a majority of the biological reports produced in the Northern California office, including wetland delineations, special-status species assessment and survey reports, arborist survey reports, biological assessments, Section 404 mitigation and compliance reports. Mr. Kwan also has expertise in identification and field sampling of federally-listed vernal pool branchiopods.

Education

B.S., Biological Sciences, Emphasis in Biological Conservation; California State University, Sacramento, 1991.

Professional Experience

Department of General Services, Phase III, CEQA Documentation and Supporting Studies for Solar Projects Proposed at State of California Prison and Hospital Sites, Sacramento, Solano, Amador, Madera, Fresno, Kings, Kern, San Luis Obispo, and Monterey Counties - SunEdison (2012-ongoing). ECORP has been retained to provide CEQA documentation services and supporting technical studies for 12 potential solar sites located on State of California Prison and Hospital properties throughout California. ECORP conducted an initial Desktop Environmental Review to identify potential constraints to project development. Following the initial review, ECORP staff conducted biological and cultural resources studies for each potential solar site. Biological Resource Assessments (BRA) and Cultural Survey Reports (CSR) were prepared for the projects. The BRA consisted of an evaluation of on-site habitats and an assessment of the presence of potential waters of the U.S. and waters of the State, including wetlands, potentially occurring special status species, and any other unique biological resources that may be subject to Federal, State, or local regulations. ECORP prepared Initial Studies/ Mitigated Negative Declarations for compliance with CEQA, supported by the BRA and CRS. Mr. Kwan was responsible for various biological aspects of the proposed solar project. Duties included literature/data

search, field assessment for sensitive biological resources, including wetlands, biological resources report preparation, and Mitigated Negative Declaration/Initial Study support.

Holly Sugar Sports Park, Tracy, California, San Joaquin County Multi-Species Habitat Conservation and Open Space Plan – on-call contract for San Joaquin Council of Governments (2012). Under an on-call contract with the San Joaquin Council of Governments (SJCOG), ECORP Consulting, Inc. (ECORP) is providing biological support services necessary to implement the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSHCP). ECORP was retained to conduct pre-construction Burrowing Owl surveys and implement the passive relocation measures as stipulated in the SJMSHCP for the Holly Sugar Sports Park project in the City of Tracy. Mr. Kwan served as task manager. His responsibilities included development of the scope of work and cost estimate, client and construction foreman liaison, biological field staff coordination, and provide quality assurance/quality control for all field tasks.

Altamont Commuter Express Service San Joaquin Regional Rail Commission Equipment Storage and Maintenance Facility, San Joaquin County, California –San Joaquin Regional Rail Commission (2011). The San Joaquin Regional Rail Commission (SJRRC) retained ECORP Consulting, Inc. to provide pre-construction bird nesting survey services necessary to implement measures stipulated in the mitigated negative declaration. Mr. Kwan served as project manager. His responsibilities included development of the scope of work and cost estimate, client liaison, biological field staff coordination, and provided quality assurance/quality control for all field tasks.

Contra Costa County On-call Services, Contra Costa County, California - Contra Costa County Public Works Department (2010-2012). ECORP has been retained for general environmental services for a variety of projects including public works, airport, and flood control. Mr. Kwan was the lead quality assurance/quality control (QA/QC) manager for biological tasks on the Alhambra Valley Road Improvements Project, a Caltrans (District 4) Local Assistance Project. He provided QA/QC for field data collection and report preparation associated with a special status species assessment, wetland delineation, and a rare plant survey to ensure field data collection protocols were met and results reported accurately. In addition, Mr. Kwan provided technical expertise for habitat descriptions and species accounts the preparation of the Natural Environmental Study and a Biological Assessment for this project.

North Torrey Pines Seismic Retrofit Project, Del Mar, California – City of Del Mar (sub to T.Y.Lin International) (2011). Mr. Kwan provided assistance with the weekly protocol California gnatcatcher (CAGN, *Polioptila californica*) surveys in the breeding season for the construction phase of the project. Mr. Kwan accrued a total of 2 hours of survey time with approximately 1 hour of direct observations of CAGN. ECORP is responsible for providing the following services: constructability design review, coordinate construction scheduling around environmental constraints, prepare a detailed compliance plan, initial agency coordination, develop a project-specific bilingual environmental awareness training program, conduct pre- and during construction focused surveys for listed species, conduct clearance sweeps and relocate wildlife, consult with contractor on bat exclusions, conduct bat monitoring, conduct avian noise behavior monitoring, and restoration monitoring and maintenance through success. The project includes replacing the entire superstructure of the bridge while retrofitting and rehabilitation the substructure.

Tehachapi Renewable Transmission Project (TRTP) Segments 4-11, Los Angeles, San Bernardino and Kern Counties – Southern California Edison (2010 - ongoing). Mr. Kwan is a nesting bird surveyor and burrowing owl (*Athene cunicularia*) field surveyor on Segments 4, 5, and 10 of the project. Responsibilities included bird nesting surveys, active nest monitoring, burrowing owl suitability assessment, field surveys according California Department of Fish and Game protocol, daily status reports, field crew coordination, and photo documentation. Nesting birds encountered included special status species such as LeConte's thrasher (*Toxostoma lecontei*), loggerhead shrike (*Lanius*

ludovicianus), Swainson's hawk (*Buteo swainsoni*), and other birds protected under the Migratory Bird Treaty Act such as red-tailed hawk (*Buteo jamaicensis*), common raven (*Corvus corax*), California towhee (*Melozone crissalis*), house finch (*Carpodacus mexicanus*), and verdin (*Auripare verdin*).

California Department of Transportation District 8 State Route 58 Hinkley Realignment and Widening Project, San Bernardino County - Caltrans (2009). Mr. Kwan conducted a wetland delineation according to U.S. Army Corps of Engineers' and California Department of Fish and Game protocol along three alternative routes for the proposed realignment of State Route 58.

California Department of Transportation District 8 State Route 247 Shoulder Widening Project, San Bernardino County - Caltrans (2009). Mr. Kwan conducted a wetland delineation according to U.S. Army Corps of Engineers' and California Department of Fish and Game protocol along the proposed State Route 247 Shoulder Widening Project.

California Department of Transportation District 8 State Route 58 State Route 58 Kramer Junction Expressway Project, San Bernardino County - Caltrans (2009). Mr. Kwan conducted a wetland delineation according to U.S. Army Corps of Engineers' and California Department of Fish and Game protocol along three alternative routes for the proposed realignment and widening of State Route 58. The approximately 13-mile linear project area is located between the Kern/San Bernardino County line to approximately 7.5 miles east of Kramer Junction.

California Department of Transportation District 8 US 395 Realignment and Widening, San Bernardino County - Caltrans (2009). Mr. Kwan conducted rare plant surveys along 44 miles of US 395 from Interstate 15/US 395 to one mile north of SR 58/US 395. The proposed project included up to three alternatives in the southern end, to widening the existing US 395 on most of the northern end. Rare plant surveys revealed multiple locations of CNPS List 1B plants: Barstow woolly sunflower (*Eriophyllum mohavense*) and multiple, large populations of CNPS List 4 plants: Mojave spineflower (*Chorizanthe spinosa*) and crowned muilla (*Muilla coronata).*

Lowe's South San Jose, Santa Clara County – Lowe's HIW, Inc. (2009). Mr. Kwan was the project manager and conducted pre-construction raptor nesting surveys for the proposed development site in the City of San Jose. The target species for this survey included red-shouldered hawk, white-tailed kite, American kestrel, and great horned owl, among others.

Cordova Hills, Sacramento County, California - SBM Site Services (2008). Mr. Kwan conducted rare plant surveys in accordance with guidelines promulgated by U.S. Fish and Wildlife Service (USFWS 2000), California Department of Fish and Game (CDFG 1983), and California Native Plant Society (CNPS 2001). The site consisted of annual grassland vegetation community with a variety of ephemeral aquatic features including vernal pools, seasonal wetlands, ephemeral and intermittent drainages. The target species included Slender Orcutt grass (*Orcuttia tenuis)*, Sacramento Orcutt grass (*Orcuttia viscida*), Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*), dwarf downingia (*Downingia pusilla*), pincushion navarretia (*Navarretia myersii* var. *myersii),* legenere (*Legenere limosa*), Boggs Lake hedge-hyssop (*Gratiola ebracteata*), and Sanford's arrowhead (*Sagittaria sanfordii).*

Rio del Oro, Rancho Cordova, Sacramento County - Elliott Homes and GenCorp Realty (2008). Mr. Kwan designed the field study and collected field data for a Swainson's hawk (*Buteo swainsoni*) foraging study during a portion of the 2008 nesting season. The purpose of this study was to determine the frequency of foraging within selected parcels on the Rio del Oro property by locally-nesting Swainson's Hawks. The Swainson's hawk is currently listed as a Threatened species pursuant to the California Endangered Species Act. The focal survey was conducted during June-July 2008, and data included simultaneous nestling/adult behavior, foraging behavior, and flight direction observations.

Salt Creek Heights, Shasta County - RBF Consulting (2008). Mr. Kwan conducted a general site assessment and peer review of existing biological documents in support of the proposed Salt Creek Heights project Environmental Impact Report. The proposed Salt Creek Heights development is located within the City of Redding and is comprised of undeveloped oak woodland and a variety of ephemeral waters.

Montalcino Golf Course, Napa County – HCV Pacific Partners, LLC (2007). Mr. Kwan was lead biologist on the project and was responsible for developing a bird-use study. The study was designed to determine the extent of bird-use within the proposed Montalcino Golf Course site, which is immediately adjacent to the Napa Valley Airport. Standard point-count methodology was used for this 12-month survey during 2006-2007. Mr. Kwan was the primary wetland delineator for the project site. The delineation was conducted according to three-parameter protocol as required by the U.S. Army Corps of Engineers (USACE) pursuant to the *Corps of Engineers Wetlands Delineation Manual* (1987) and San Francisco District standards. The project consisted of irrigated agricultural lands, annual grassland, and emergent freshwater and saline wetlands.

Capital Aquaculture Project, Solano County – Capital Aquaculture, Inc. (2006). Mr. Kwan was the chief wetland delineator for the Capital Aquaculture project. The delineation was conducted according to three-parameter protocol as required by the U.S. Army Corps of Engineers (USACE) pursuant to the *Corps of Engineers Wetlands Delineation Manual* (1987) and Sacramento District standards. The proposed project site is comprised of annual grassland vegetation community, with a variety of ephemeral aquatic features including vernal pools, seasonal wetlands, and drainages.

Central Lathrop Phase I, San Joaquin County, California – Richland Planned Communities (2006). Mr. Kwan was the field coordinator for pre-construction field surveys of burrowing owls (*Athene cunicularia*). He coordinated field surveys and burrowing owl passive relocation to be in compliance with the San Joaquin Habitat Conservation Plan. This process involved assessment of on-site nesting activity, passive relocation site suitability analysis, and passive relocation according to CDFG guidelines.

Delta Shores Project, Sacramento County – SunCal Companies (2006). Mr. Kwan was the primary wetland delineator and wet-season vernal pool field biologist for the proposed Delta Shores development project within the City of Sacramento. The delineation was conducted according to three-parameter protocol as required by the U.S. Army Corps of Engineers (USACE) pursuant to the *Corps of Engineers Wetlands Delineation Manual* (1987) and Sacramento District standards. The project consisted of active agricultural vegetation communities with scattered ephemeral waters, including seasonal wetlands. Mr. Kwan was the primary biologist for the wet-season survey of federally-listed aquatic invertebrates, vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*) determinate-level wet season survey. The survey was conducted under authority of Section 10(a)(1)(A) Federal Permit and in accordance with U.S. Fish and Wildlife Service promulgated protocol.

Placer Vineyards B, Placer County – Meritage Homes (2006). Mr. Kwan was the primary biologist for the wet-season survey of federally-listed aquatic invertebrates, vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*) determinate-level wet season survey. The proposed residential development site is located in Sacramento County and is comprised of annual grassland and riparian vegetation communities, with scattered vernal pools, seasonal wetlands, and Dry Creek (perennial). The survey was conducted under authority of Section 10(a)(1)(A) Federal Permit and in accordance with U.S. Fish and Wildlife Service promulgated protocol.

College Marketplace, Sacramento County - Citadel Equities Group, LLC (2005). Mr. Kwan was the primary wetland delineator and field coordinator for surveys and passive-relocation of burrowing owls (*Athene cunicularia*). He coordinated with the project developer and CDFG personnel to develop a burrowing owl mitigation plan. This process involved assessment of on-site nesting activity, passive relocation site suitability analysis, offsite mitigation feasibility, and passive relocation according to CDFG

guidelines. The delineation was conducted according to three-parameter protocol as required by the U.S. Army Corps of Engineers (USACE) pursuant to the *Corps of Engineers Wetlands Delineation Manual* (1987) and Sacramento District standards.

Miwok Casino, Amador County – Analytical Environmental Services (2005). Mr. Kwan was the lead biologist for the wet-season survey of federally-listed aquatic invertebrates, vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*) determinate-level wet season survey. The survey was conducted under authority of Section 10(a)(1)(A) Federal Permit and in accordance with U.S. Fish and Wildlife Service promulgated protocol.

New West Sacramento High School, Yolo County – Washington Unified School District (2005). Mr. Kwan was the lead wetland delineator for the New West Sacramento High School project. The delineation was conducted according to three-parameter protocol as required by the U.S. Army Corps of Engineers (USACE) pursuant to the *Corps of Engineers Wetlands Delineation Manual* (1987) and Sacramento District standards. The project site consisted of agricultural and annual grassland vegetation communities within the City of West Sacramento. Waters of the U.S. mapped on-site included agricultural ditches.

Placer Ranch Specific Plan, Placer County - Bryant Properties (2005). Mr. Kwan was primary author of the Biological Resources Assessment report in support of the Placer Ranch Specific Plan Draft Environmental Impact Report. This document was prepared pursuant to CEQA standards for special-status species, wetlands, and other unique biological resources and includes site analysis, impact analysis, and the development of mitigation measures. The Placer Ranch Specific Plan encompasses over 2,000 acres of undeveloped rangeland in western Placer County. Mr. Kwan was the chief wetland delineator for the proposed development project. The delineation was conducted according to three-parameter protocol as required by the U.S. Army Corps of Engineers (USACE) pursuant to the *Corps of Engineers Wetlands Delineation Manual* (1987) and Sacramento District standards. The project is comprised of annual grassland and ruderal agricultural vegetation communities, with a variety of ephemeral aquatic features including vernal pools, seasonal wetlands, and drainages.

Moore Ranch Preserves, Placer County – Richland Planned Communities (2004). Mr. Kwan was the lead wetland delineator for the 208±-acre Moore Ranch Preserve project. The delineation was conducted according to three-parameter protocol as required by the U.S. Army Corps of Engineers (USACE) pursuant to the *Corps of Engineers Wetlands Delineation Manual* (1987) and Sacramento District standards. The project included vernal pool restoration proposed as mitigation for wetland impacts from various projects in the City of Roseville.

Naval Weapons Station-Seal Beach, Detachment Concord, Contra Costa County – Ecosystem Restoration Sciences, Inc. (2004). Mr. Kwan was the primary biologist for the federally-listed aquatic invertebrate, vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*) determinate-level wet season survey. The survey was conducted under authority of Section 10(a)(1)(A) Federal Permit and in accordance with U.S. Fish and Wildlife Service promulgated protocol.

Ukiah Wastewater Treatment Plant Expansion, Mendocino County - Scheidegger & Associates - City of Ukiah (2004). Mr. Kwan was the chief wetland delineator for the Ukiah Wastewater Treatment Plant Expansion Project. The delineation was conducted according to three-parameter protocol as required by the U.S. Army Corps of Engineers (USACE) pursuant to the *Corps of Engineers Wetlands Delineation Manual* (1987) and San Francisco District standards. The project consisted of annual grassland vegetation community with abandoned orchards and existing treatment plant grounds.

8 March 2013

8 March 2013

Figure 1. Project Site Photographs

2011-030 Reece Latrobe Property

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO CA 95814-2922

REPLY TO
ATTENTION OF

May 30, 2013

Regulatory Division (SPK-2012-00730)

Ms. Paula Reece
Paula Reece Revocable Trust
8481 White Hawk Road
Shingle Springs, California 95682

Dear Ms. Reece:

We are responding to your May 28, 2013, request for a preliminary jurisdictional determination (JD), in accordance with our Regulatory Guidance Letter (RGL) 08-02, for the Latrobe Market site. The approximately 1.59-acre site is located in Section 10, Township 8 North, Range 9 East, Mount Diablo Meridian, Latitude 38.5592374202196°, Longitude -120.984336521629°, Town of Latrobe, El Dorado County, California.

Based on available information, **we concur with the amount and location of wetlands and other water bodies on the site as depicted on the enclosed May 24, 2013, Reece/Latrobe, Figure 1. Preliminary Waters of the U.S. drawing prepared by ECORP Consulting, Inc.** (enclosure 1) The approximately 0.17 acres of wetlands and 0.01 acres of intermittent drainage present within the survey area are potential waters of the United States regulated under Section 404 of the Clean Water Act.

A copy of our RGL 08-02 Preliminary Jurisdictional Determination Form for this site is enclosed (enclosure 2). Please sign and return a copy of the completed form to this office. Once we receive a copy of the form with your signature we can accept and process a Pre-Construction Notification or permit application for your proposed project.

