Exhibit A: Location Map

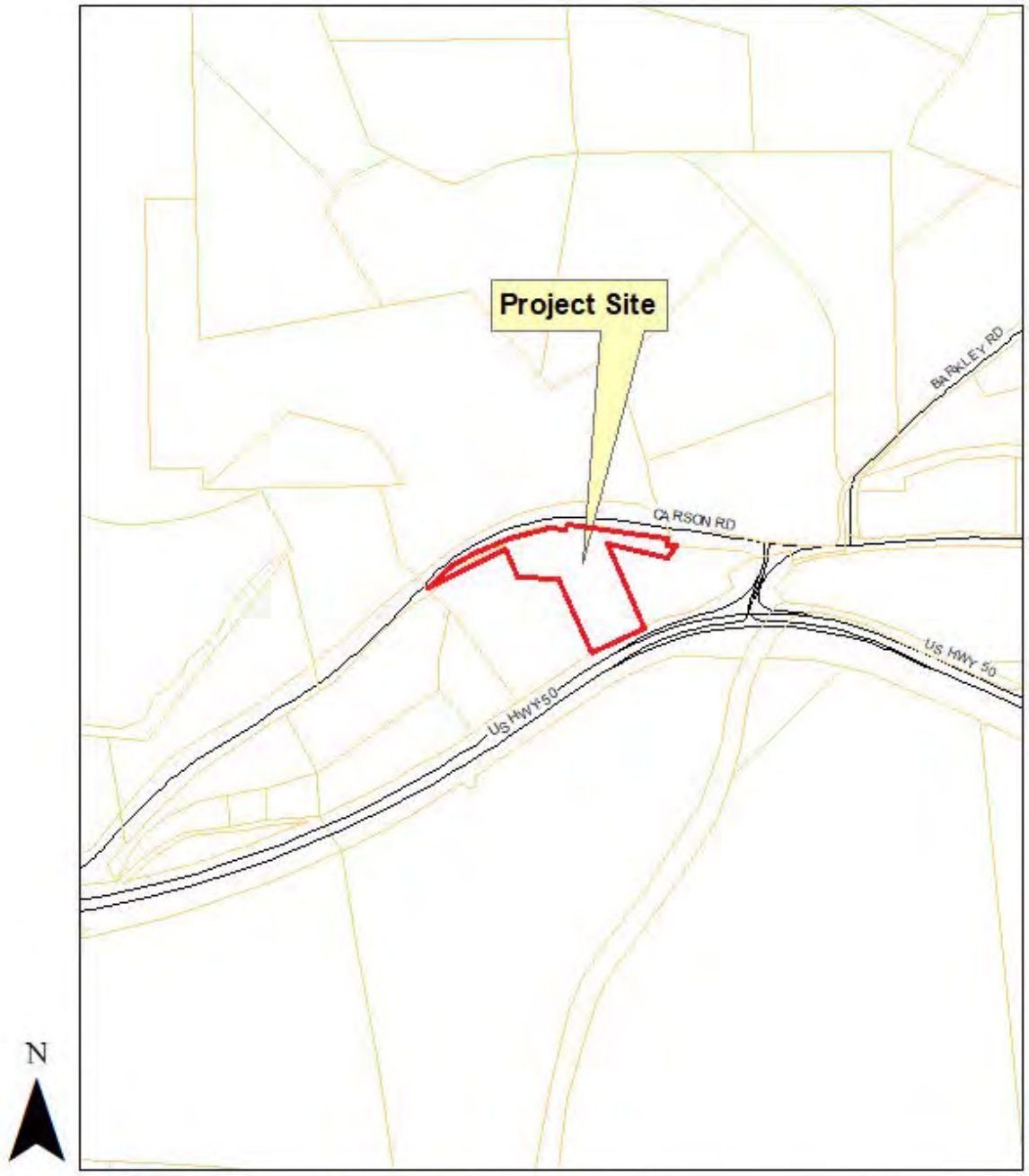


Exhibit B: Aerial Map

N

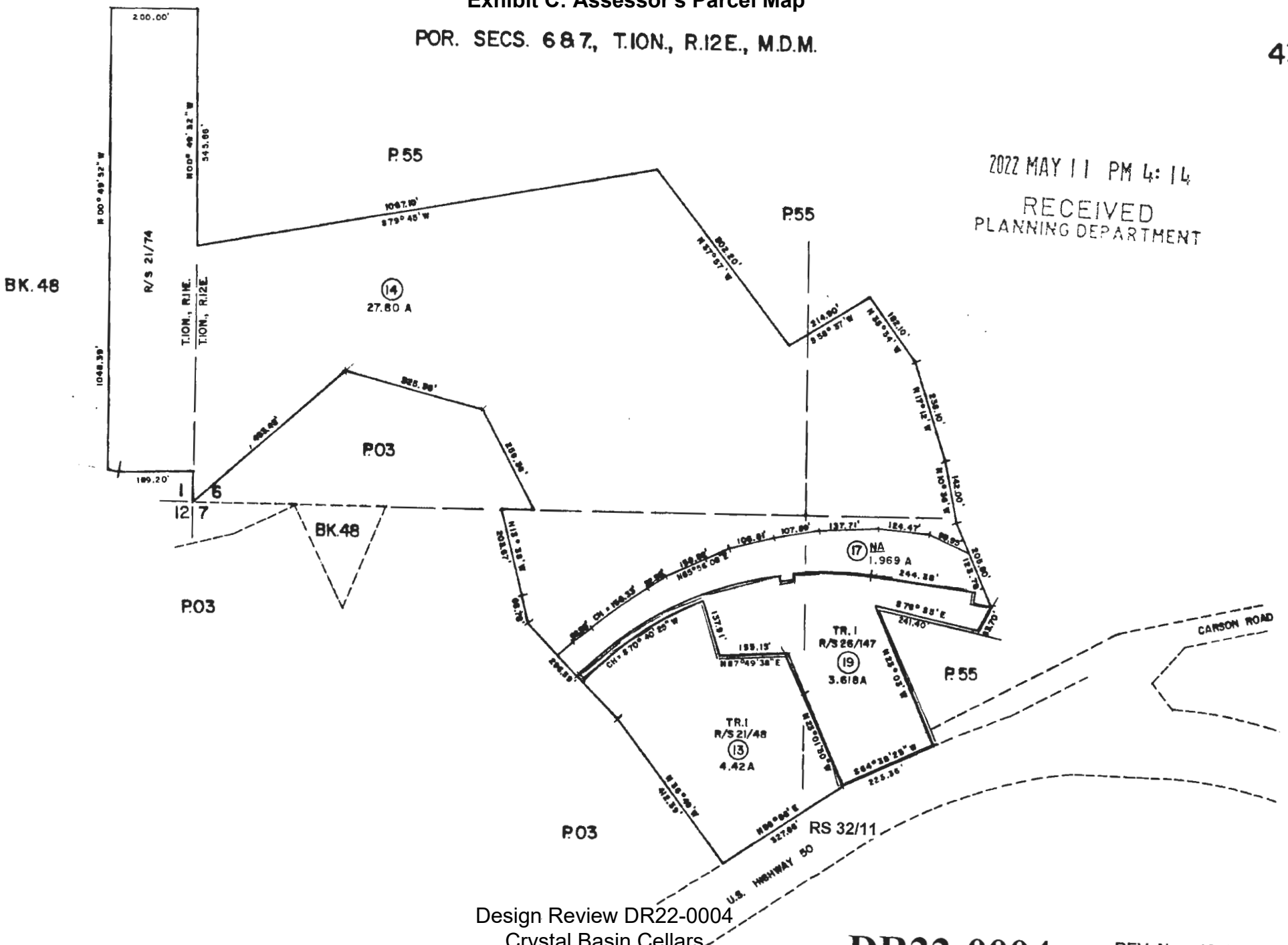
0 87.5 175 350 525 Feet

Scale 1:25,000

Design Review DR22-0004
Crystal Basin Cellars
APN 043-020-019

Map prepared on
December 6, 2022

Exhibit C: Assessor's Parcel Map



Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

DR22-0004

REV. Nov. 16, 2009

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

NOTE – Assessor's Block Numbers Shown in Ellipse. Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 43 – 1 County of El Dorado, Califor