You should not start any work in potentially jurisdictional waters of the United States unless you have Department of the Army permit authorization for the activity. You may request an approved JD for this site at any time prior to starting work within waters. In certain circumstances, as described in RGL 08-02, an approved JD may later be necessary.

You should provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary determination has been conducted to identify the potential limits of wetlands and other water bodies which may be subject to Corps of Engineers' jurisdiction for the particular site identified in this request. A Notification of Appeal Process and Request for Appeal Form is enclosed to notify you of your options with this determination (enclosure 3).

This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

We appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website under *Customer Service Survey*.

Please refer to identification number SPK-2012-00730 in any correspondence concerning this project. If you have any questions, please contact Mr. Peck Ha at our California North Branch Office, Regulatory Division, Sacramento District, U.S. Army Corps of Engineers, 1325 J Street, Room 1350, Sacramento, California 95814-2922, email *Peck.Ha@usace.army.mil*, or telephone 916-557-6617. For more information regarding our program, please visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Sincerely,

Nancy Arcady Haley

Nancy Arcady Haley
Chief, California North Branch

Enclosures

Copy Furnished with enclosure 1:
Ms. Gina Paolini, El Dorado County Planning Department, 2850 Fairlane Court, Placerville, California 95667-4103

Copy Furnished without enclosures:
Mr. Keith Kwan, ECORP Consulting, Inc., 2525 Warren Drive, Rocklin, California 95677

Client: Tim Reece
Project Address: El Dorado Hills, CA
APN: 087-121-03 & 04

PROPOSED BEST MANAGEMENT PRACTICES (BMPs)
FOR
LATROBE MARKET & DELI

In order to minimize any impact to the existing wetland area there are several BMPs proposed during construction to prevent contaminated or turbid runoff from discharging to the wetland area.

Straw wattles are proposed to be placed on all fill slopes. Wattles will be placed along contour and should be set into the ground slightly and staked in place. The wattles will trap sediment behind the wattle as well as reduce the velocity of the runoff to prevent erosion of the newly placed fill slopes. Once the fill slopes are stable and vegetation has been established these wattles can be removed.

Straw wattle check dams are proposed to be placed in the section of the drainage swale west of the proposed building and parking area. These wattles should be set into the ground and staked perpendicular to the swale flow line. They are designed to trap sediment and reduce the rate of discharge within the swale to prevent erosion. They can be removed once vegetation has been established in the swale.

Rock cobble Energy Dissipation Devices are proposed at the inlet and outfall of the proposed culvert that will pass under the proposed driveway entrance. These are intended to prevent erosion around the ends of the pipe.

The proposed vegetated swale will act as a post-construction BMP. The vegetation within the swale will provide treatment for the runoff from the proposed parking area. This will prevent contaminants from discharging to the wetland area. Maintenance should be conducted on the swale periodically to remove any obstructions and to manage the height of the vegetation to allow for proper treatment.

EXHIBIT G

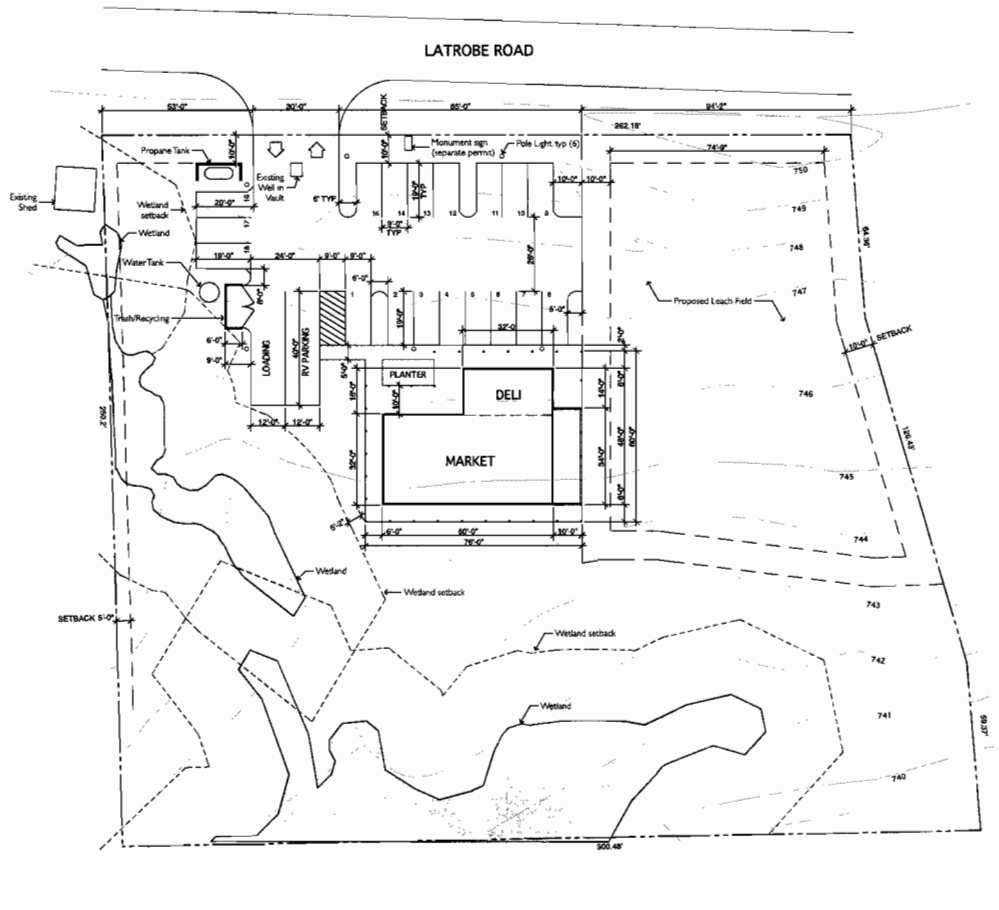
RHEN AUGUST BENSON
ARCHITECT

PO BOX 184 Bodega CA 94922
707.876.3515 ♦ RABarch@sonic.net

Crossroads Market & Deli

Latrobe, California

EXHIBIT H



SITE PLAN

1" = 20' - 0"

PROJECT INORMATION

PROJECT INFORMATION

A.P. #: 087-121-04

Project Address: 7580 Latrobe Road
Latrobe, CA

Owner: Paula Reece Revocable Trust
8481 White Hawk Road
Shingle Springs, CA 95682
530.677.7348

Lot Area: 1.59 Acres (69,503 SF)

Zoning:
Existing: RE-10 (Estate Residential)
Proposed: C (Commercial)

Proposed Building Area:
Market: 1,920 SF
Deli: 512 SF
Total: 2,432 SF
Covered porches: 1,840 SF

Parking Required:
Market (1,920 SF/300): 7
Deli (30 seats/3) 10
Total: 17 (inc.1 van accessible)
Plus Loading (1) and RV (1)
35% compact spaces allowed (6)

Parking Provided:
Standard spaces: 17
Van accessible: 1
Compact spaces: 6
Total: 18*
* Plus Loading (1) and RV (1)

Setbacks:
Front: 10 Ft.
Sides & Rear: 5 Ft.

Allowable Height: 50 Ft.

Lot Coverage: ±20% (60% max.)

ARCHITECT

Rhen August Benson
P.O. Box184
Bodega, CA 94922
707.876.3515

LANDSCAPE ARCHITECT

Mike Daly
Daly Landscape Architecture
384 Pleasant Hill Avenue North
Sebastopol, CA 95472
707.824.8556
michael.daly@att.net

CIVIL ENGINEER

Dave Brown
Adobe Associates, Inc
1220 North Dutton Avenue
Santa Rosa, CA 95401
707.541.2300

DATE: 8-8-13

SITE PLAN
GENERAL INFORMATION

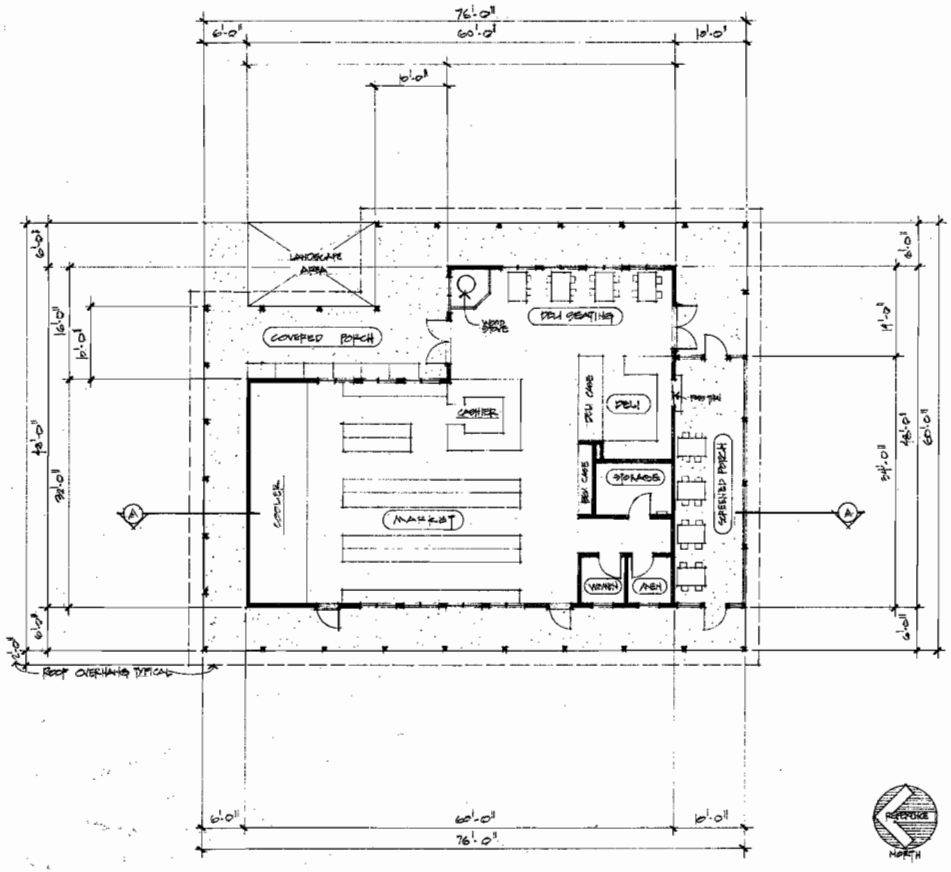
A-1

RHEN AUGUST BENSON
ARCHITECT

PO Box 184 Bodega CA 94922
707.876.3515 • RABarch@sonic.net

EXHIBIT I

Crossroads Market & Deli
Latrobe, California



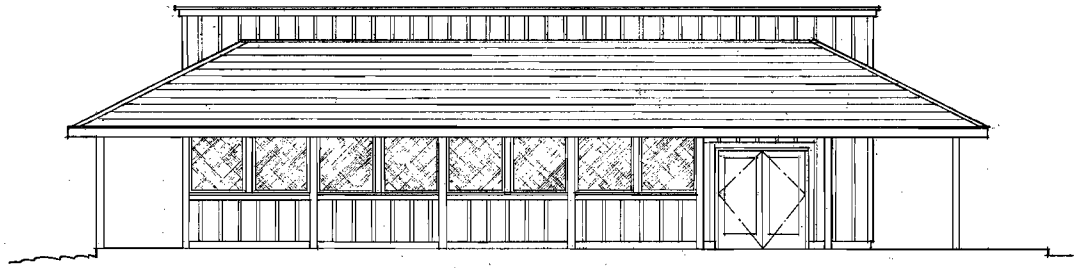
FLOOR PLAN

1/8" = 1'-0"

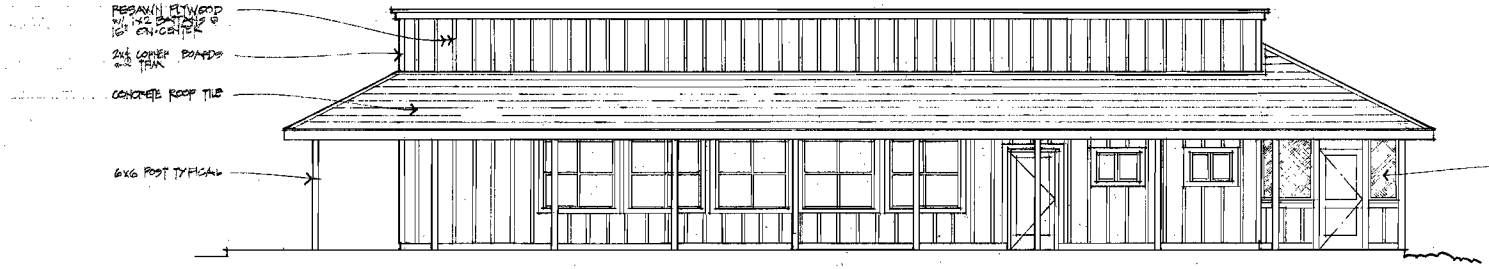
OCTOBER 2012

FLOOR PLAN

A2



SOUTH ELEVATION



WEST ELEVATION

1/4"=1'-0"

RHEN AUGUST BENSON
ARCHITECT

PO Box 184 Bodega CA 94922
707.876.3515 • RABarch@sonic.net

Crossroads Market & Deli
Latrobe, California

EXHIBIT J-1

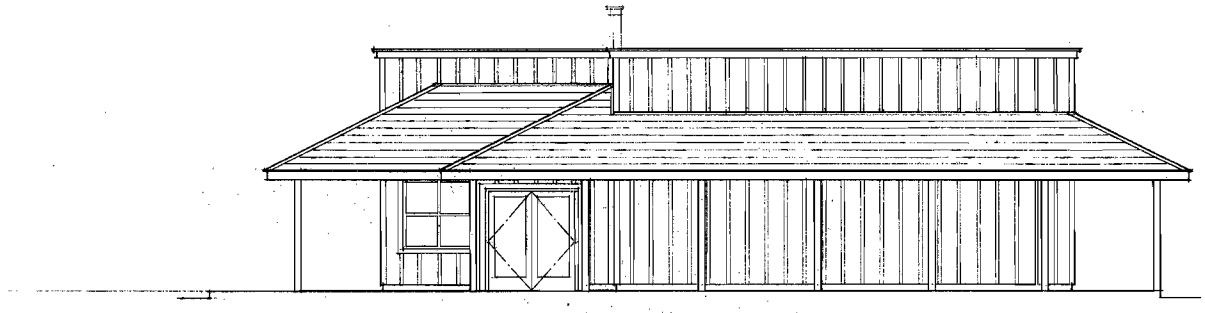
OCTOBER 2012

BUILDING ELEVATIONS

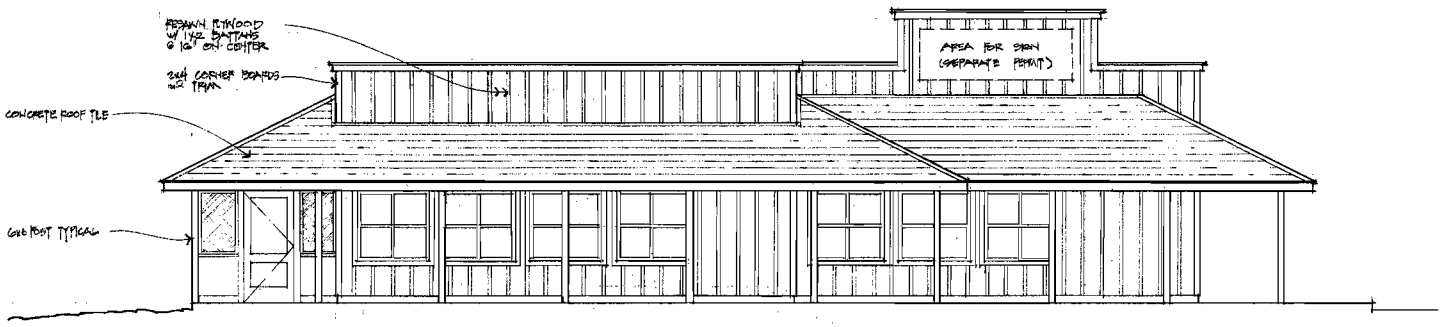
A-4

RHEN AUGUST BENSON
ARCHITECT

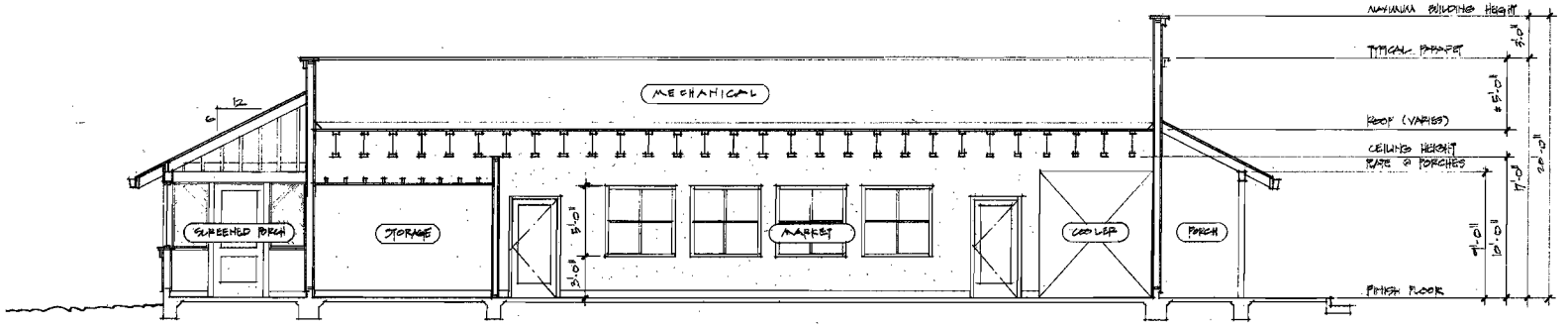
PO Box 184 Bodega CA 94922
707.876.3515 • RABarch@sonic.net