Exhibit D: General Plan Land Use Map

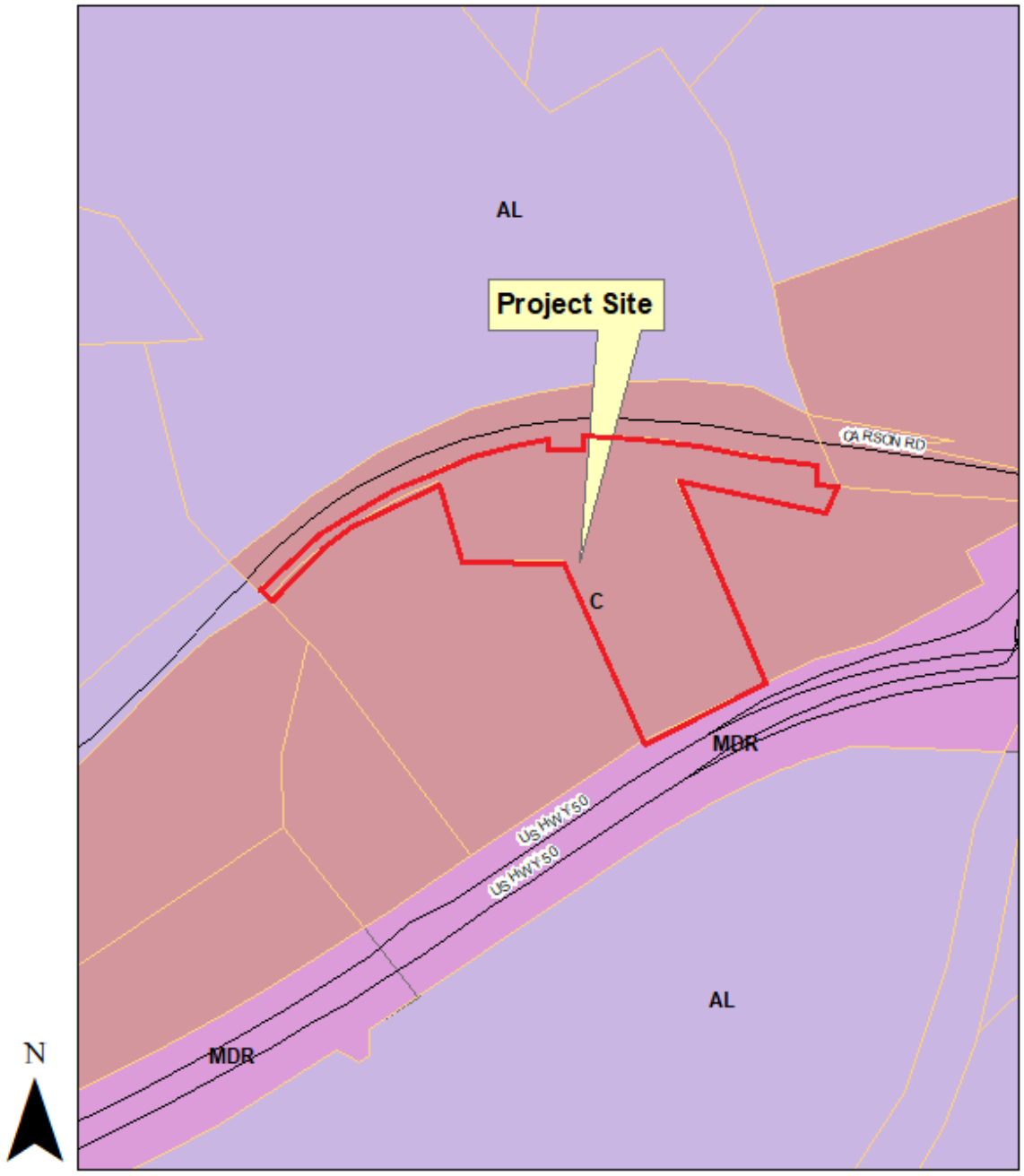
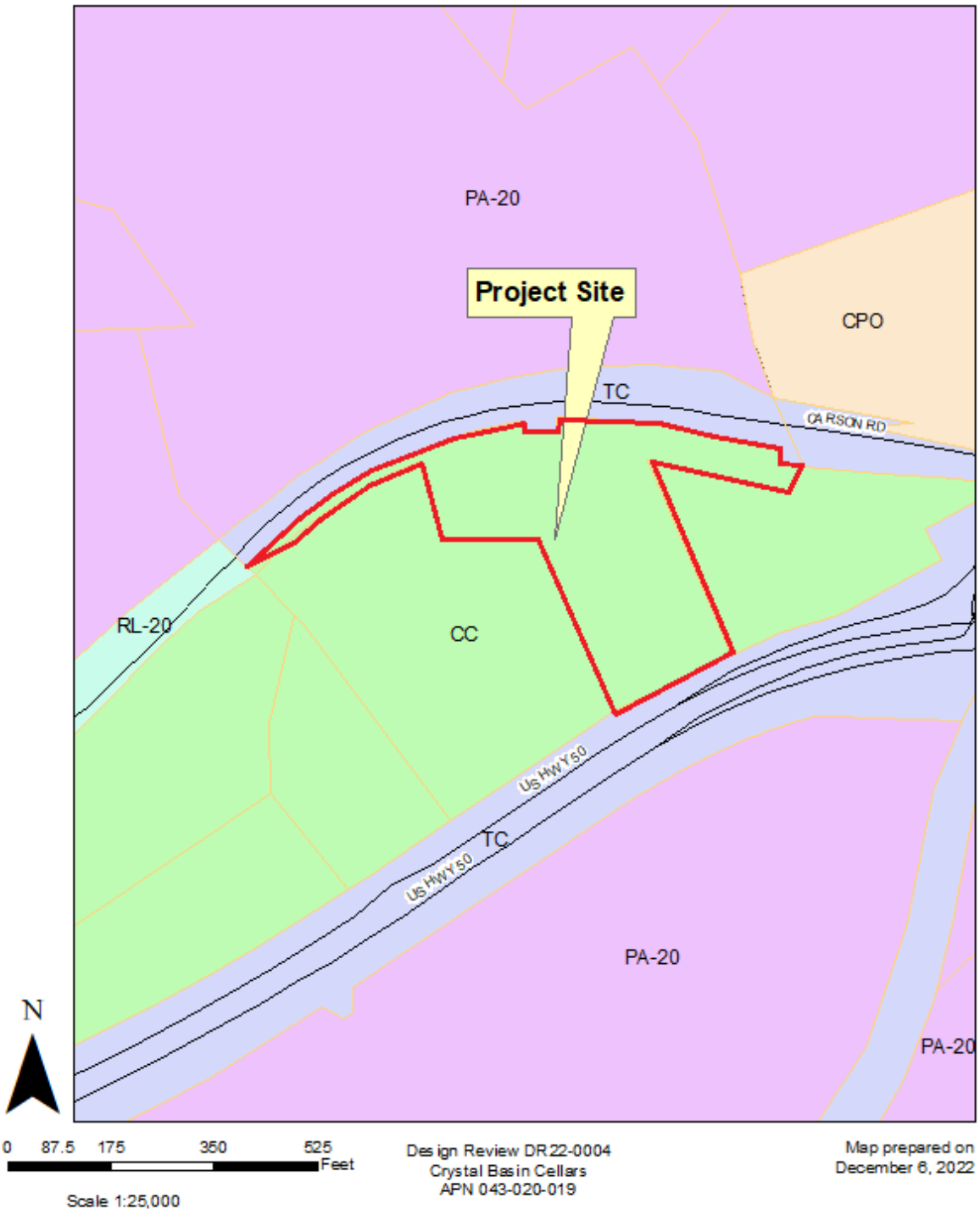
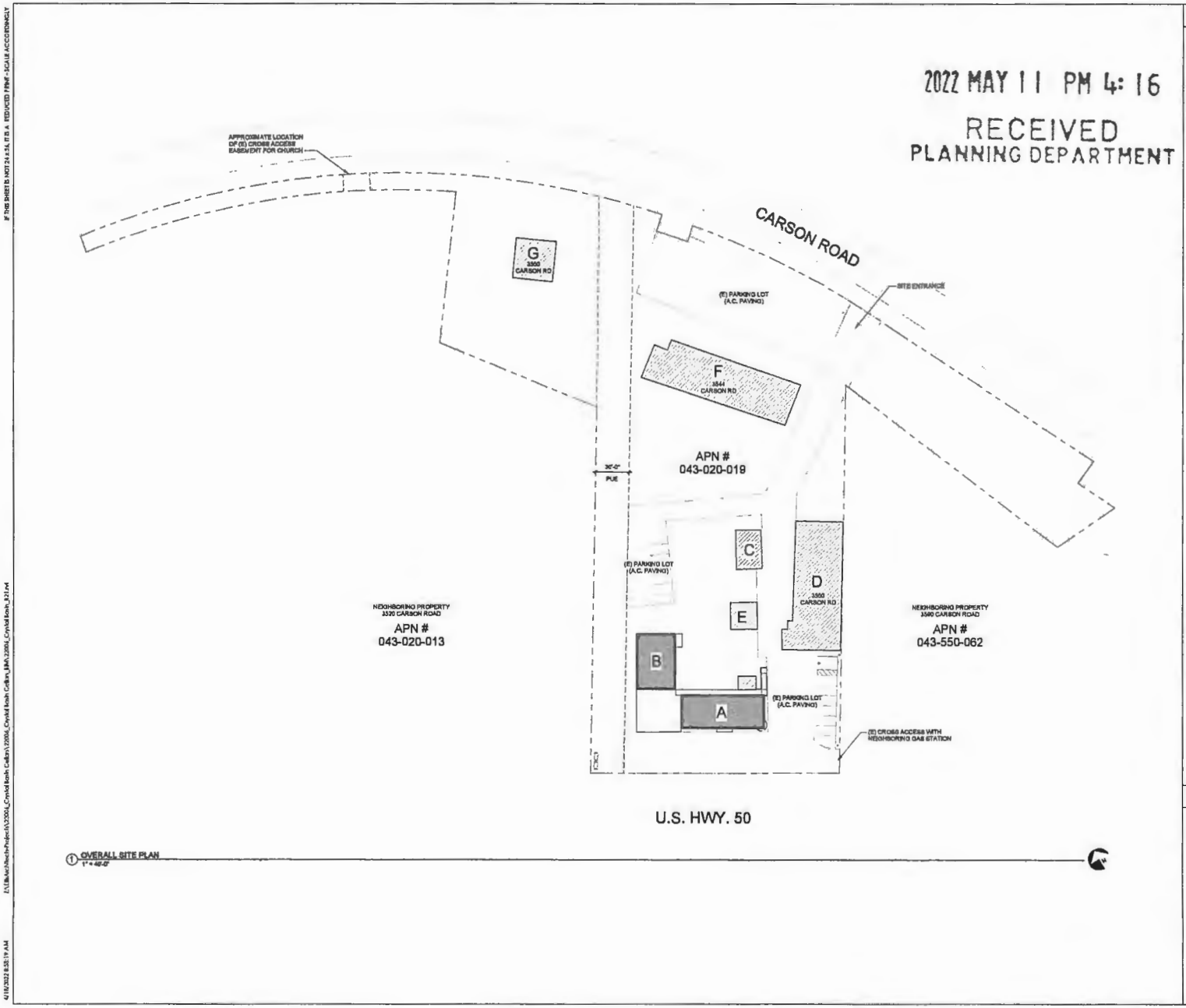


Exhibit E: Zoning Map





2022 MAY 11 PM 4:16

RECEIVED
PLANNING DEPARTMENT

SITE PLAN NOTES

1. GRADE SITE AS INDICATED ON CIVIL PLAN. GRADE TO AVOID ON-SITE WATER RETENTION AND DRAINAGE ONTO ADJACENT SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). WHERE LOT LINES, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN TEN FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. (CBC 1804.4)
3. ANY SURVEY MONUMENT WITHIN THE AREAS OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
4. VERIFY, LOCATE, AND INDICATE ALL PROPERTY CORNERS, SETBACKS, EASEMENTS, AND BUILDING LOCATION CORNERS PRIOR TO FOUNDATION INSPECTION.
5. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR COMPACTED FILL.
6. MAINTAIN SAFETY CLEARANCE AT (E) POWER LINES PER CAL OSHA AND CALIFORNIA PUBLIC UTILITY COMMISSION GENERAL ORDER 95.
7. PROTECT EXISTING TREES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNO.
8. PROVIDE LEVEL LANDING AT EXTERIOR OF ALL DOORS INDICATED ON THIS PLAN TO BE ON ACCESSIBLE PATH OF TRAVEL PER 5/A1.11

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- NEW BUILDING
- AREA OF SCOPE OF WORK