NORTH ELEVATION



EAST ELEVATION (FRONT) 1/4" = 1'-0"



SECTION A 1/4" = 1'-0"

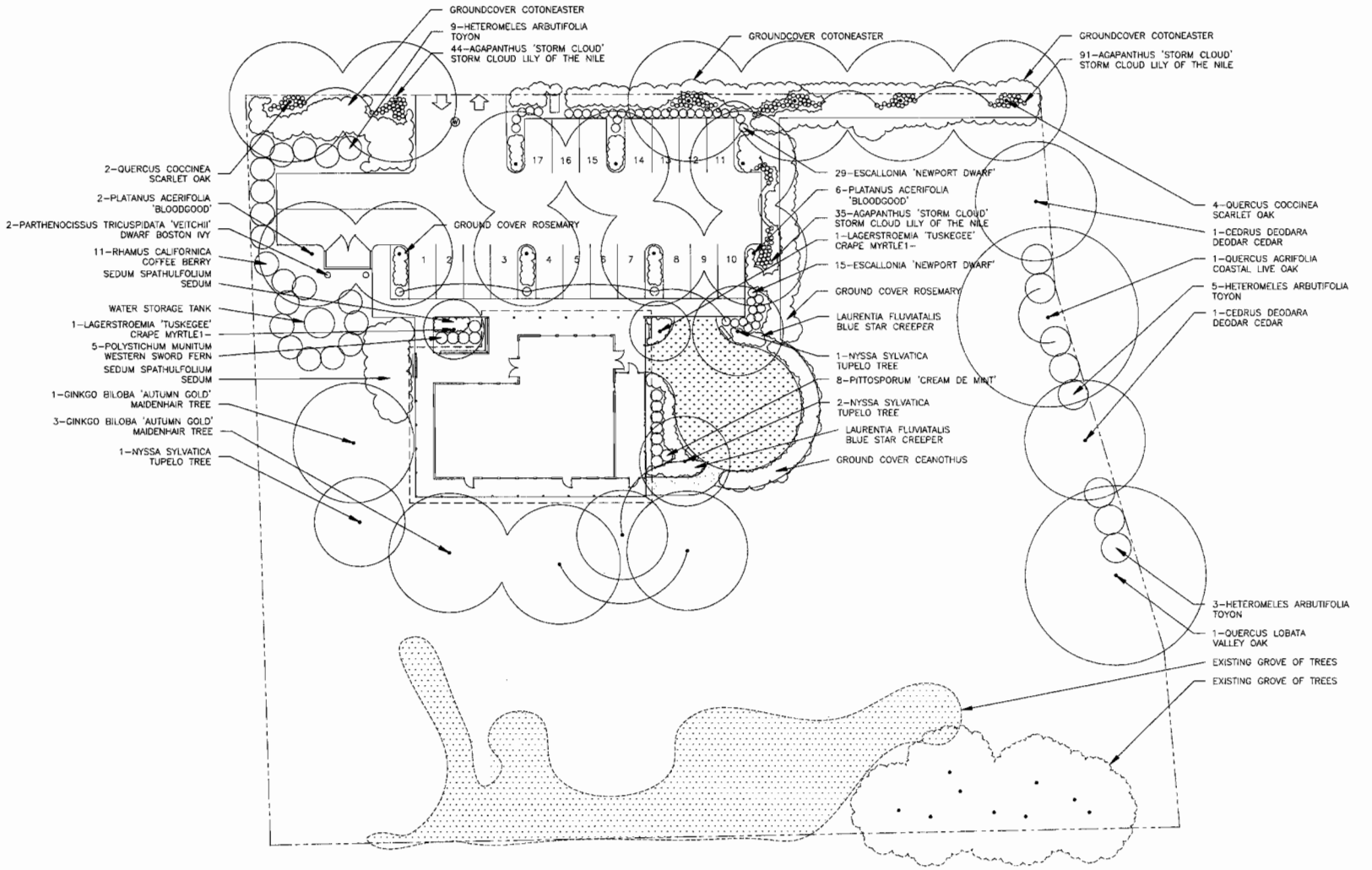
Crossroads Market & Deli
Latrobe, California

EXHIBIT J–2

OCTOBER 2012

BUILDING ELEVATIONS
BUILDING SECTION

A5



PLANTING PLAN

SCALE: 1/16" = 1'-0"

REVISIONS	BY

SITE: LOCUST ST. LATROBE, CA
APN: 087-121-03 & 04

Daly
LANDSCAPE ARCHITECTURE
MICHAEL DALY, ASLA – R.L.A. NO. 4534
384 PLEASANT HILL AVENUE SOUTH
SEBASTOPOL, CA 95472
(707) 824-4586

PLANTING PLAN

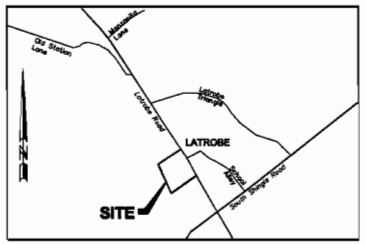
NEW MARKET & DELI for:
TIM REECE / REECE CONSTRUCTION
16725 BURL LANE
OCCIDENTAL, CA 95465

RHEN BENSON
ARCHITECT
P.O. BOX
BODEGA, CALIFORNIA
(707) 876-3422

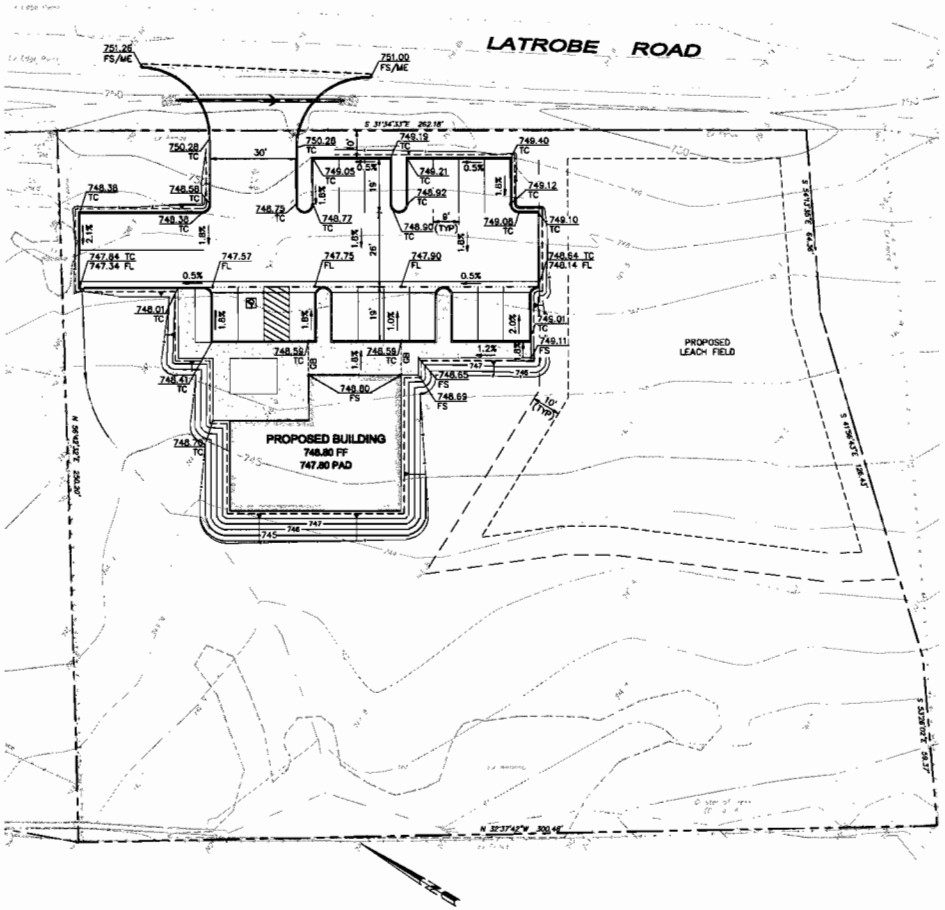
DATE 10.24.2012
SCALE AS NOTED
DRAWN MPD
PROJECT LATROBE MKT
SHEET L1
PLOTTED: 09.20.12

EXHIBIT K

LATROBE MARKET & DELI
PRELIMINARY GRADING & DRAINAGE PLAN
LATROBE ROAD
El Dorado Hills, California
APN 087-121-03 & 04



LOCATION MAP
NOT TO SCALE



TOPOGRAPIC REFERENCES:

TOPOGRAPHIC INFO: "LOT 2 & A PORTION OF LOT 5, BLOCK 2", DATED MARCH 14, 2011, PROVIDED BY CTA ENGINEERING & SURVEYING, 3233 MONIER CIRCLE, RANCHO CORDOVA CA. 95742 (707) 638-0919. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE II, NAD83 (EPOCH 2002), BASED UPON GPS OBSERVATIONS USING CONTROL STATIONS. DISTANCES SHOWN ARE GROUND DISTANCES, EXPRESSED IN U.S. SURVEY FEET.

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.
AB	AGGREGATE BASE
DWY	DRIVEWAY
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
EL.	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FL	FLOWLINE
FG	FINISH GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
PL	PROPERTY LINE
PP	POWER POLE
RCE	REGISTERED CIVIL ENGINEER
R/W	RIGHT OF WAY
TC	TOP OF CURB

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
		BUILDING
		WETLANDS
		SEPTIC BOUNDARY
		SEPTIC SETBACK
		FLOWLINE

No.	Date	Revisions Description	Approved

adobe associates, inc.
civil engineering | land surveying | construction
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 542-2300 F. (707) 541-3301
Website: www.adobeinc.com
"A Service You Can Count On"

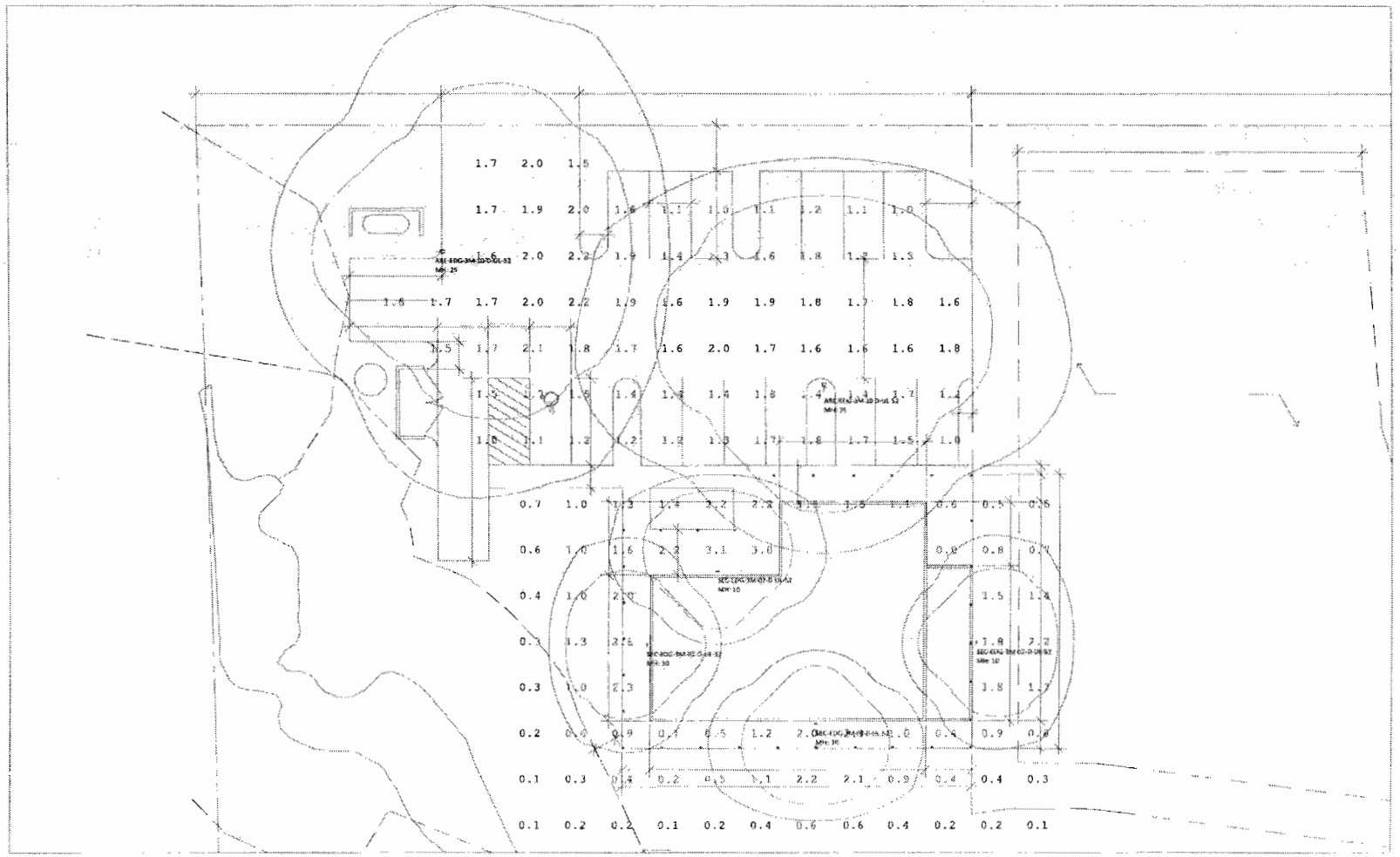
LATROBE MARKET & DELI
PRELIMINARY GRADING & DRAINAGE PLAN
Latrobe Road
El Dorado Hills, California
APN 087-121-03 & 04

David R. Breen, RCE 41833
My license expires 3/31/2014

SCALE: AS NOTED
Date: October 9, 2012
Design by: JWME
Drawn by: JBC
Checked by: DRB

Sheet
C1
of 1 Sheets
Job 12024

EXHIBIT L



Plan View

Luminaire Schedule						
Symbol	Qty	Label	Description	Lumens/Lamp	LLF	Lum. Watts
	2	ARE-EDG-3M-10-D-UL-52	Cree ARE-EDG-3M-__-10-D-UL-525-57K (525mA)	N.A.	0.920	168
	4	SEC-EDG-3M-02-D-UL-52	Cree SEC-EDG-3M-__-02-D-UL-525-57K (525mA)	N.A.	0.920	36

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter	Illuminance	Fc	1.00	3.1	0.0	N.A.	N.A.
Parking	Illuminance	Fc	1.59	2.2	1.0	1.59	2.20

This report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify data to ensure accuracy of the report
Many factors that can affect field-measured lighting levels cannot be anticipated anticipated in the calculation and as such Lighting Systems cannot warranty lighting levels.

LIGHTING SYSTEMS

www.ltgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

Crossroads Site

Sales Contact:
Brett Dulong
916-772-5800 x 3225
brettd@ltgsys.com

Filename: Crossroads Site_BD_5-15-13.AGI

Date: 5/15/2013

Calcs by: Cain Boulden
Voice: (510) 499-9313
cainb@ltgsys.com

EXHIBIT M

MITIGATED NEGATIVE DECLARATION

FILE: A13-0001/Z13-0001/S13-0008/DR13-0005

PROJECT NAME: Crossroads Market and Deli

NAME OF APPLICANT: David Wade, AICP

ASSESSOR'S PARCEL NOS.: 087-121-11 **SECTION:** 9, 10 **T:** 8N **R:** 9E

LOCATION: On the west side of Latrobe Road 600 feet north of the intersection with South Shingle Springs Road in the Latrobe area (Supervisorial District 2).

☒ **GENERAL PLAN AMENDMENT:** **FROM:** HDR **TO:** C

☒ **REZONING:** **FROM:** RE-10 **TO:** C-DC

☐ **TENTATIVE PARCEL MAP** ☐ **SUBDIVISION**
SUBDIVISION (NAME):

☒ **SPECIAL USE PERMIT TO ALLOW:** Special Use Permit for special events, such as a farmers market, arts and crafts, and other special events that would occur up to 15 times per year.

☒ **OTHER:** Design Review for a 2,432 square foot market and deli with an outdoor picnic area.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

☐ **NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**

☒ **MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**

☐ **OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. It has been determined that the project will not have a significant impact on the environment. Based on this finding, Planning Services hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this Mitigated Negative Declaration will be provided to enable public review of the project specifications and this document prior to action on the project by EL DORADO COUNTY. A copy of the project specifications is on file at El Dorado County Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the (Hearing Body) on (date).

_____
Executive Secretary

EXHIBIT N

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

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

Project Title: Zone Change Z13-0001, General Plan Amendment A13-0001, Design Review DR13-0005 and Special Use Permit S13-0008/Crossroads Market and Deli

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

Contact Person: Gina Paolini | **Phone Number:** (530) 621-5355

Project Applicant's Name and Address:
David Wade, AICP, 777 Campus Commons Road, Suite 200, Sacramento, CA 95825

Property Owners Name and Address:
Paula Reece Revocable Trust, 8481 White Hawk Road, Shingle Springs, CA 95682

Project Architect/Engineer's Name and Address:
Rhen Benson, PO Box 184, Bodega, CA 94922

Project Location: Located on the west side of Latrobe Road 600 feet north of the intersection with South Shingle Springs Road in the Latrobe area.