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

PLAN CHECK

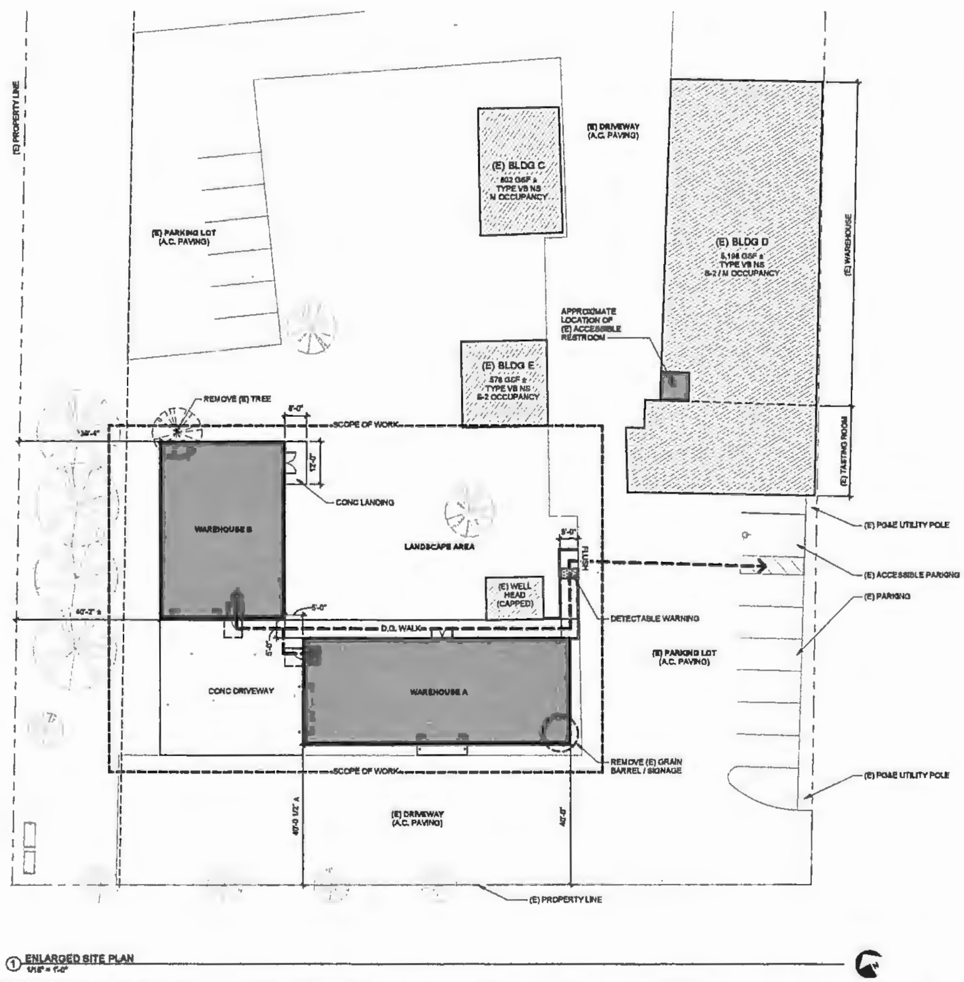
DATE: 04.18.2022

REVISIONS:

SHEET TITLE: OVERALL SITE PLAN

SHEET NO: A1.11

2022 MAY 11 PM 4:16
RECEIVED
PLANNING DEPARTMENT



1 ENLARGED SITE PLAN
1/16" = 1'-0"

SITE PLAN NOTES

1. GRADE SITE AS INDICATED ON CIVIL PLAN. GRADE TO AVOID ON-SITE WATER RETENTION AND DRAINAGE ONTO ADJACENT SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). WHERE LOT LINES, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN TEN FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. (CBC 1804.4)
3. ANY SURVEY MONUMENT WITHIN THE AREAS OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
4. VERIFY, LOCATE, AND INDICATE ALL PROPERTY CORNERS, SETBACKS, EASEMENTS, AND BUILDING LOCATION CORNERS PRIOR TO FOUNDATION INSPECTION.
5. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR COMPACTED FILL.
6. MAINTAIN SAFETY CLEARANCE AT (E) POWER LINES PER CAL OSHA AND CALIFORNIA PUBLIC UTILITY COMMISSION GENERAL ORDER 95
7. PROTECT EXISTING TREES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNO.
8. PROVIDE LEVEL LANDING AT EXTERIOR OF ALL DOORS INDICATED ON THIS PLAN TO BE ON ACCESSIBLE PATH OF TRAVEL PER 6/G6.11

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- LANDSCAPED AREA
- CONCRETE PAVEMENT
- AREA OF SCOPE OF WORK
- (E) TREE TO REMAIN
- (E) TREE TO BE DEMOLISHED
- ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE ROUTE 6/G6.11

THE ACCESSIBLE PATH OF TRAVEL (POT) AS INDICATED ON THESE DOCUMENTS IS A BARRIER-FREE ROUTE AT LEAST 48" IN WIDTH. THE SURFACE IS STABLE, FIRM AND SLIP RESISTANT. RUNNING SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%. CROSS SLOPE SHALL NOT EXCEED 2%. VERTICAL LEVEL CHANGES ARE LIMITED TO 1/4" MAXIMUM. CHANGES IN LEVEL GREATER THAN 1/4" AND LESS THAN 1/2" TOTAL SHALL BE BEVELED AT 1:2 MAX SLOPE. LEVEL CHANGES IN EXCESS OF 1/2" AND SLOPES GREATER THAN 5% COMPLY WITH REQUIREMENTS FOR RAMPS. THE ACCESSIBLE ROUTE OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS AND OBJECTS PROJECTING MORE THAN 4" FROM WALLS BETWEEN 27" AND 80" ABOVE FINISH GRADE.

ADJUST EXISTING DOORS SUCH THAT MAXIMUM EFFORT TO OPERATE DOES NOT EXCEED 5LBF FOR EXTERIOR AND INTERIOR DOORS.

PROVIDE LEVEL LANDING WITH SLOPES NOT TO EXCEED 2% IN ANY DIRECTION AT EXISTING EXTERIOR DOORS.

VERIFY NEW & EXISTING THRESHOLDS COMPLY WITH CBC 11B-303.2 AND 11B-404.2.5.

ADJUST EXISTING CLOSERS TO COMPLY WITH CBC 11B-404.2.8.1 FOR CLOSER SPEED.

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

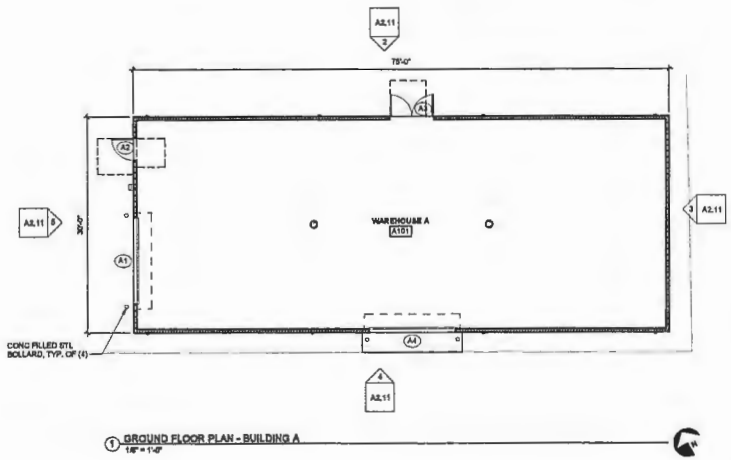
PLAN CHECK

DATE: 04.18.2022

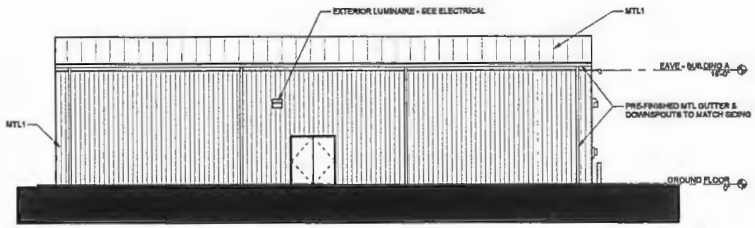
REVISIONS:

SHEET TITLE: ENLARGED SITE PLAN

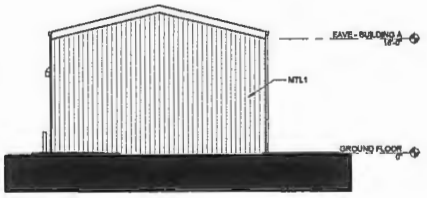
SHEET NO. A1.12



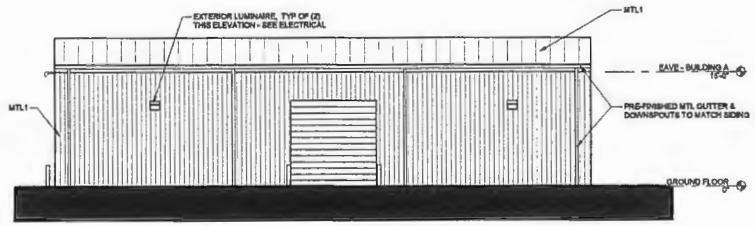
1 GROUND FLOOR PLAN - BUILDING A
1/8" = 1'-0"



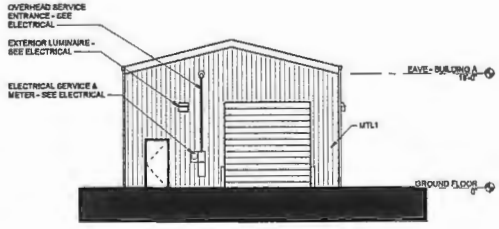
2 NORTH ELEVATION - BUILDING A
1/8" = 1'-0"



3 EAST ELEVATION - BUILDING A
1/8" = 1'-0"



4 SOUTH ELEVATION - BUILDING A
1/8" = 1'-0"



5 WEST ELEVATION - BUILDING A
1/8" = 1'-0"

FLOOR PLAN NOTES

1. FOR SYMBOL LEGEND NOT INDICATED ON THIS SHEET, SEE SHEET G0.21.
2. BUILDING PLANS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL BUILDING INFORMATION, DIMENSIONS, ETC. NOT INDICATED ON THESE PLANS.
3. PROVIDE ALL INSULATION PER TITLE 24 REPORT. INSTALL INSULATION WITH POLYPROPYLENE SCRIM KRAFT FACING.
4. SEE SHEET A3.11 FOR DOOR SCHEDULE.
5. BUILDINGS ARE LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ / VHZ) IN STATE RESPONSIBILITY AREA (SRA). CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE CHAPTER 7A.

EXT. FINISH SCHEDULE

NOTES:
* CONSTRUCTION MUST CONFORM TO THE DESIGN APPROVED BY THE PLANNING DEPARTMENT IN THE CONDITIONS OF APPROVAL.

MAT.#	DESCRIPTION	LEGEND
MTL1	PRE-FINISHED CORRUGATED MTL SIDING / ROOFING 29 GAUGE	

FLOOR PLAN LEGEND

- 2x6 EXTERIOR WALL
- 2x4 INTERIOR WALL
- 2x4 PARTIAL HEIGHT WALL
- STEP OR LEVEL CHANGE
- FLOOR DRAIN - CONNECT TO EXISTING ON-SITE SEPTIC SYSTEM

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

PLAN CHECK

DATE: 04.18.2022

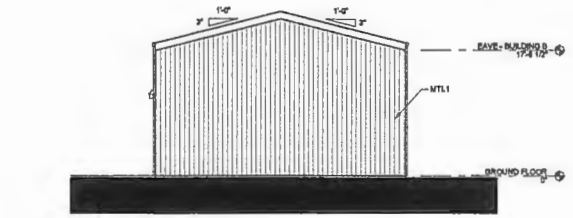
REVISIONS:

SHEET TITLE: STORAGE BUILDING'A' PLAN & ELEVATIONS

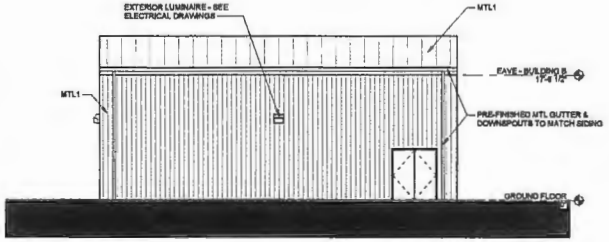
SHEET NO.: A2.11

Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

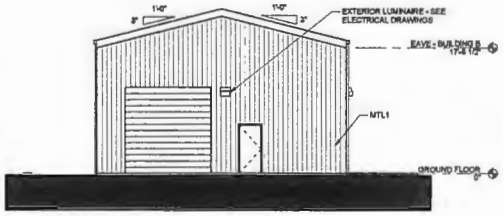
DR22-0004



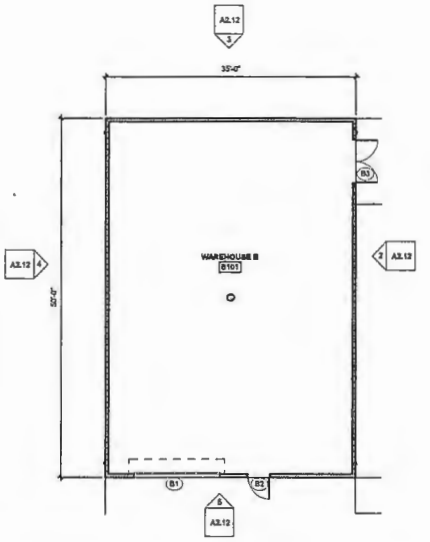
3 NORTH ELEVATION - BUILDING B
1/8" = 1'-0"



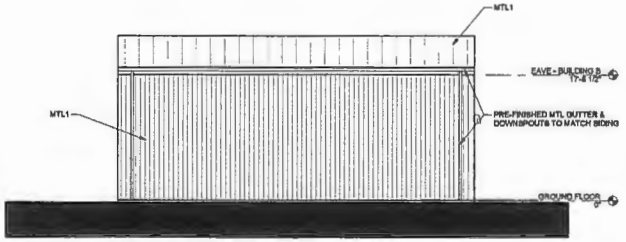
2 EAST ELEVATION - BUILDING B
1/8" = 1'-0"



5 SOUTH ELEVATION - BUILDING B
1/8" = 1'-0"



1 GROUND FLOOR PLAN - BUILDING B
1/8" = 1'-0"



4 WEST ELEVATION - BUILDING B
1/8" = 1'-0"

FLOOR PLAN NOTES

1. FOR SYMBOL LEGEND NOT INDICATED ON THIS SHEET, SEE SHEET G0.21.
2. BUILDING PLANS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL BUILDING INFORMATION, DIMENSIONS, ETC. NOT INDICATED ON THESE PLANS.
3. PROVIDE ALL INSULATION PER TITLE 24 REPORT. INSTALL INSULATION WITH POLYPROPYLENE SCRIM KRAFT FACING.
4. SEE SHEET A3.11 FOR DOOR SCHEDULE.
5. BUILDINGS ARE LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VGFHSZ / WUI) IN STATE RESPONSIBILITY AREA (SRA). CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE CHAPTER 7A.