Assessor's Parcel Number: 087-121-11 **Acres:** 1.59

Zoning: Estate Residential (RE-10)

Section: 9 and 10 **T:** 8N **R:** 9E

General Plan Designation: High Density Residential (HDR)

Description of Project: Request for Zone Change, General Plan Amendment, Design Review and Special Use Permit for the development of a 2,432 square foot market and deli with an outdoor picnic area. The General Plan Land Use of the site would be amended from High Density Residential (HDR) to Commercial (C) and the Zoning would be amended from Estate Residential (RE-10) to Commercial- Community Design (C-DC). The market would provide food and beverages including beer and wine and would carry convenience items, such as clothing, toiletries and incidental gift items and local products. The deli would focus on quick food to go for customers. The veranda, patio and surrounding grasslands would provide space for activities such as arts and craft sales, a farmers market, entertainment and social events. The applicant is requesting a Special Use Permit to allow for the specified activities that would occur up to 15 times per year.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	HDR	Undeveloped
North	RE-10	HDR	Residential//Single-family residence
South	RE-10	HDR	Residential/Single-family residence
East	RE-10	C	Undeveloped
West	RE-10	RR	Undeveloped

Briefly Describe the environmental setting: The site is gently sloping at an elevation of approximately 750 feet above mean sea level. The vegetation community includes non-native annual grassland with native and non-native trees interspersed throughout the north portion of the site. Two intermittent drainages have been mapped on-site. The first drainage runs approximately north-south, and is a tributary to Clark Creek and is approximately two feet wide. The other drainage runs east to west, is a tributary to the first, and is approximately one foot wide. Both drainages are confined by an open-bottom wooden channel. Virtually no vegetation grows within the channels.

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

1. Building Services-Grading and Building Permits
2. El Dorado County Environmental Management-Hazardous Waste Division, review of condition compliance.
3. Air Quality Management District-Fugitive Dust Mitigation Plan
4. El Dorado Hills Fire Department - Review for condition compliance

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 and Forestry Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
X	Greenhouse Gas Emissions		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** will be prepared.

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

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

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or Mitigation Measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: 8/12/13

Printed Name: Gina Paolini, Project Planner For: El Dorado County

Signature: Peter M. Maurer Date: 7 Aug. 2013

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

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a residential and commercial development. This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project. The project would allow the construction of a wireless telecommunications facility.

Project Description

The project would include the following:

1, **General Plan Amendment to amend the land use designation from High Density Residential (HDR) to Commercial (C)**

To facilitate the proposed development, the land use designation would be amended from High Density Residential to Commercial. This designation would provide an area for a full range of commercial uses ranging from commercial retail, office, and services uses to serve the residents, businesses, and visitors of the County within the Latrobe rural center.

2. **Rezone from Estate Residential (RE-10) to Commercial-Community Design (C-DC)**

The rezone would amend the Estate Residential zone to Commercial. The proposed Commercial zone would be subject to Section 17.32.010 of the County Code. This district identifies various uses that would be allowed by-right and by special use permit. Those uses allowed by-right would include offices, bank, studio and eating and drinking establishments, retail and service uses.

The project would include the Community Design combining district. The project would be subject to review in accordance with the Community Design Guide.

3. **Special Use Permit for uses associated with the market and deli that would be developed at the site.**

The General Plan Amendment and Rezone would allow for a 2,432 square foot market and deli with an outdoor picnic area to be developed at the project site. A Special Use Permit would allow for seasonal activities, such as a farmers market, and other special events that may occur up to 15 times per year.

Project Location and Surrounding Land Uses

The project site is located within the Latrobe Rural Center and is surrounded by existing undeveloped residential and commercial parcels.

Project Characteristics

1. Transportation/Circulation/Parking

The project would be accessed from Latrobe Road, a county maintained roadway. A 30-foot wide driveway would provide access to the site via Latrobe Road.

Pursuant to Section 17.18.060(29) of the County Code, retail (general merchandising) requires 1 parking space for 300 square feet of gross floor area. The project is required to comply with the parking accessibility requirements established in Table

11B-6 of the 2010 California Building Code. The project would provide 19 total parking spaces, which would include 1 accessible, 1 loading and 1 RV parking space. The project would comply with County Code requirements.

2. Utilities and Infrastructure

There are existing telephone company and electrical facilities which would be extended to the project site.

3. Construction Considerations

The project applicant would be required to obtain encroachment permits through the Department of Transportation for the new encroachment. All construction activities would be completed in conformance with County grading and erosion control regulations and Air Quality Management District rules and regulations.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.

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

   This Mitigated Negative Declaration tiers off of:

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

   The following impact areas are tiering off the General Plan EIR:

   Noise

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.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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. **Scenic Vista or Resource:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, (Table 5.3-1, pages 5.3-3 through 5.3-5). The project site is not adjacent or visible from a State Scenic Highway. There are no historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.

c. **Visual Character:** The project site is currently vacant. The project development would include a market and deli, following the land use amendment and rezone of the property. The market and deli would be 2,432 square feet in size and would have a board and battan exterior siding with a concrete tile roof. The site would be landscaped to comply with Section 17.18.090 of the County Code (Parking lot landscaping and buffering). The project is located within the Town of Latrobe and has been designed to fit the character of the area. There would be a less than significant impact to the visual character of the site and its surroundings.

d. **Light and Glare:** The project would conform to Section 17.14.170, of the County Code requiring all lights be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. There would be a less than significant impact from outdoor lighting.

FINDING: For this "Aesthetics" category, impacts would be less than significant.

II. AGRICULTURE 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 Dept. 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 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 Forrest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. 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))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				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. **Farmland Mapping and Monitoring Program:** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not within an Agricultural zone or Agricultural overlay. There would be no impact.

b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract, nor is it adjacent to lands under a contract. There would be no impact.

c. **Conflicts with Zoning for Forest/timber Lands:** No conversion of agriculture land would occur as a result of the project. There would be no impact.

d. **Loss of Forest land or Conversion of Forest land:** There would be no loss of forest land or conversion of forest land with the project.

e. **Conversion of Prime Farmland or Forest Land:** The project is not within an agricultural district and would not convert farmland to non-agriculture use. There would be no impact to farmland with the project.

FINDING: For this "Agriculture" category, there would be no impact.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?				X

Discussion: A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District -- CEQA Guide);
- Emissions of PM_{10}, CO, SO_2 and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). The project would involve grading and excavation operations, which would result in a temporary negative impact on air quality with regard to the release of particulate matter (PM_{10}) in the form of dust. The project's grading and construction activities would be required to comply with AQMD Rules 223 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions during the construction process. The required Fugitive Dust Mitigation Plan would reduce the likelihood of defined particulate in this category. Therefore, the potential impacts of the project would be less than significant.

b. **Air Quality Standards:** Encroachment, driveway, parking lot and building pad construction could create air quality impacts which may contribute to an existing or projected air quality violation and would be regulated during the permit process. With the implementation of Standard Conditions of Approval, during grading and construction activities, the project would have a less than significant impact on air quality.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from the emergency standby engine, air conditioning units, vehicle trip emissions and other consumer products. This would be a less than significant impact.

c. **Cumulative Impacts:** The Air Quality Management District reviewed the project on January 31, 2013 and determined that with the implementation of Standard Conditions of Approval for air quality, the project would have an insignificant impact on the air quality; therefore, impacts would be less than significant.

d. **Sensitive Receptors:** "Sensitive Receptors" are defined as facilities where sensitive population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include residences, schools, playgrounds, child care centers, retirement homes, convalescent homes, hospitals, and medical clinics. The Latrobe School District schools, Latrobe Elementary (7680 S. Shingle Springs Road) and Miller's Hill School (7900 S. Shingle Springs Road) are located east and west of the project site. Based on the analysis of the project it has been determined that with the implementation of standard Air Quality District Conditions of Approval, and adherence to County Codes required during the site grading, encroachment and building permit processes, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant

e. **Objectionable Odors:** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list a market or deli use as a use known to create objectionable odors. There would be no impact.

FINDING: 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 and operation; however existing regulations would reduce these impacts to a less than significant level. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

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. **Special Status Species and Sensitive Natural Communities**: Review of the County GIS soil data demonstrates the project site would not be located on lands shown to contain Serpentine Rock or Gabbro soils. Search of the California Natural Diversity database indicates there are no rare, threatened, or endangered species on the site. The project site is not located within a Rare Plant Mitigation Area. The proposed project would not directly alter existing habitat and would not have a substantial adverse effect 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 (CDFG) or United States Fish and Wildlife Service (USFWS). There would be no impact.

b, c. **Riparian Habitat, Wetlands, Potentially Jurisdictional Waters of the U.S.:** A Preliminary Wetland Assessment, dated April 21, 2011 has been prepared for the project site by ECORP Consulting, Inc. A total of approximately 0.13 acres of potential waters of the U.S was mapped on-site. The wetlands consist of seasonal wetlands and intermittent drainages. The largest seasonal wetland appears to receive its hydrology primarily from the intermittent drainage, although some hydrology may be coming from the hillslope to the east. The other seasonal wetland may be the result of a seep. Both seasonal wetlands are located on slopes, and neither is depressional. Both are dominated by two species of sedge (Carex species) and meadow barley (Hordeum brachyantherum). Other plant species common in the seasonal wetlands include California buttercup (Ranunculus californicus), iris-leaved sedge (Juncus xiphiodes), Baltic sedge (J. balticus), ryegrass (Festuca perennis), curly dock (Rumex crispus), and Douglas' meadowfoam (Limnanthes douglasii)

Two intermittent drainages have been mapped on-site. The longest intermittent drainage runs approximately north-south, and is a tributary to Clark Creek. The other drainage runs east to west and is a tributary to the first. Both drainages are confined by an open-bottomed wooden channel for most of their length. Virtually no vegetation grows within the channels, but occasional curly dock can be found along the edges.

The consultant submitted the Preliminary Wetland Assessment to the U.S. Army Corps of Engineers (ACOE) for a Preliminary Jurisdictional Determination. The ACOE determined that approximately 0.17 acres of wetlands and 0.01 acres of intermittent drainage are considered potential waters of the United States regulated under Section 404 of the Clean Water Act (CWA). The applicant would not be able to start any work in potentially jurisdiction waters of the United States unless the ACOE authorizes the activity. The following mitigation would be implemented with the project:

BIO-1: U.S Army Corps Permit Authorization: Prior to issuance of a grading permit that would result in impacts to riparian vegetation, the applicant shall obtain permit authorization from the U.S. Army Corps of Engineers. A copy of the permit authorization shall be provided to the Development Services Division prior to issuance of a grading permit. The project applicant shall incorporate all conditions attached to the permit into the project.

Timing/Implementation: The permit and certification requirements shall be submitted to the Development Services Division for review prior to issuance of a grading permit.

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

Enforcement/Monitoring: *El Dorado County Development Services Division*

The seasonal wetlands and drainages have been analyzed in accordance with General Plan Policy 7.3.3.4. A minimum of a 50 foot setback is required from intermittent drainages and wetlands. The Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 allows for an alternative setback, with a site assessment provided by a qualified biologist. The project biologist is recommending a reduction in the setback to 25 feet, stating that the wetland swale supports marginal habitat value, as it currently receives runoff form Latrobe Road and the surrounding rural residential lots. The vegetation associated with the swale includes non-native weedy grasses and herbs, and is absent of woody riparian vegetation. The project would not significantly affect the habitat quality of the wetland swale, with the incorporation of the recommended Best Managements Practices (BMP's) for the Latrobe Market.

Based on the analysis, impacts to wetlands or jurisdictional waters would be less than significant, with implementation of the mitigation measures.

d. **Migration Corridors**: Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan DEIR Exhibit 5.12-7 no mapped deer migration corridors exist on the project site. The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There would be no impact.

e. **Local Policies: Biological Resources**: General Plan Policy 7.4.4.4 requires protection of native oak tree canopy. There is an existing small grove of trees located at the rear of the parcel that would remain undisturbed. There would be no impact.

f. **Adopted Plans:** This project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. For this project, there would be no impact.

FINDING: Mitigation Measures would be implemented to protect biological resources. For this 'Biological Resources' category, there would be a less than significant impact.

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	

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

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. **Historic or Archeological Resources:** The Cultural Resources Assessment prepared for the site by Peak and Associates, Inc. dated February 2013 determined that no archeological or cultural resources were located on the project site. However, there is always the remote possibility that previous activities (both natural and cultural) have obscured prehistoric and historic period artifacts or habitation areas, leaving no surface evidence that would permit discovery of these cultural resources. Standard Conditions of Approval would be required to be implemented during project construction to ensure protection of the accidental discovery of historic or archeological resources. Impacts would be less than significant.

c. **Paleontological Resources:** The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There would be no impact.

d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, Standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

FINDING: Standard Conditions of Approval would be required for accidental discoveries during project construction. This project would have a less than significant impact within the Cultural Resources category.

VI. GEOLOGY AND SOILS. *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.				**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**	

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

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

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

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismic Hazards:**

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. For this project, there would be no impact.

ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. The market and deli would be built to meet the construction standards of the UBC for the appropriate seismic zone. For this project, there would be no impact.

iii) El Dorado County is considered an area with low potential for seismic activity. For this project, there would be no impact.

iv) All future grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. For this project, there would be no impact.

b. **Soil Erosion:** All grading activities exceeding 250 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 A*dopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution

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

Prevention Plan issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. For this project, impacts would be less than significant.

c-d. **Geologic Hazards, Expansive Soils:** The USGS Soil Survey information shows the site has one soil unit, or type, Auburn silt loam, 2 to 30 percent slopes (AwD). This soil type has a low shrink swell potential. The site would not be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have expansive soils. The project would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and would be required to implement the Uniform Building Code Seismic construction standards. For this project, impacts would be less than significant.

e. **Septic Capability:** The project would require the use of a septic system. Adobe Associates, Inc. prepared a soil profile log and percolation test for the site dated April 10, 2012. Two profile holes were reviewed on March 5, 2012 near the southeaster portion of the parcel. Perched groundwater was found to be at a depth of 82 inches in the profiles. On March 9, 2012 percolation testing was completed. Four holes were tested. The average percolation rate of the 18-inch deep holes was determined to be 8 minutes per inch and the average percolation rate of the 24-inch deep holes was determined to be 55 minutes per inch. The average percolation rates establish a soil absorption rate of 1.77 gal/sf/day and 0.67 gal/sf/day, respectively. The consultant determined that the area was suitable for the installation of a capping fill system, in accordance with the prescribe design features. The project would be required to maintain a minimum 100 foot setback from the well located to the north of the test area and a 100 foot setback from the drainage course located to the west of the test area. For this project, with implementation of Standard Conditions of Approval, impacts would be less than significant.

FINDING: All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category there would be a less than significant impact.

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

a-b. **Generate Greenhouse Gas Emissions and Policy.** The prominent GHGs contributing to the greenhouse effect as specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. California Energy Commission. 2006. Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004. (Staff Final Report). Publication CEC-600-2006-013-SF (pages 1-31).

GHGs are global pollutants, unlike criteria for air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect.

Emitting CO2 into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO2 in the atmosphere potentially resulting in global climate change and the associated consequences of such

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

climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO2 into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

The El Dorado County AQMD has not established regulations for greenhouse gas emissions. The 2004 El Dorado County General Plan (Health, Safety and Nose Element) contains goals, policies and implementation measures to ensure that the residents and visitors to El Dorado County are not exposed to unsafe conditions resulting from greenhouse gas emissions within the County.

No air district in California, including the El Dorado County AQMD, has identified a significance threshold for GHG emissions from an area source or a methodology for analyzing air quality impacts related to greenhouse gas emissions. The State has identified 1990 emission levels as a goal through adoption of AB 32. However, no standards have yet been adopted quantifying 1990 emission targets. It is recognized that for most projects there is no simple metric available to determine if a single project would help or hinder meeting the AB 32 emission goals. Consumption of fossil fuels in the transportation sector accounted for over 40% of the total GHG emissions in California in 2004. Current standards for reducing vehicle emissions considered under AB 1493 call for "the maximum feasible reduction of greenhouse gases emitted by passenger vehicles and light-duty trucks and other vehicles," and do not provide a quantified target for GHG emissions reductions for vehicles. It is important to note that achieving reduction is essentially a regional effort. Apparent "savings" by one jurisdiction may be offset by another.

Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems that result in the physical expressions of global climate change, it is unfeasible to discern whether the presence or absence of CO2 emitted by the project would result in any altered conditions. For this analysis, a project's incremental contribution to global climate change would be considered significant if due to the size or nature of the project it would generate a substantial increase in GHG emissions relative to existing conditions. The California Attorney General's Office has provided a paper Addressing Climate Change at the Project level (Rev. 1/6/2010, pages 1-18). Under CEQA, agencies have an important role in insuring that sustainability is considered at the earliest stages. Where feasible, and as appropriate, measures can be included as design features of a project, or imposed as mitigation.

The project would be a General Plan Amendment, Rezone, Design Review and Special Use Permit which would allow for the development of a 2,432 square foot market and deli on the project site. The project would mitigate for GHG emissions by incorporating modern construction and design features that reduce energy consumption to the extent feasible, with the implementation of the following Mitigation Measures:

MM GG-1: The applicant shall install energy efficient lighting (e.g., light emitting diodes (LEDs), heating and cooling systems, appliances, equipment, and control systems within the new building. The equipment specification shall be submitted to the Development Services Division for review, and subsequent approval, prior to issuance of a building permit.

Timing/Implementation: *The applicant shall provide the Development Services Division with energy efficiency information for all new lighting (e.g., light emitting diodes (LEDs), heating and cooling systems, appliances, equipment, and control systems prior to issuance of a building permit.*

Enforcement/Monitoring: *El Dorado County Development Service Division*

FINDING: It has been determined that the project would result in less than significant impacts to greenhouse gas emissions because of the project's size and inclusion of design features to address the emissions of greenhouse gases. For this "Greenhouse Gas Emissions" category, there would be no significant adverse environmental effect as a result of the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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: 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.

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

a, b. **Hazardous Materials:** Implementation of the project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels and landscaping materials. The usage of these materials would occur more typically during the construction phase of the project rather than the commercial operational use. The project would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. The approval of a Hazardous Materials Business Plan would be required through the Environmental Management Department- Hazardous Waste Division of El Dorado County. For this project, with implementation of Standard Conditions of Approval, impacts would be less than significant.

c. **Hazardous Materials near Schools:** There are two schools within 0.25 mile of the proposed project, Latrobe Elementary and Miller's Hill Schools located at 7680 S. Shingle Springs Road, across from the project site. Activities associated with the project would not be expected to emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste in quantities that could affect schools. For this project request, impacts would be less than significant.

d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List which lists known hazardous sites in California. There would be no impact.

e-f. **Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety (AA) District overlay. The project site is not located within two miles of a public airport. As such, the project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and there would be no immediate hazard for people residing or working in the project area or safety hazard resulting from airport operations and aircraft over-flights in the vicinity of the project site. There would be no impact.

g. **Emergency Plan:** The project was reviewed by the Latrobe Fire Protection District and DOT for circulation. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan because it would not alter existing roadways or physically interfere with existing roadway patterns. Impacts would be less than significant.

h. **Wildfire Hazards:** The project site is in an area of moderate hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft EIR. Implementation of California Building Codes, and compliance with the Latrobe Fire Protection District recommended Conditions of Approval for Fire Safety, water storage and fire sprinklers. Standard Conditions of Approval would reduce the impacts of wildland fire to a less than significant level.

FINDING: Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Hazardous Materials and Solid Waste Division. The Latrobe Fire Protection District would require Conditions of Approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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;
- 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.

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

a,c-f. **Water Quality Standards and Drainage Patterns:** The project development activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be less than significant.

b. **Groundwater Supplies:** Ground water recharge at the site occurs from rainfall, and aquifer conditions underlying the site are characterized as a fractured igneous/metamorphic bedrock system. Groundwater flow is considered to be governed by topography, subsurface geologic conditions (rock units/aquifers), and geologic contracts. The project would be served by an individual domestic water well which currently exist at the project site.

The water supply would be required to meet the requirements of EDC Policy #800-02. Proof of adequate water supply would need to be submitted for review and approval by EDC Environmental Health. A yearly permit to operate as a "CalCode Water Supply" would be required. The water supply would need to meet the potable water standards of a transient noncommunity water system as listed in the California Safe Drinking Water Act (Chapter 4, commencing with Section 116720 of Part 12). There are no known problem areas for water availability at the project site. The project would not 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 levels. Impacts would be less than significant.

g-j. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas, and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

FINDING: The project would require a grading permit through Building Services that would address erosion and sediment control. No significant hydrological impacts are expected with the project either directly or indirectly. For this "Hydrology" category, there would be a less than significant impact..

X. **LAND USE PLANNING.** *Would the project:*				
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

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

- Conflict with adopted environmental plans, policies, and goals of the community.

a. **Established Community:** The project site is surrounded by land designated as high density residential and commercial. Much of the land in the area is undeveloped. The proposed rezone would be consistent with the planned land use pattern for the rural center. The project would provide a commercial area that would provide supportive uses that would serve the residents and visitors of El Dorado County. The project would support the surrounding uses, and would not physically divide the established community; therefore, impacts would be less than significant.

b. **Land Use Consistency:** The parcel has a land use designation of High Density Residential (HDR) and a zoning of Estate Residential (RE-10). The project would amend the land use and the zoning to Commercial. The Commercial land use allows for a full range of commercial retail, office and service uses that would serve the residents, businesses, and visitors of El Dorado County. This designation is considered appropriate within the Rural Center. As conditioned, and with adherence to County Code, impacts would be less than significant.

c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservation Plan (HCCP), or a Natural Community Conservation Plan (NCCP), or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. There would be no impact.

FINDING: The proposed use of the land would be consistent with the General Plan and Zoning Ordinance, with the proposed amendment and issuance of a Special Use Permit. For the 'Land Use Planning' category, the project would have a less than significant impact.

XI. 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?				**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. **Mineral Resources:** There are no known mineral resources on the site according to General Plan DEIR Exhibit 5.9-6. There are no known mineral resources of local importance on or near the project site. There would be no impact.

FINDING: No known mineral resources are located on or within the vicinity of the project. There would be no impact to this 'Mineral Resources' category.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. NOISE. *Would the project result in:*				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

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

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

a, c. **Noise Exposures, Long-term Noise Increases:** The existing noise environment at the project site is defined primarily by local traffic on Latrobe Road.

The project is for a General Plan Amendment, Rezone, Design Review and Special Use Permit. Potential noise impacts were considered for future development. Short-term noise impacts may be associated with excavation, grading and construction activities associated with future construction. All construction and grading operations would be required to comply with the noise performance standards contained in the El Dorado County 2004 General Plan. During the construction phase of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in typical construction would generate maximum noise levels, as indicated in the following table, ranging from 80 to 89 dB Lmax at a distance of 50 feet.

TABLE NO. 1
CONSTRUCTION EQUIPMENT NOISE EMISSION LEVELS

Type of Equipment	Typical Level, dB at 50 feet
Air Compressor	81
Backhoe	80
Compactor	82

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

Concrete Mixer	85
Crane (Derrick)	88
Crane (Mobile)	83
Dozer	85
Generator	81
Grader	85
Pile Driver (impact)	101
Pile Driver (Sonic)	96
Scraper	89
Truck	88

Noise levels would be generated during the construction phase by increased truck traffic on area roadways. A significant project-generate noise source would be truck traffic associated with the transport of heavy materials and equipment to and from the construction site. This noise increase would be a short duration, and would likely occur primarily during daytime hours.

Construction activities are limited by grading permit requirements to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends, and on federally recognized holidays. Construction equipment engines would be required to be fitted with appropriate mufflers kept in good working condition as required by El Dorado County Air Quality Management District's (AQMD) Heavy Equipment and Mobile Source Mitigation Measures as part of the Fugitive Dust permitting process. The following are the measures that would be required during the construction phase of the project:

AQMD Heavy Equipment and Mobile Source Mitigation Measures

a. Use low-emission on-site mobile construction equipment.
b. Maintain equipment in tune per manufacturer specifications.
c. Retard diesel engine injection timing by two to four degrees.
d. Use electricity from power poles rather than temporary gasoline or diesel generators.
e. Use reformulated low-emission diesel fuel.
f. Use catalytic converters on gasoline-powered equipment.
g. Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible.
h. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
i. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
j. Configure construction parking to minimize traffic interference.
k. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

Although the AQMD conditions directly relate to air quality, they would also assist in reducing noise during the construction phase of the project.

The future market and deli use and associated activities would not result in a substantial increase in existing ambient noise levels in the project vicinity. The project would not be expected to generate noise levels exceeding the performance standards contained in Tables 6-1, 6-2, 6-3, 6-4 and 6-5 within the 2004 General Plan (pages 264,265 and 266).

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

e-f. **Aircraft Noise.** The project is not located adjacent to an airport. There would be no impact.

FINDING: As conditioned, and with adherence to County Code, no significant impacts to excessive noise are expected with the development of the wireless telecommunications facility either directly or indirectly. For this "Noise" category, the thresholds of significance would not appear to have been exceeded.

XIII. **POPULATION AND HOUSING.** *Would the project:*				
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. **Population Growth:** The project would not induce substantial population growth in an area which is designated by the General Plan for open space. There would be no impact.

b. **Housing Displacement:** No existing housing stock would be displaced by the proposed project. There would be no impact.

c. **Replacement Housing:** No persons would be displaced by the proposed project. There would be no impact.

FINDING: The project would not induce population growth, and would not displace housing. For this "Population and Housing" category, there would be no impact.

XIV. **PUBLIC SERVICES.** *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:*				
a. Fire protection?			X	
b. Police protection?				X
c. Schools?				X
d. Parks?				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES. *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:*				
e. Other government services?				X

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

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

a. **Fire Protection:** The Latrobe Fire Protection District provides fire protection to the site. The Fire District would require Conditions of Approval in order for fire and emergency medical services to be provided consistent with the El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the Uniform Fire Code. Conditions of Approval would include on-site water storage and fire sprinkler system. Development of the project would not prevent the Fire District from meeting its response times for the project or its designated service area. Impacts would be less than significant.

b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. No new or expanded law enforcement services would be required. There would be no impact.

c-e. **Schools, Parks and Government Services:** No permanent population-related increases are expected with the project therefore there would be no increase demand on schools, parks, or other governmental services that would result in the need for new or expanded facilities. Impacts would be less than significant.

FINDING: Adequate public services are available to serve the project. For this 'Public Services' category, impacts would be less than significant.

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

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

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. **Parks and Recreational Services:** The proposed project does not include an increase in permanent population that would contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

FINDING: No impacts to recreation would be expected for this wireless telecommunications facility either directly or indirectly. For this "Recreation" category, there would be no impact.

XVI. TRANSPORTATION/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?			X	
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?			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. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				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. **Traffic Increases, Levels of Service Standards:** The project would be accessed from Latrobe Road, a county maintained roadway. The project would not exceed the level of service (LOS) established within the County General Plan. Impacts would be less than significant.

c. **Air Traffic:** The project site is not located adjacent to an airport. There would be no impact.

d. **Design Hazards:** The project would not create any significant traffic hazards. Project encroachments would be designed and constructed to County standards. Impacts would be less than significant.

e. **Emergency Access:** Adequate emergency access would be provided via existing roadways. The El Dorado County Transportation Division and Latrobe Fire Protection District reviewed the project for emergency access and did not have a concern with the proposed access. There would be no impact.

f. **Alternative Transportation:** The project would not conflict with adopted plans, polices or programs relating to alternative transportation. There would be no impact.

FINDING: The project would not exceed the thresholds for traffic identified within the General Plan. For the Transportation/ Traffic category, impacts would be less than significant.

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

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

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

- 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 Requirements:** The project does not require wastewater treatment. There would be no impact.

b, d, e. **Construction of New Facilities, Sufficient Water Supply and Adequate Capacity:** No new or expanded wastewater or water facilities would be required for the project because operation would not require these services. There would be no impact.

c. **New Stormwater Facilities:** The project would be required to comply with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, as well as any applicable requirements of the California Water Quality Control Board, during the grading permit process for development of the road and project site. Impacts would be less than significant.

f, g. **Solid Waste Disposal and Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. The project includes an area for a dumpster on site. Impacts would be less significant.

FINDING: No significant utility and service system impacts would be expected with the project. For this 'Utilities and Service Systems' category, impacts would be less than significant.

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

Discussion:

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

a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned, and with adherence to County permit requirements, this project would not have the potential to 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 California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented with the grading and building permit processes and/or any required project specific improvements on the property.

b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth. The project would not generate an increase in demand for public services. The project would not contribute substantially to increased traffic in the area and would not require an increase in the wastewater treatment capacity of the County.

The project would result in the generation of green house gases, which could contribute to global climate change; therefore project specific mitigation has been included to reduce greenhouse gases on a project level for development on the project site. As discussed throughout this environmental document, the project would not contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions.

As outlined and discussed in this document, and with strict compliance with County Codes, this project, would have a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.

c. All impacts identified in this Mitigated Negative Declaration would be either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

INITIAL STUDY ATTACHMENTS

Attachment 1 ..... Location Map
Attachment 2 ..... Site Plan
Attachment 3 ..... Cultural Resources Assessment, February 2013
Attachment 4 ..... Preliminary Wetland Assessment, ECORP Consulting, Inc., April 2011
Attachment 5 ..... Department of Army Letter, Dated May 30, 2013
Attachment 6 ..... Adobe Associates, Inc., Percolation Test Results, April 10, 2012

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

*County of El Dorado - Grading, Erosion, and Sediment Control Ordinance A*dopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949).

El Dorado County Design and Improvement Standards Manual

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.)

Location Map

A13-0001/Z13-0001/DR13-0005/S13-0008-
Crossroads Market and Deli
APN 087-121-11

0.02
Miles

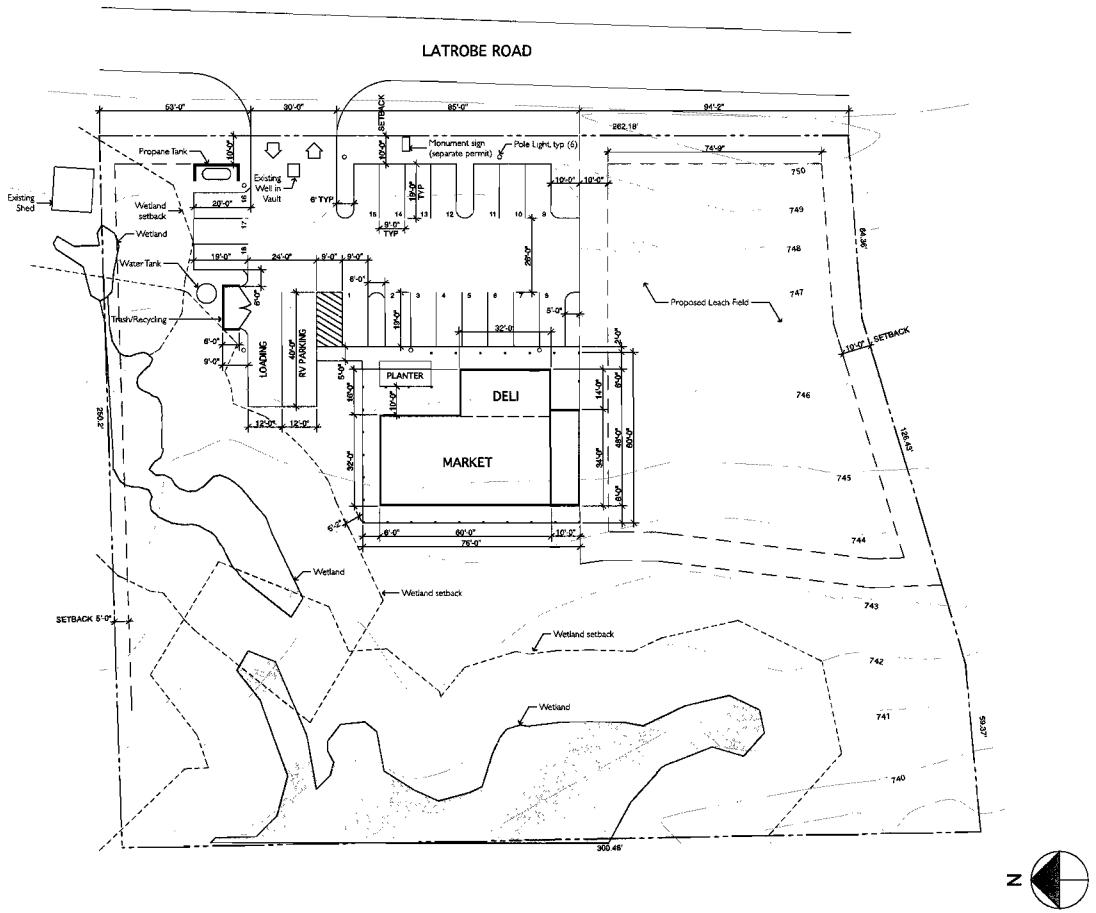
1:2,500

N
W E
S

Prepared By:
Gina Paolini
Development Services Division
August 1, 2013

ATTACHMENT 1

ATTACHMENT 2



SITE PLAN 1" = 20' - 0"

PROJECT INFORMATION

A.P. #: 087-121-04

Project Address: 7580 Latrobe Road
Latrobe, CA

Owner: Paula Reece Revocable Trust
8481 White Hawk Road
Shingle Springs, CA 95682
530.677.7348

Lot Area: 1.59 Acres (69,503 SF)

Zoning:
Existing: RE-10 (Estate Residential)
Proposed: C (Commercial)

Proposed Building Area:
Market: 1,920 SF
Deli: 512 SF
Total: 2,432 SF
Covered porches: 1,840 SF

Parking Required:
Market (1,920 SF/300): 7
Deli (30 seats/3) 10
Total: 17 (inc.1 van accessible)
Plus Loading (1) and RV (1)
35% compact spaces allowed (6)

Parking Provided:
Standard spaces: 17
Van accessible: 1
Compact spaces: 0
Total: 18*
* Plus Loading (1) and RV (1)

Setbacks:
Front: 10 Ft.
Sides & Rear: 5 Ft.

Allowable Height: 50 Ft.

Lot Coverage: ±20% (60% max.)