FLOOR PLAN LEGEND

- 2x6 EXTERIOR WALL
- 2x4 INTERIOR WALL
- 2x4 PARTIAL HEIGHT WALL
- STEP OR LEVEL CHANGE
- FLOOR DRAIN - CONNECT TO EXISTING ON-SITE SEPTIC SYSTEM

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

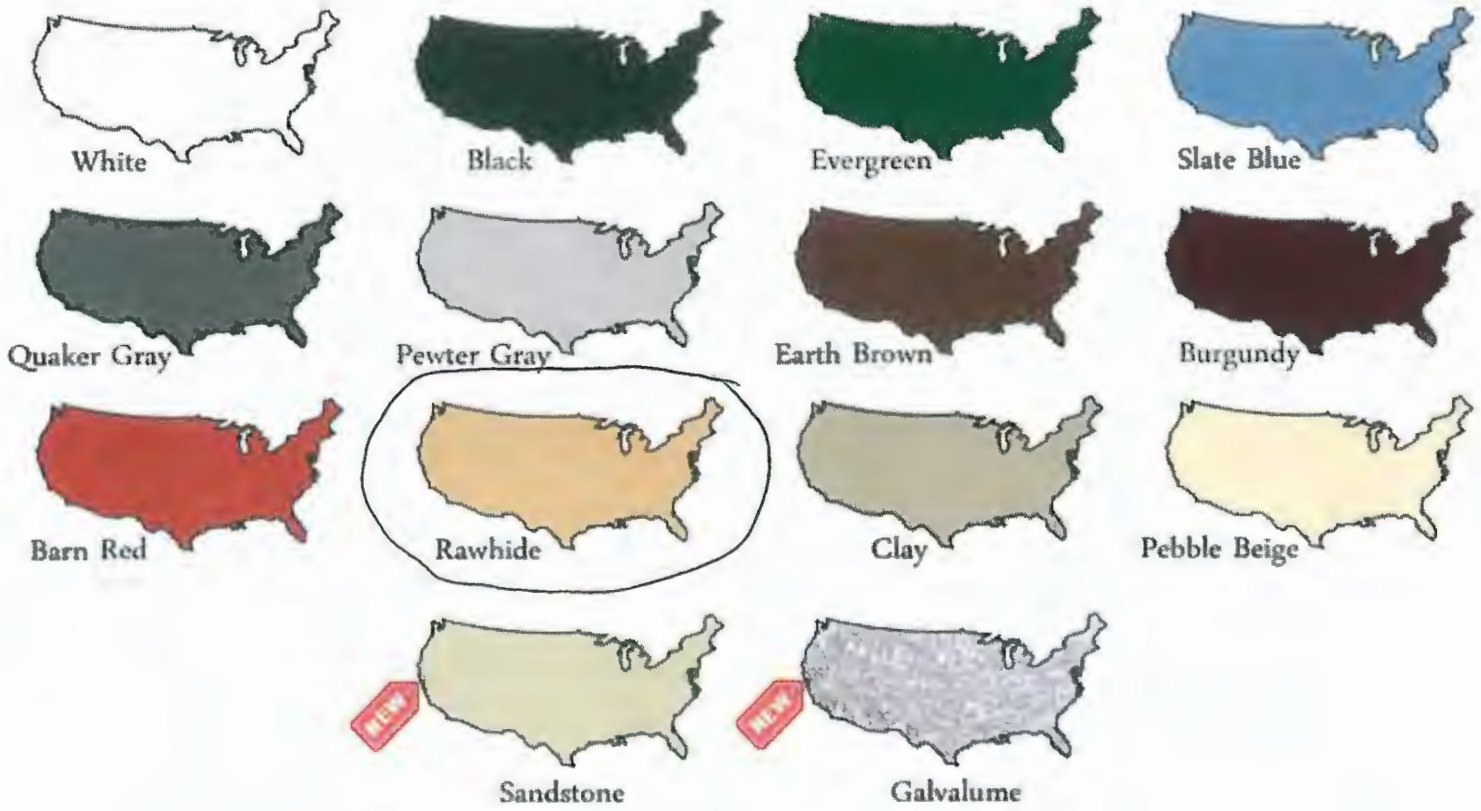
PLAN CHECK

DATE: 04.18.2022

REVISIONS:

SHEET TITLE: STORAGE BUILDING 'B' PLAN & ELEVATIONS

SHEET NO.: A2.12



Community Design Guide

El Dorado County
Planning Department
Prepared: November 1981

Reformatted: May 2017 [1, 2]

Adopted by the Board of Supervisors
April 24, 2018 by Resolution 071-2018

Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

Reformatting Notes:

[1] Original document produced in 1981 not in electronic format. Due to poor print quality, the original photographs could not be reproduced in reformatting this document. For purposes of consistency, photographs of similar buildings, features or architectural theme(s) were used whenever possible.

[2] For purposes of readability, minor layout/typeface changes have been made to various section(s) of this document. However, no changes were made to the text.

TABLE OF CONTENTS

The photographs in this guide illustrate good design in buildings, sties, and landscaping of existing projects in this County. This guide is not intended to exemplify a particular style of architecture to which developments must conform.

Prepared: November 1981, by the El Dorado County Planning Department,
John Branch, Project Leader

FOREWORD

Good architecture is always desirable both for aesthetic and economic reasons.

Well-designed buildings and landscaping enhance the visual character of an area, reflect the values of a community and increase business and property values.

The very quality of life is affected by building design and the blending of structures to the building site.

Resident and tourist alike can take pleasure in an interesting roof line, contrasting textures of wood and stone, or landscaping of green lawn and flowering shrubs.

DESIGN REVIEW

To promote good architecture, the El Dorado County Board of Supervisors has adopted a design review ordinance that regulates design within designated districts judged to be of special natural beauty or contributing to the County's character and tourist economy.

The same ordinance provides design review for sites and structures of special historical interest and for development in the visually sensitive mountain areas of El Dorado County. This ordinance is also intended to help in situations where there are buffer zones between residential and commercial development or special uses which may be desirable, but are attended by problems like noise and traffic congestion.

Within design review districts, as designated on maps, the County has the ability to review and control the design of commercial, industrial and multi-family residential development.

Design review is just one of several procedures the County can use to guide development in the interest of the public's health, safety and general welfare. It is separate from, and in addition to, other procedures that might be necessary, such as a use permit, rezoning, variance or building permit.

The process looks at more than the proposed building. It also examines the project's layout, landscaping, parking, signs, and other features. It covers all the factors in the project's appearance, plus how well it fits its surroundings. This does not mean the County is dictating a particular style of architecture for design review districts. Variety is preferred, not uniformity. But it does mean the County is seeking higher standards of architecture.

GENERAL

In reviewing plans, County authorities will evaluate a project on its contribution to the County's character and on its suitabi1ity for its 1ocation. Stock building plans might not be acceptable. Some basic questions by which projects will be evaluated are:

Will the project be a good neighbor?

It should not impair the use, value or good development of neighboring property. Its design should minimize interference with the privacy, quiet and views of its neighbors and avoid traffic problems and damage to the natural environment.

Does the project follow the basic principles of good design?

Harmony, continuity, variety, proportion, simplicity and balance should prevail in all aspects of the project, whether it's a multi-unit complex or a single sign. The project should be designed as a whole, fit into its surroundings and avoid monotony in form, detai1 and siting.

Does the project give people some variety and something interesting to look at?

Aesthetics are important. Landscaped areas, benches and fountains are much more appealing to the eye than blank walls and uninterrupted rows of parking.

GUIDELINES

Does the project suit its purpose? Do the various components of the project work well together?

An apartment building, for example, should look residential and be livable.

Does the project make good use of the site?

The interior spaces should be oriented to take advantage of outward views. Natural topography and trees should be retained where possible.

Do different elements fit together logically?

Parking ought to be located so a person can easily get from car to building entrance.

Are materials, forms and other elements of a project suitable for its uses?

Exterior finishes should aid maintenance and be harmonious with surroundings.

SPECIFIC CRITERIA

SITE PLANNING

During review of development projects, specific criteria relating to the site, the building, landscaping, signs, parking and other features will be considered.

Suiting the Site – A designer should try to fit a project to the existing site, rather than alter the site to accommodate a stock plan. Preserve topography, the natural grade and vegetation. Avoid excessive cuts and fills.

Open Space – Natural features and views should be maintained and protected through use of adequate open space.

Parking Areas – Screen parking areas from public ways and divide them up with landscaping, walls, fences, berms and other means.

Lighting – Exterior lighting should be subdued and avoid creating a glare for occupants or neighboring properties. Lighting should enhance the building design and landscaping as well as providing for safety and security.

Trash and other Service Areas – Locate trash containers and loading docks away from public streets and store entrances and screen them. Screening should be durable and an integral part of the overall structural design.

BUILDING DESIGN

The building design should consider many points:

Harmony – Different structures and parts of structures should harmonize with each other and the neighborhood. New construction should go well with the old, or the old may be remodeled to go with the new.

Materials – Use materials honestly. Simulated wood or masonry, for example, generally is not acceptable.

Finishes, Textures, Colors – Exterior treatment should be subdued and restrained. Treatment should aim at durability and ease of maintenance as well as initial beauty. The different building materials of stone, wood and timber need to be skillfully blended. Large building masses should be broken with architectural detail, roof lines developed with interest and variety, and windows enlivened with detail.

Mechanical Equipment and Utilities – Design service equipment, including meter boxes, as part of the structure and provide screening for them.

Energy Conservation – Design should minimize the need for mechanical heating and cooling. Wherever possible, use sunlight for heating and illumination, and natural ventilation and shading for coolness.

LANDSCAPING

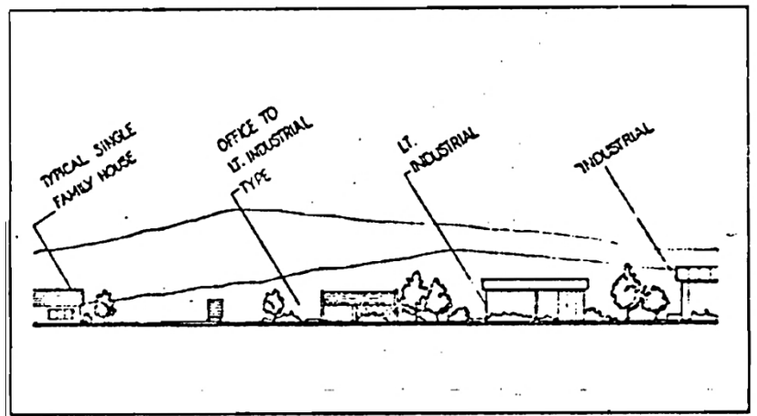
Landscaping improves the appearance of sites and buildings, helps erosion control and provides screening and shade. Landscaping, including trees, shrubs and ground cover, should be included in all development projects.

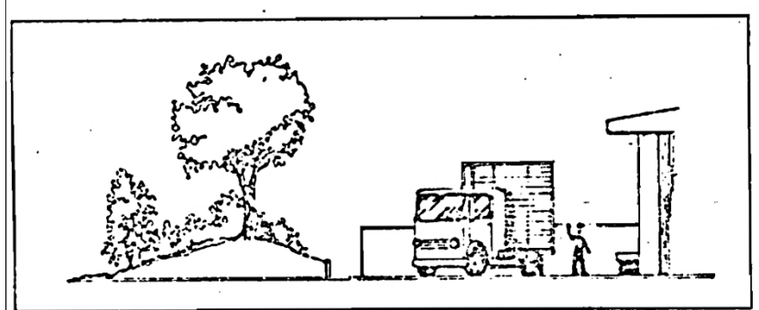
The good designer will incorporate existing vegetation and natural rock formations where possible. The plant materials used should be appropriate for the sun, wind, soil compaction and water conditions of the project.

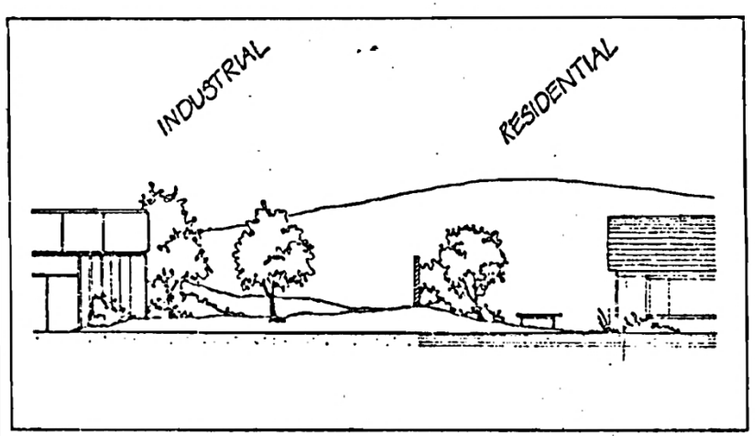
Maintenance – Choose landscape materials and arrangements to minimize maintenance. A permanent irrigation system should be provided. Automatic watering systems, set to water at night or early morning, are encouraged.

Parking Lots – Landscaping ought to include planters at suitable intervals throughout the lot and at the ends of parking rows. It should include trees that will provide adequate visual relief and shading when they mature. Landscaping must not block a driver's view.

Trees – Trees have many uses. They can provide summer shade for parked cars and pedestrian walkways; provide visual screening; provide accent points that help reduce the formless expanse of a parking lot; filter the glare of reflective pavement, muffle noise and trap dust and airborne particles.







BUFFERING

Adequate buffering and screening may be required in areas where different land uses are adjacent to each other.

The purpose of screening and buffering is to reduce or eliminate the conflicts and nuisances that some land uses cause to others.

Industrial and commercial land uses should be screened from adjacent residential areas by use of dense landscaping, earth berms and fences so that noise, light glare, and other visual disturbances are minimized.

Where some types of land uses front on and can be viewed from a public road, the use of buffers and other screening techniques may be required to shield areas where there is outside storage of materials and equipment.

When new developments are proposed to be located in existing neighborhoods, the project should not be sited to overlook adjacent homes. The new structures should also be located so that the buildings do not block the sun's light to the adjacent parcels.

Changes of grade, fences, walls, earth berms and dense plantings of shrubs and trees can provide permanent buffering and screening to reduce or minimize the conflicts that one type of land use may cause to another.

SIGNS

Signs are a necessary aid to commercial enterprise but need as careful handling as the building and site.

Design Compatibility – Signs, their materials, size, color, lettering, location and arrangement, should be an integral part of the site and building design and compatible with the surroundings.

Consistency – Keep signing consistent in location and design throughout a development. This includes shopping centers.