ARCHITECT

Rhen August Benson
P.O. Box184
Bodega, CA 94922
707.876.3515

LANDSCAPE ARCHITECT

Mike Daly
Daly Landscape Architecture
384 Pleasant Hill Avenue North
Sebastopol, CA 95472
707.824.8658
michael.daly@att.net

CIVIL ENGINEER

Dave Brown
Adobe Associates, Inc
1220 North Dutton Avenue
Santa Rosa, CA 95401
707.541.2300

PROJECT INORMATION

RHEN AUGUST BENSON
ARCHITECT

PO BOX 184 Bodega CA 94922
707.876.3515 ◆ RABarch@sonic.net

Crossroads Market & Deli

Latrobe, California

DATE: 8-5-13

SITE PLAN
GENERAL INFORMATION

A-1

CULTURAL RESOURCE ASSESSMENT FOR

THE LATROBE CROSSROADS MARKET AND DELI

PROPOSED GP AMENDMENT AND ZONE CHANGE

LATROBE, EL DORADO COUNTY, CALIFORNIA

Prepared by

Peak & Associates, Inc.
3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95762
(916) 939-2405

Prepared for

Paula Reece Revocable Trust
8481 White Hawk Road
Shingle Springs, CA 95682

February 2013
(Job # 13-010)

There are no prehistoric or historical resources on the property. The project will not impact important or significant cultural resources.

RECOMMENDATIONS

With any surface inspection there is always a remote possibility that previous activities (both natural and cultural) have obscured prehistoric or historic period artifacts or habitation areas, leaving no surface evidence that would permit discovery of these cultural resources. If, during construction activities, unusual amounts of non-native stone (obsidian, fine-grained silicates, basalt), bone, shell, or prehistoric or historic period artifacts are observed, or if areas that contain dark-colored sediment that do not appear to have been created through natural processes are discovered, then work should cease in the immediate area of discovery and a professionally qualified archeologist should be contacted immediately for an on-site inspection of the discovery. If any bone is uncovered that appears to be human, then the County Coroner must be contacted, according to state law. If the Coroner determines that the bone most likely represents a Native American interment, then he must contact the Native American Heritage Commission in Sacramento so that they can identify the most likely descendants.

Preliminary Wetland Assessment

For

Reece/Latrobe Property

El Dorado County, California

21 April 2011

Prepared For:
Paula Reece Revocable Trust

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

ATTACHMENT 4

CONTENTS

Preliminary Wetland Assessment

Reece/Latrobe Property

LIST OF FIGURES

LIST OF TABLES

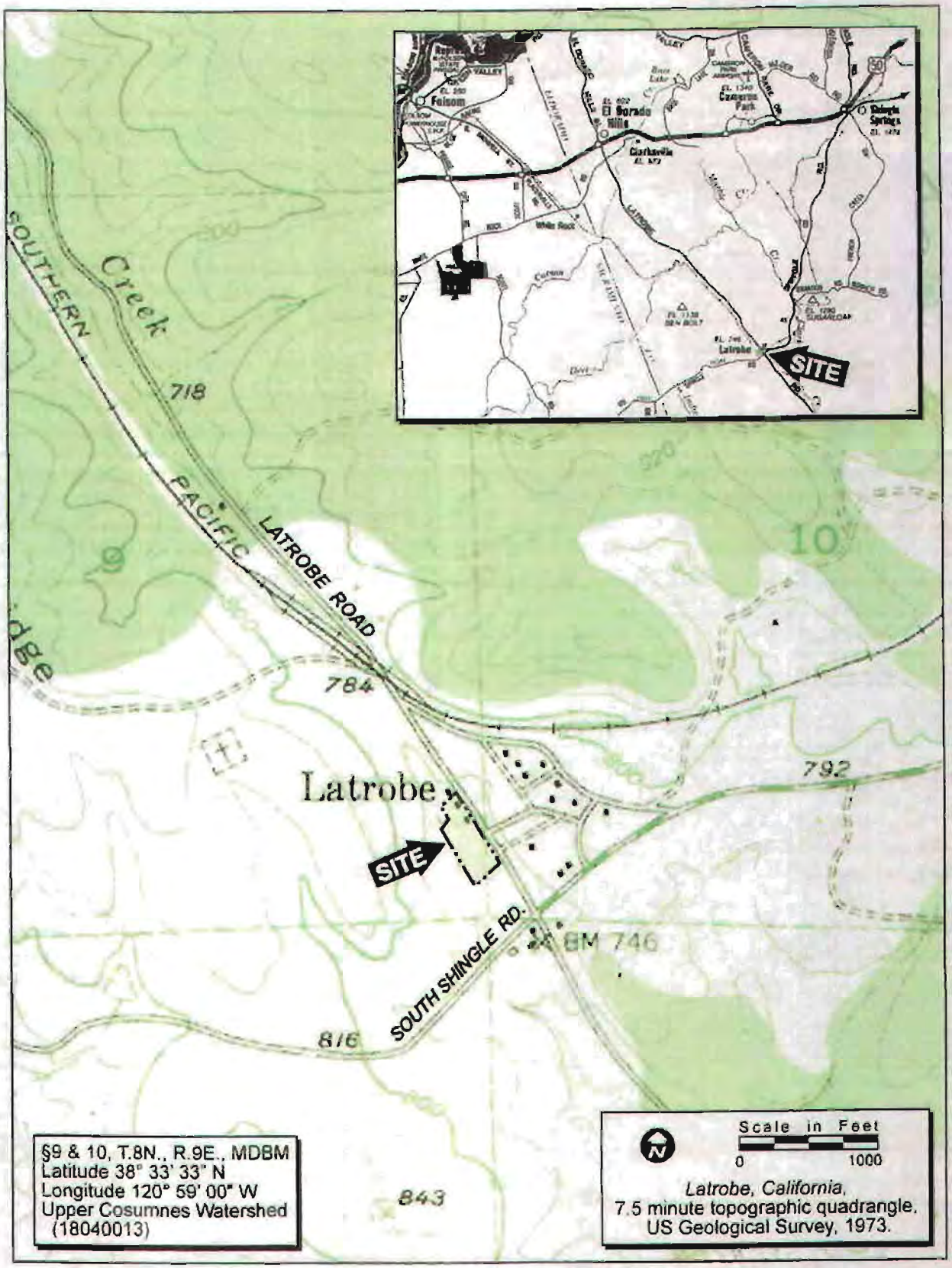


FIGURE 1. Project Site and Vicinity

2011-030 Reece/Latrobe

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Wetlands are "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" [33 CFR 328.3(b), 51 FR 41250, November 13, 1986]. Wetlands can be perennial or intermittent, and isolated or adjacent to other waters.

Other waters are non-tidal, perennial, and intermittent watercourses and tributaries to such watercourses [33 CFR 328.3(a), 51 FR 41250, November 13, 1986]. The limit of Corps jurisdiction for non-tidal watercourses (without adjacent wetlands) is defined in 33 CFR 328.4(c)(1) as the "ordinary high water mark" (OHWM). The OHWM is defined as the "*line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas*" [33 CFR 328.3(e), 51 FR 41250, November 13, 1986].

This preliminary wetland assessment was not conducted in accordance with the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (U.S. Army Corps of Engineers 2006), or the Sacramento District's *Minimum Standards for Acceptance of Preliminary Wetland Delineations* (U.S. Army Corps of Engineers 2001). Therefore, the results of this assessment should be used for general planning purposes. A wetland delineation/jurisdictional determination, as verified by the U.S. Army Corps of Engineers, would be necessary for any detailed site planning.

RESULTS AND DISCUSSION

Existing Site Conditions

The site is comprised of gently sloping terrain at an elevation of 750 feet above mean sea level. A residence and several outbuildings are located in the northern portion of the site. Fences divide up the project area into a number of pastures/fields, but there is no evidence of recent grazing. The project area is occupied by a non-native annual grassland vegetation community

with native and non-native trees interspersed throughout the northern portion. The vegetation community classifications are based on the classification systems presented in a *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986) and *A Guide to Wildlife Habitats of California* (Mayer and Laudenslayer Jr. 1988), but have been modified to reflect the specific conditions observed within the site.

The non-native annual grassland community on-site is composed primarily of non-native, naturalized Mediterranean grasses and a variety of other weedy species. Non-native grasses observed in this community include soft brome (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), rattail vulpia (*Festuca myuros*), wild oats (*Avena fatua*), and medusahead grass (*Taeniatherum caput-medusae*). Other herbaceous species observed in this community include cut-leaved geranium (*Geranium dissectum*), rose clover (*Trifolium hirtum*), and bindweed (*Convolvulus arvensis*). A number of native and non-native trees occur around the buildings in the northern portion of the site, including black walnut (*Juglans hindsii*), Valley oak (*Quercus lobata*), and fruit trees (*Prunus* species).

According to the *Soil Survey of El Dorado Area, California* (U.S. Department of Agriculture, Soil Conservation Service 1974), one soil unit, or type, has been mapped within the site: (AwD) Auburn silt loam, 2-30% slopes (Figure 2. *Natural Resources Conservation Service Soil Types*). This soil unit does not contain listed hydric components or inclusions (U.S. Department of Agriculture, Soil Conservation Service 1992).

Surrounding land uses are primarily rural residential properties and cattle grazing, and the regional elementary school is located just east of the property.

Waters of the U.S.

A preliminary assessment was conducted to approximate the distribution and extent of potential waters of the U.S., including wetlands, within the site. A total of approximately 0.13 acre of potential waters of the U.S was mapped on-site (Figure 3. *Preliminary Waters of the U.S. Assessment*). Wetlands consist of seasonal wetlands (0.13 acre) and other waters consist of

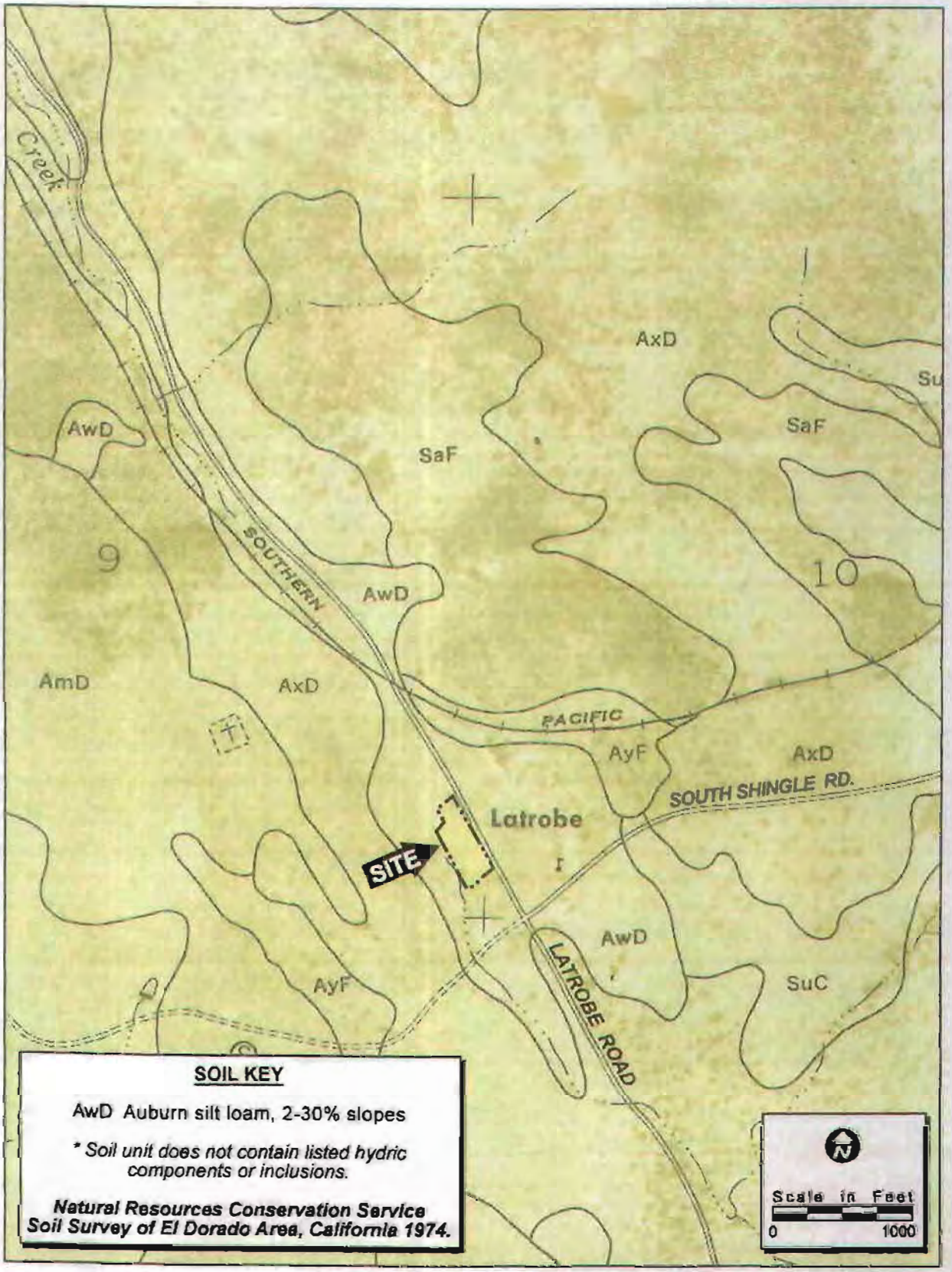


FIGURE 2. Natural Resources Conservation Service Soil Types

2011-030 Reece/Latrobe

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Location: N:\2011\2011-030 Reece_Latrobe\MAPS\Wetland_Mapping\Wetland_Assessment\Current\v1\RL_PWA.mxd (KOrtega 4/19/2011)

Map Date: 4/19/2011

Figure 3. Preliminary Waters of the U.S. Assessment

2011-030 Reece/Latrobe

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

intermittent drainages (<0.01 acre) (Table 1). A brief discussion of the wetlands and other waters identified on-site is presented below.

Table 1 – Potential Waters of the U.S.

Type	Acreage[1]
Wetlands	
Seasonal Wetland	0.13
Other Waters	
Intermittent Drainage	<0.01
Total:	**0.13**

[1] Acreages represent a calculated estimation and are subject to modification following the Corps' verification process.

Seasonal Wetland

The largest seasonal wetland on-site appears to receive its hydrology primarily from the intermittent drainage, where it is no longer contained within a wooden channel, although some hydrology may be coming from the hillslope to the east. The other seasonal wetland may be the result of a seep. Both of these seasonal wetlands are located on slopes, and neither is depressional. The seasonal wetlands on-site are dominated by two species of sedge (*Carex* species) and meadow barley (*Hordeum brachyantherum*). Other plant species common in the seasonal wetlands include California buttercup (*Ranunculus californicus*), iris-leaved sedge (*Juncus xiphiodes*), Baltic sedge (*J. balticus*), ryegrass (*Festuca perennis*), curly dock (*Rumex crispus*), and Douglas' meadowfoam (*Limnanthes douglasii*).

Intermittent Drainage

Two intermittent drainages were mapped on-site. The longest intermittent drainage runs approximately north-south, is a tributary to Clark Creek, and is approximately two feet wide. The other drainage runs east to west, is tributary to the first, and is approximately one foot wide. Both of these drainages are confined by an open-bottomed wooden channel for most of their length. Virtually no vegetation grows within the channels, but occasional curly dock is found along the edges.

CONCLUSION

At the request of Paula Reece Revocable Trust, ECORP Consulting, Inc. has conducted a preliminary wetland assessment of the 3-acre Reece/Latrobe site in El Dorado County, California. A total of 0.13 acre of potential waters of the U.S was mapped on-site. Wetlands consist of seasonal wetlands (0.13 acre) and other waters consist of intermittent drainages (<0.01 acre). The results of this assessment should be used for general planning purposes. A wetland delineation/jurisdictional determination, as verified by the U.S. Army Corps of Engineers, would be necessary for any detailed site planning.

REFERENCES

Google. 2010. Aerial photograph of the project area, dated 6 April 2010.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1. U. S. Army Engineer Waterways Experiment Station. Vicksburg, Mississippi.

Headquarters, U.S. Army Corps of Engineers (HQUSACE). 1992. Clarification and Interpretation of the 1987 Manual. Memorandum from Major General Arthur E. Williams. Dated: 6 March 1992.

Hickman, J. C. *ed.* 1993. The Jepson Manual, Higher Plants of California, University of California Press, Berkeley, California.

Holland, R. F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. Nongame-Heritage Program, California Department of Fish and Game, Sacramento, CA.

Kollmorgen Instruments Company. 1990. Munsell Soil Color Charts. Kollmorgen Corporation. Baltimore, Maryland.

Mayer, K. E. and W. F. Laudenslayer Jr (eds). 1988. A Guide to Wildlife Habitats of California. California Department of Forestry and Fire Protection. 166pp.

Reed, P.B., Jr. 1988. National List of Plant Species that Occur in Wetlands: California (Region 0). (Biological Report 88[26.10].) U.S. Fish and Wildlife Service, Ft. Collins, Colorado.

U.S. Department of Agriculture, Natural Resources Conservation Service. 2003. National Soil Survey Handbook, title 430-VI. Available Online: http://soils.usda.gov/technical/handbook.

U.S. Department of Agriculture, Soil Conservation Service. 1974. Soil Survey of El Dorado Area, California. U.S. Department of Agriculture, Soil Conservation Service. Davis, California.

U.S. Department of Agriculture, Soil Conservation Service. 1992. Hydric Soils List for El Dorado Area. U.S. Department of Agriculture, Soil Conservation Service, Davis, California.

U.S. Department of the Army, Corps of Engineers, Sacramento District. 2001. Minimum Standard for Acceptance of Preliminary Wetland Delineations. November 30, 2001.

U.S. Department of the Interior, Geological Survey. 1978. Hydrologic Unit Map, State of California. Geological Survey. Reston, Virginia.

U.S. Department of the Interior, Geological Survey. 1973. "Latrobe, California" 7.5-minute Quadrangle. Geological Survey. Denver, Colorado.

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO CA 95814-2922

REPLY TO
ATTENTION OF

13 JUN -3 PM 1:34

RECEIVED
PLANNING DEPARTMENT

May 30, 2013

Regulatory Division (SPK-2012-00730)

Ms. Paula Reece
Paula Reece Revocable Trust
8481 White Hawk Road
Shingle Springs, California 95682

Dear Ms. Reece:

We are responding to your May 28, 2013, request for a preliminary jurisdictional determination (JD), in accordance with our Regulatory Guidance Letter (RGL) 08-02, for the Latrobe Market site. The approximately 1.59-acre site is located in Section 10, Township 8 North, Range 9 East, Mount Diablo Meridian, Latitude 38.5592374202196°, Longitude -120.984336521629°, Town of Latrobe, El Dorado County, California.

Based on available information, **we concur with the amount and location of wetlands and other water bodies on the site as depicted on the enclosed May 24, 2013, Reece/Latrobe, Figure 1. Preliminary Waters of the U.S. drawing prepared by ECORP Consulting, Inc.** (enclosure 1) The approximately 0.17 acres of wetlands and 0.01 acres of intermittent drainage present within the survey area are potential waters of the United States regulated under Section 404 of the Clean Water Act.

A copy of our RGL 08-02 Preliminary Jurisdictional Determination Form for this site is enclosed (enclosure 2). Please sign and return a copy of the completed form to this office. Once we receive a copy of the form with your signature we can accept and process a Pre-Construction Notification or permit application for your proposed project.

You should not start any work in potentially jurisdictional waters of the United States unless you have Department of the Army permit authorization for the activity. You may request an approved JD for this site at any time prior to starting work within waters. In certain circumstances, as described in RGL 08-02, an approved JD may later be necessary.

You should provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary determination has been conducted to identify the potential limits of wetlands and other water bodies which may be subject to Corps of Engineers' jurisdiction for the particular site identified in this request. A Notification of Appeal Process and Request for Appeal Form is enclosed to notify you of your options with this determination (enclosure 3).

ATTACHMENT 5

This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

We appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website under *Customer Service Survey*.

Please refer to identification number SPK-2012-00730 in any correspondence concerning this project. If you have any questions, please contact Mr. Peck Ha at our California North Branch Office, Regulatory Division, Sacramento District, U.S. Army Corps of Engineers, 1325 J Street, Room 1350, Sacramento, California 95814-2922, email *Peck.Ha@usace.army.mil*, or telephone 916-557-6617. For more information regarding our program, please visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Sincerely,

Nancy Arcady Haley

Nancy Arcady Haley
Chief, California North Branch

Enclosures

Copy Furnished with enclosure 1:
Ms. Gina Paolini, El Dorado County Planning Department, 2850 Fairlane Court, Placerville, California 95667-4103

Copy Furnished without enclosures:
Mr. Keith Kwan, ECORP Consulting, Inc., 2525 Warren Drive, Rocklin, California 95677

PERCOLATION TEST RESULTS TRANSMITTAL

El Dorado County, Environmental Management Department
2850 Fairlane Ct., Bldg. C, Placerville, CA 95667

April 10, 2012

Attn: Bryan Vyverberg

Site Address: 7580 Latrobe Road (Locust Street)
APN: 087-121-04-10
Job Number: 12024

Enclosures: Assessors Parcel Map, Location Map, Soil Profile Log, Percolation Test Data, and Percolation Test Map

These tests were run in order to establish subsurface wastewater disposal system potential for this 2.3 acre parcel in Latrobe.This site is located on the southwest side of Latrobe Road approximately 400' northwest of its intersection with South Shingle Road. Site soils in the area of consideration are identified as AwD – Auburn silt loam, per the Soil Survey of the El Dorado Area.

A site evaluation was conducted with you on March 5, 2012 and two profile holes (A and B) were reviewed near the southeastern portion of the parcel. Perched groundwater was found to be at a depth of 82" in the profiles. On March 9, 2012 percolation testing was performed in the area of the site evaluation. Four 18-inch and five 24-inch deep holes were tested. The average percolation rate of the 18-inch deep holes was determined to be 8 minutes per inch and the average percolation rate of the 24-inch deep holes was determined to be 55 minutes per inch. The average percolation rates establish a soil absorption rate of 1.77 gal/sf/day and 0.67 gal/sf/day, respectively. This area of the parcel is considered suitable for installation of a capping fill system. Trenches should be 30 inches deep (18" into native with 12" of fill), 36 inches wide and 10 ft minimum on center. The trenches are to be installed with gravel less infiltrator chambers and should provide shall provide 17 lineal feet of trench per 150 gallons of wastewater to be discharged per day . The percolation test area contains slopes that range from 2 - 5 percent. Maintain all applicable setbacks, including 100' to the well located north of the test area and 100' to the drainage course located west of the test area.

ATTACHMENT 6

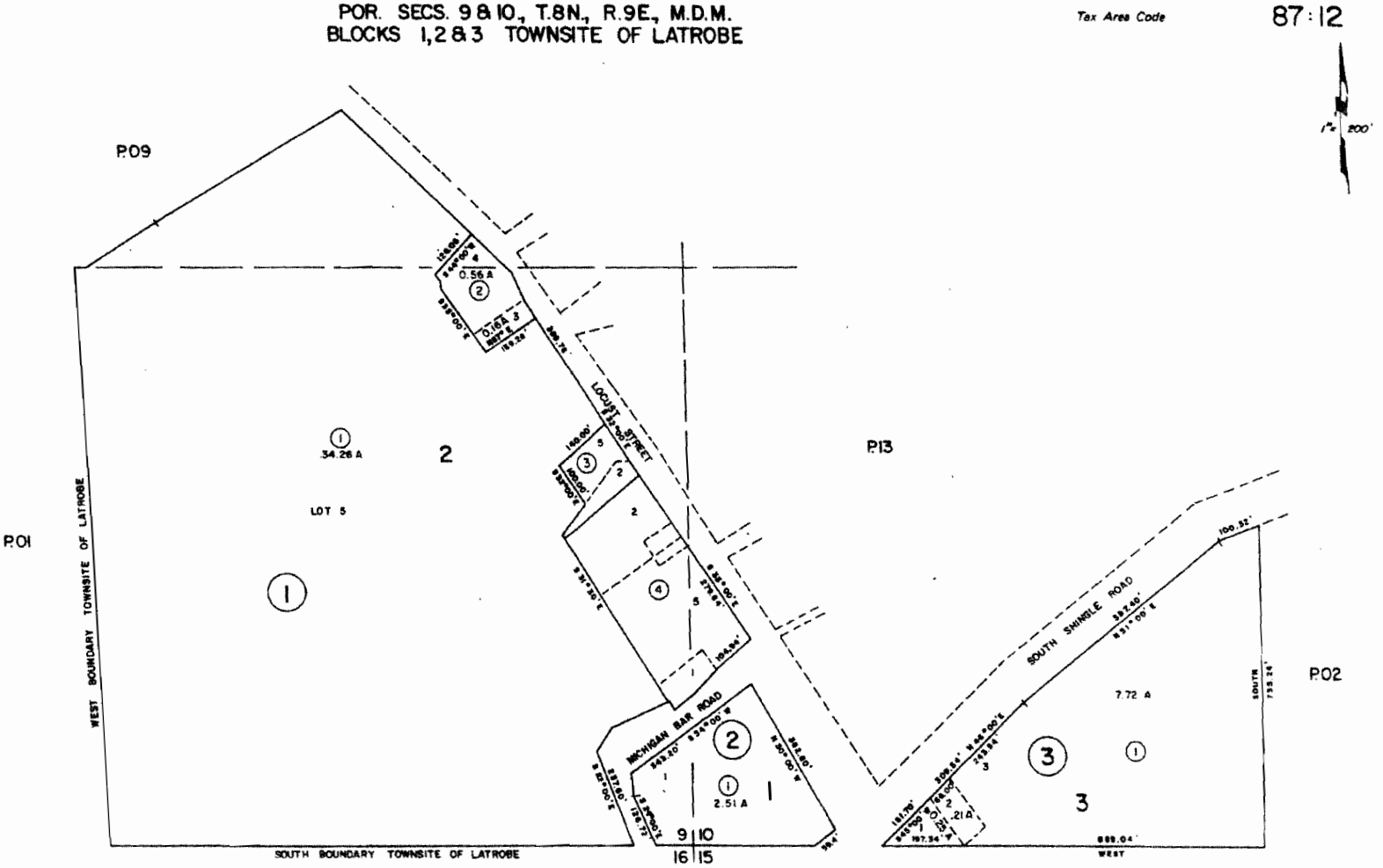
The attached percolation test data was generated from percolation tests run in conformance with the methods and procedures of the Sonoma County Permit and Resource Management Department, Well and Septic Division. The results are a true and accurate account of the tests. Recommendations made in this report are subject to review and approval of the Well and Septic Division staff. A response to this report will be on file at the PRMD office.

Signed:

Steven R. Brown, RCE 43825
My license expires 6/30/13

POR. SECS. 9 & 10, T.8N., R.9E., M.D.M.
BLOCKS 1,2 & 3 TOWNSITE OF LATROBE

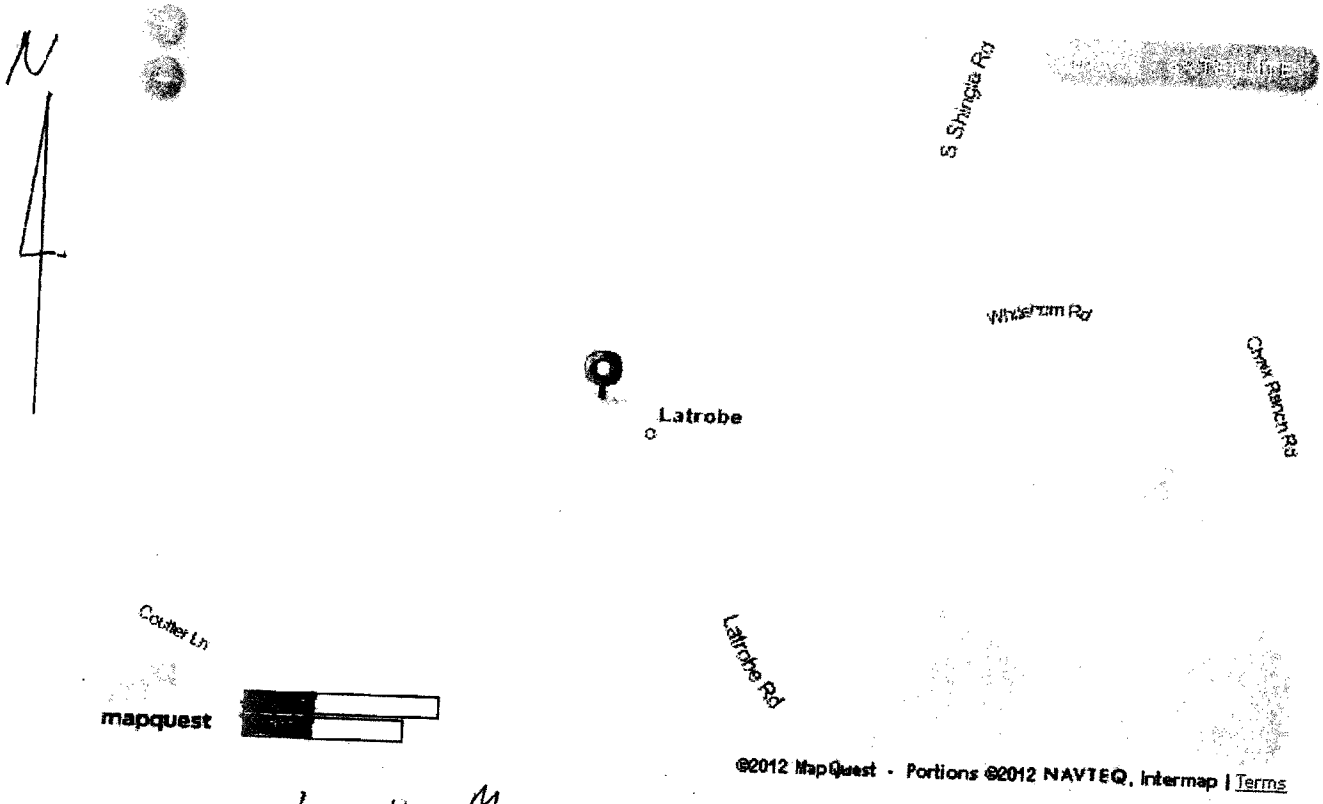
Tax Area Code 87:12



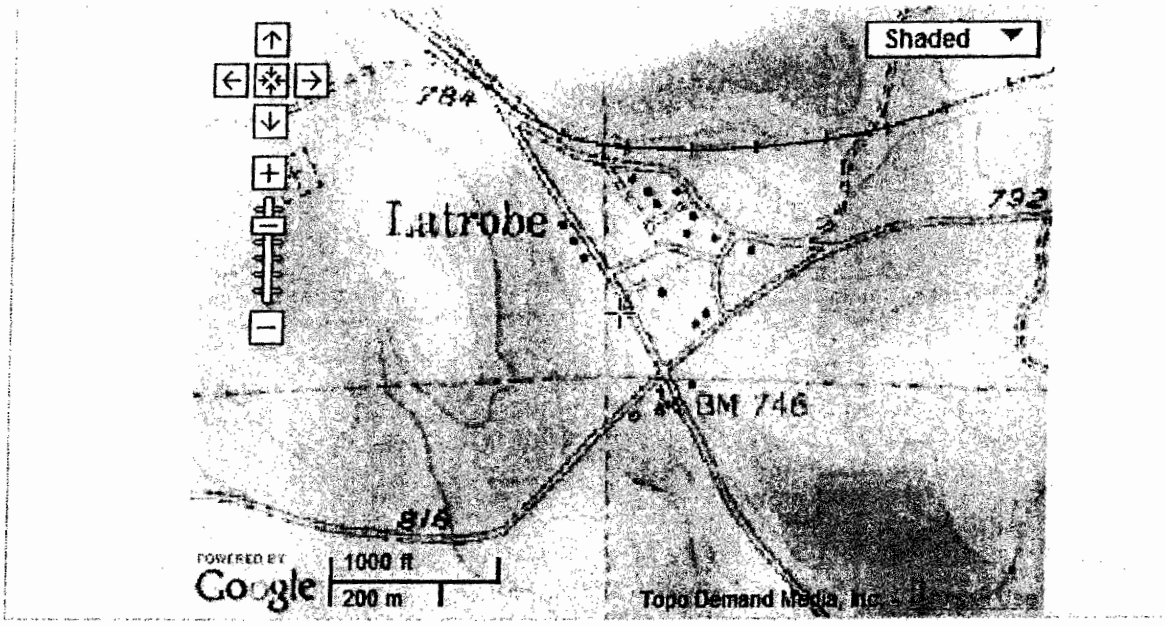
THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

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

Assessor's Map Bk. 87 – Pg. 12
County of El Dorado, California



Location Map



Center: 38° 33' 31.09" N 120° 59' 0.77" W
Elevation at center: 741 feet (226 meters)
Quad: LATROBE
Drg Name: o38120e8
Drg Source Scale: 1:24,000
Projection: NAD83/WGS84

Display format:

Degrees / Minutes / Seconds

Hide center marker

EL DORADO COUNTY
ENVIRONMENTAL MANAGEMENT
ENVIRONMENTAL HEALTH DIVISION
2850 Fairlane Ct., Bldg. C, Placerville, CA 95667 - (530) 621-5300
3368 Lake Tahoe Blvd., #303, So. Lake Tahoe, CA 96150 - (530)573-3450

SITE EVALUATION & SOIL DESCRIPTION REPORT

Date of Evaluation: 3-5-12 **Assessor Parcel Number:** 087-121-04

Septic System Designer's Name: Steve Brown - Adobe Associates
Registration Number: RCE 43925

Project Description

Project Location (street address *and* driving directions): 7580 Latrobe Road (Locust Street) Just north of South Shingle Road on west side of the street.

Proposed Project: Latrobe Market and Deli

Size of Parcel: ~250' x 240' Domestic Water Source: Well

Longitude & Latitude: 38°33'31"N 120°59'1"W Elevation: 750 ±

Site Evaluation (See Profile Logs Attached)

Depth of Pit: _____ Slope: _____ Depth of Roots: _____

Groundwater Observed: _____

Soil Description: _____

Mail or Fax this form *and* a scaled map showing the soil test pit location within 60 days of site evaluation to: Environmental Mgmt, 2850 Fairlane Ct., Bldg. C, Placerville, CA 95667 or fax 530-642-1531.

7580 Latrobe Road - 3-5-12

Profile: A Average Ground Slope: 4

Depth	Munsell Color	% Rock	Texture	Structure	Consistency	Moist	Pores	Roots
-20	7.5YR 4/4	—	SiL	BL	VFr	Damp	MM	MF
-33	2.5Y 5/4	20%	CL/Weathered Shale	BL	Fr	Damp	MF	—
~~-84~~ 90+		80%	Weathered Shale					—

Mottling: Reduction ☐ Oxidation ☐ Depth to groundwater: 94" Perc depth:

Other:

Profile: B Average Ground Slope: 4

Depth	Munsell Color	% Rock	Texture	Structure	Consistency	Moist	Pores	Roots
0-34	7.5YR 4/4	—	SiL	BL	VFr	Damp	MM	MF
-84"	2.5Y 4/3	40%	Weathering Shale	BL	F	Damp	FF	—

Mottling: Reduction ☐ Oxidation ☐ Depth to groundwater: 82" Perc depth:

Other:

Profile: Average Ground Slope:

Depth	Munsell Color	% Rock	Texture	Structure	Consistency	Moist	Pores	Roots

Mottling: Reduction ☐ Oxidation ☐ Depth to groundwater: Perc depth:

Other:

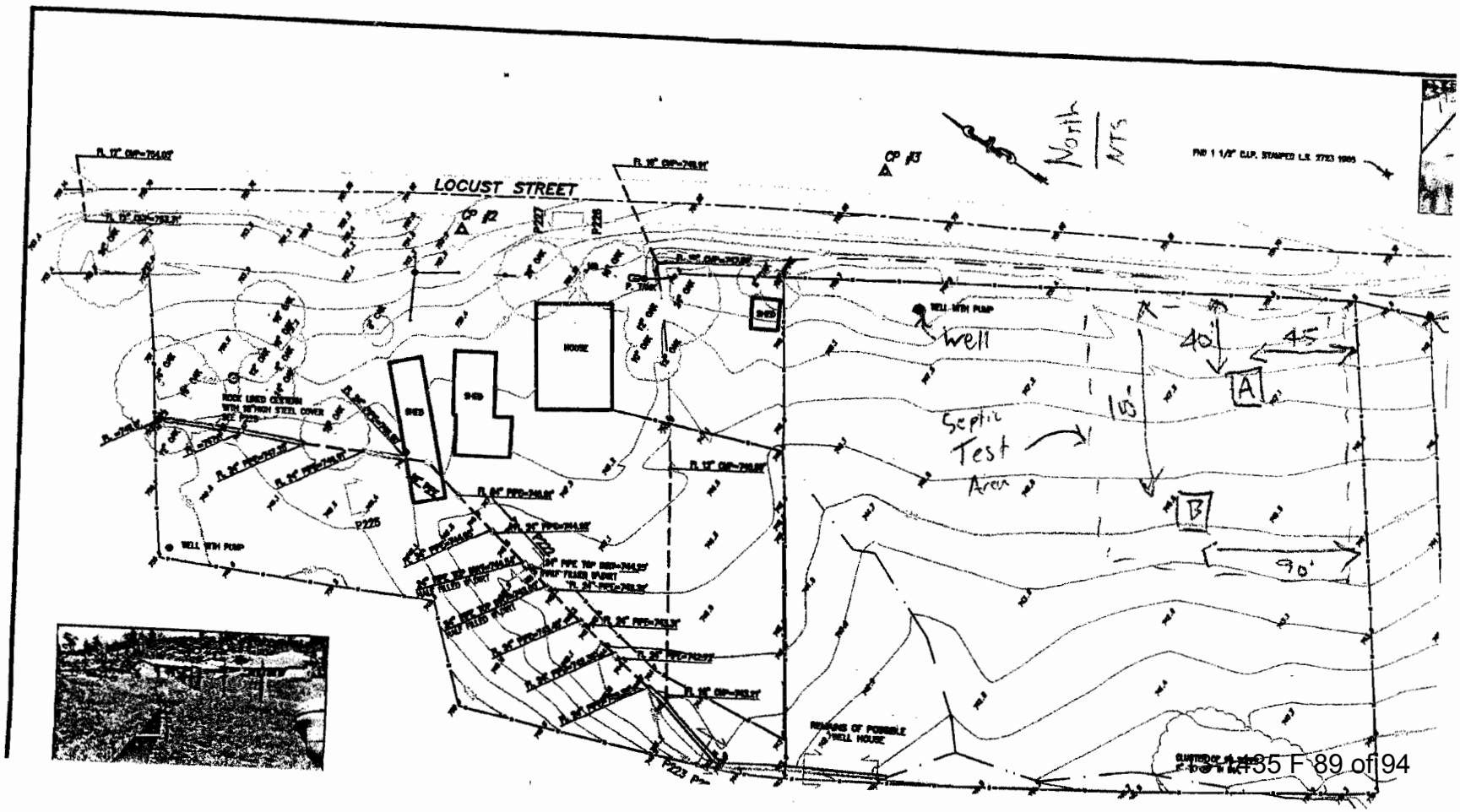
Abbreviations:

USDA Texture: Gravel=G, Sand=S, Loamy Sand=LS, Sandy Loam=SL, Sandy Clay Loam=SCL, Sandy Clay=SC, Silt Loam=SiL, Loam=L, Clay Loam=CL, Silty Clay Loam=SiCL, Clay=C

Structure: Granular=G, Platy=p, Blocky=B, Prismatic=Pr, Massive=M, Columnar=C

Consistency: Loose=L, Very Friable=VFr, Friable=Fr, Firm= F, Very Firm=VF, Extremely Firm=EF, Solid (BH refusal=S

Moist: Dry=Dr, Damp=D, Very Damp=VD, Saturated=S, Seepage=Se


LOCUST STREET
North
MTS
CP #3
CP #2
WELL WITH PUMP
well
40'
45'
A
B
15'
90'
Septic
Test
Area
HOUSE
SHED
SHED
ROCK LINED CISTERN
WITH 18"HIGH STEEL COVER
SEE P225
P225
WELL WITH PUMP
REMAINS OF POSSIBLE
WELL HOUSE

Percolation Test Data

Owner Name
Site Address 7580 LATROBE ROAD
APN 087-121-04
Subdivision #

Test Date 3/08/12
Recorded by
Slope 5-8 %
Profile #

Depth =	24"	Dia (d_h) =	6"	Pipe(d_p)=	3"		

Hole# 1	Start Time (T_s)	Start Level (W_s)	Read Time (T_r)	Read Level (W_r)	ΔTime (T_{r-s})	ΔLevel (W_{s-r})	in/hr	MPI	Adj. MPI
Trial # 1	9:30	6	10:00	6 3/4	30 MIN	0 3/4"	1 1/2	40	
Trial # 2	10:00	6	10:30	6 5/8	"	5/8	1 1/4	48	
Trial # 3	10:30	6	11:00	6 5/8	"	5/8	1 1/4	48	
Trial # 4	11:00	6	11:30	6 5/8	"	5/8	1 1/4	48	
Trial # 5	11:30	6	12:00	6 5/8	30 MIN	5/8	1 1/4	48	
Trial #									
Trial #									
Trial #									

Depth =	18"	Dia (d_h) =	6"	Pipe(d_p)=	3"		

Hole# 2	Start Time (T_s)	Start Level (W_s)	Read Time (T_r)	Read Level (W_r)	ΔTime (T_{r-s})	ΔLevel (W_{s-r})	in/hr	MPI	Adj. MPI
Trial # 1	9:30	6	10:00	10 3/4	30 MIN	4 3/4	9 1/2	6	
Trial # 2	10:00	6	10:30	9 3/4	"	3 3/4	7 1/2	8	
Trial # 3	10:30	6	11:00	9 1/4	"	3 1/4	6 1/2	9	
Trial # 4	11:00	6	11:30	9 1/8	"	3 1/8	6 1/4	10	
Trial # 5	11:30	6	12:00	9 1/8	"	3 1/8	6 1/4	10	
Trial # 6	12:00	6	12:30	9 1/8	30 MIN	3 1/8	6 1/4	10	
Trial #									
Trial #									

Percolation Test Data

Owner Name
Site Address 7580 LATTRUDE RD.
APN 087-121-04
Subdivision #

Test Date 3/08/12
Recorded by
Slope 5-8 %
Profile #

Depth =	24"	Dia (d_h) =	6"	Pipe(d_p)=	3"		

Hole# 3	Start Time (T_s)	Start Level (W_s)	Read Time (T_r)	Read Level (W_r)	ΔTime (T_{r-s})	ΔLevel (W_{s-r})	in/hr	MPI	Adj. MPI
Trial # 1	9:30	6	10:00	6 5/8	30 MIN.	5/8	1 1/4	48	
Trial # 2	10:00	6	10:30	6 1/2	"	1/2	1	60	
Trial # 3	10:30	6	11:00	6 1/2	"	1/2	1	60	
Trial # 4	11:00	6	11:30	6 1/2	"	1/2	1	60	
Trial # 5	11:30	6	12:00	6 1/2	30 MIN	1/2	1	60	
Trial #									
Trial #									
Trial #									

Depth =	24"	Dia (d_h) =	6"	Pipe(d_p)=	3"		

Hole# 4	Start Time (T_s)	Start Level (W_s)	Read Time (T_r)	Read Level (W_r)	ΔTime (T_{r-s})	ΔLevel (W_{s-r})	in/hr	MPI	Adj. MPI
Trial # 1	9:30	6	10:00	6 5/8	30 MIN	5/8	1 1/4	48	
Trial # 2	10:00	6	10:30	6 5/8	30 MIN	5/8	1 1/4	48	
Trial # 3	10:30	6	11:00	6 1/2	"	1/2	1	60	
Trial # 4	11:00	6	11:30	6 1/2	"	1/2	1	60	
Trial # 5	11:30	6	12:00	6 1/2	30 MIN	1/2	1	60	
Trial #									
Trial #									
Trial #									

Percolation Test Data

Owner Name
Site Address 7580 LATROBE RD.
APN 087-121-04
Subdivision #

Test Date 3/08/12
Recorded by
Slope 5-8 %
Profile #

Depth =	24"	Dia (d_h) =	6"	Pipe(d_p)=	3"		

Hole# 5	Start Time (T_s)	Start Level (W_s)	Read Time (T_r)	Read Level (W_r)	ΔTime (T_{r-s})	ΔLevel (W_{s-r})	in/hr	MPI	Adj. MPI
Trial # 1	9:30	6	10:00	6 3/4	30 MIN.	3/4	1 1/2	40	
Trial # 2	10:00	6	10:30	6 5/8	"	5/8	1 1/4	48	
Trial # 3	10:30	6	11:00	6 5/8	"	5/8	1 1/4	48	
Trial # 4	11:00	6	11:30	6 5/8	"	5/8	1 1/4	48	
Trial # 5	11:30	6	12:00	6 5/8	30 MIN	5/8	1 1/4	48	
Trial #									
Trial #									
Trial #									

Depth =	18"	Dia (d_h) =	6"	Pipe(d_p)=	3"		

Hole# 6	Start Time (T_s)	Start Level (W_s)	Read Time (T_r)	Read Level (W_r)	ΔTime (T_{r-s})	ΔLevel (W_{s-r})	in/hr	MPI	Adj. MPI
Trial # 1	9:30	6	10:00	11 1/2	30 MIN	5 1/2	11	5	
Trial # 2	10:00	6	10:30	11	"	5	10	5	
Trial # 3	10:30	6	11:00	10 3/4	"	4 3/4	9 1/2	6	
Trial # 4	11:00	6	11:30	10 5/8	"	4 5/8	9 1/4	6	
Trial # 5	11:30	6	12:00	10 5/8	30 MIN	4 5/8	9 1/4	6	
Trial #									
Trial #									
Trial #									

Percolation Test Data

Owner Name
Site Address 7580 LATROBE RD.
APN 087-121-04
Subdivision #

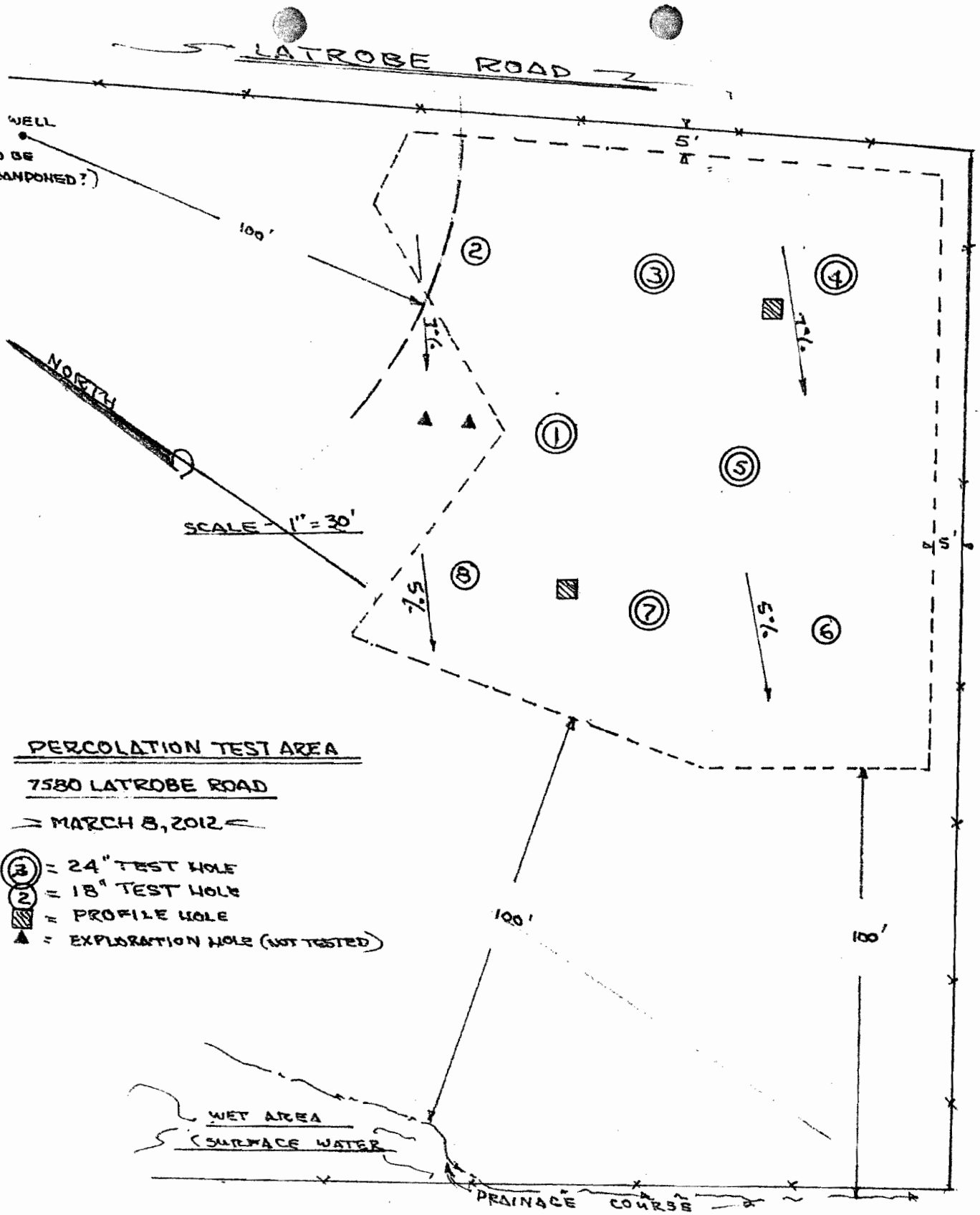
Test Date 3/08/12
Recorded by
Slope 5-8 %
Profile #

Depth =	24"	Dia (d_h) =	6"	Pipe(d_p)=	3"		

Hole# 7	Start Time (T_s)	Start Level (W_s)	Read Time (T_r)	Read Level (W_r)	ΔTime (T_{r-s})	ΔLevel (W_{s-r})	in/hr	MPI	Adj. MPI
Trial # 1	9:30	6	10:00	6 5/8	30 MIN.	5/8	1 1/4	48	
Trial # 2	10:00	6	10:30	6 5/8	"	5/8	1 1/4	48	
Trial # 3	10:30	6	11:00	6 1/2	"	1/2	1	60	
Trial # 4	11:00	6	11:30	6 1/2	"	1/2	1	60	
Trial # 5	11:30	6	12:00	6 1/2	30 MIN	1/2	1	60	
Trial #									
Trial #									
Trial #									

Depth =	18"	Dia (d_h) =	6"	Pipe(d_p)=	3"		

Hole# 8	Start Time (T_s)	Start Level (W_s)	Read Time (T_r)	Read Level (W_r)	ΔTime (T_{r-s})	ΔLevel (W_{s-r})	in/hr	MPI	Adj. MPI
Trial # 1	9:30	6	10:00	11 1/2	30 MIN	5 1/2	11	5	
Trial # 2	10:00	6	10:30	10 1/2	"	4 1/2	9	7	
Trial # 3	10:30	6	11:00	9 3/4	"	3 3/4	7 1/2	8	
Trial # 4	11:00	6	11:30	9 1/4	"	3 1/4	6 1/2	9	
Trial # 5	11:30	6	12:00	9 1/4	"	3 1/4	6 1/2	9	
Trial # 6	12:00	6	12:30	9 1/4	30 MIN	3 1/4	6 1/2	9	
Trial #									
Trial #									


LATROBE ROAD
WELL
(TO BE ABANDONED?)
100'
5'
NORTH
SCALE - 1" = 30'
1.5'
1.5'
1.5'
1.5'
5'
100'
100'
WET AREA
(SURFACE WATER)
DRAINAGE COURSE
PERCOLATION TEST AREA
7580 LATROBE ROAD
MARCH 8, 2012
= 24" TEST HOLE
= 18" TEST HOLE
= PROFILE HOLE
= EXPLORATION HOLE (NOT TESTED)