Restraint – Signing should be simple, restrained and subordinate to the overall project design. A sign ought to attract and identify, but not dominate the site.

Types – Wall signs, graphic symbol signs and low profile free-standing signs are encouraged. Flashing, moving and rotating signs are prohibited by County ordinance.

Simplicity – Signs should use minimum copy and suitable lettering and avoid garish materials and shapes.

Lighting – Subtle lighting and landscaping can enhance a sign's setting and draw attention to it. The light source should be screened.

An excess of signs or wrong placing confuses a potential customer and destroys the sign's purpose.

PARKING

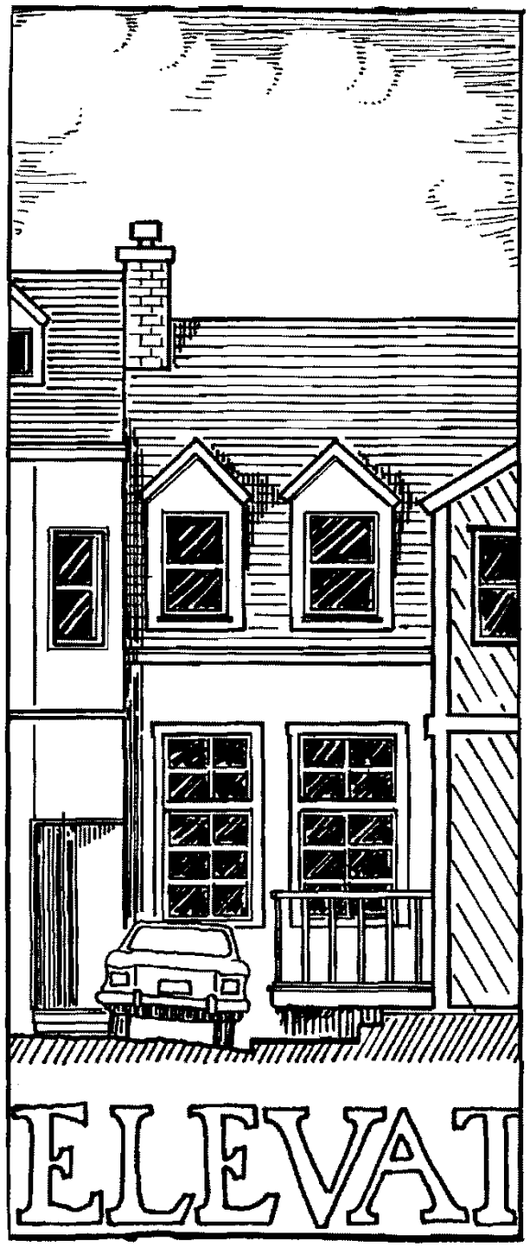
Designers should give careful thought to parking areas. Well designed buildings on choice sites lose their visual impact if all that is seen on approach is barren blacktop and monotonous rows of cars.

Parking lots also contribute to the deterioration of the environment by reducing ground water and increasing surface runoff and erosion.

Second, there must be a practical and economic use of land in layout of parking spaces, landscape areas and vehicle and pedestrian access.

Third, landscape plants, along with earth berms and walls, must be designed to screen, shade and soften the impact of parking areas.

A good designer should consider locating the parking to the rear or side of a building rather than in front. For a large development, a parking area's apparent size can be reduced by dividing it into several smaller lots or placing it on more than one level.



REVIEW PROCEDURE

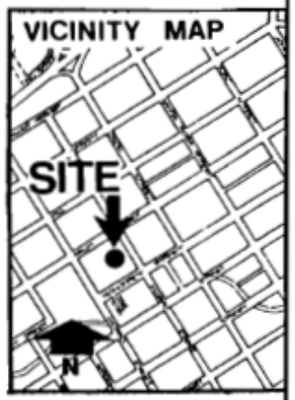
A developer planning to build in a design review district is encouraged to hold early, informal talks with county officials on what information will be required and in how much detail.

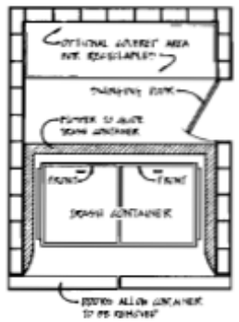
Then the developer should submit detailed plans covering the site, drainage, landscaping and sometimes grading, along with elevations of the proposed buildings and information on such features as signs. These papers first go to the County's Building Department which will pass them on to the Planning Department for review.

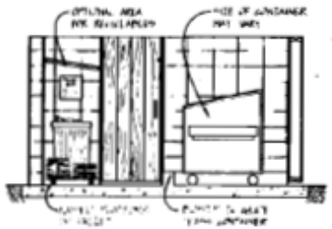
The County Planning Director, sometimes with the help of an advisory Design Review Committee, will be responsible for reviewing and approving or denying an application.

Any appeal will go to a public hearing before, the County's Planning Commission and its decision is final.

The Planning Director will have 15-20 days from the filing of the completed application for design review to give a written decision on whether the application meets the ordinance and a building permit should be issued.



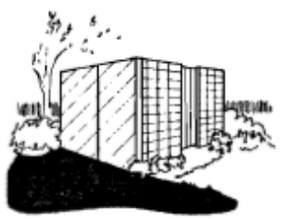




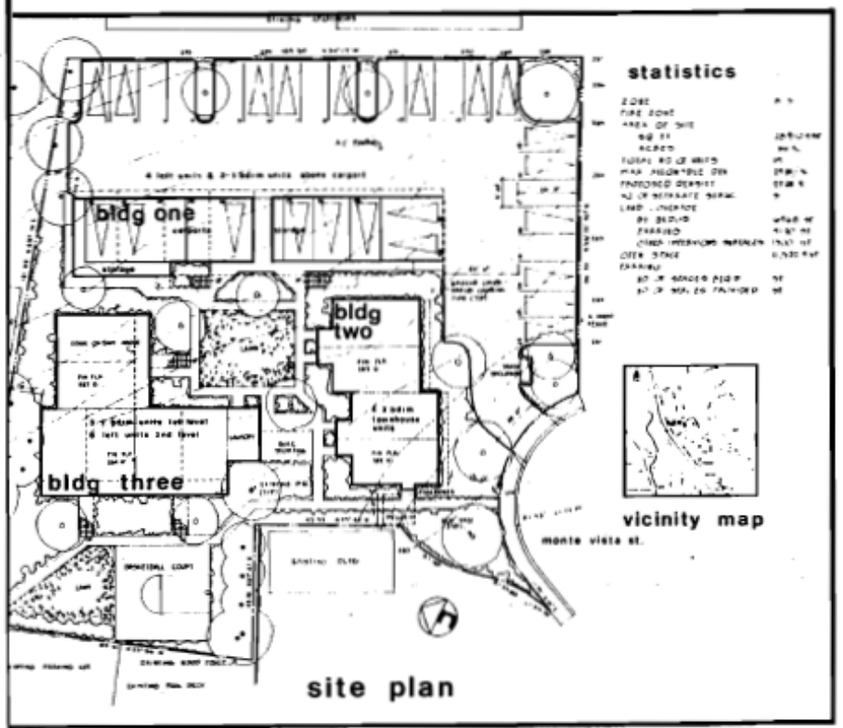
SUGGESTIONS FOR TRASH ENCLOSURE DESIGN

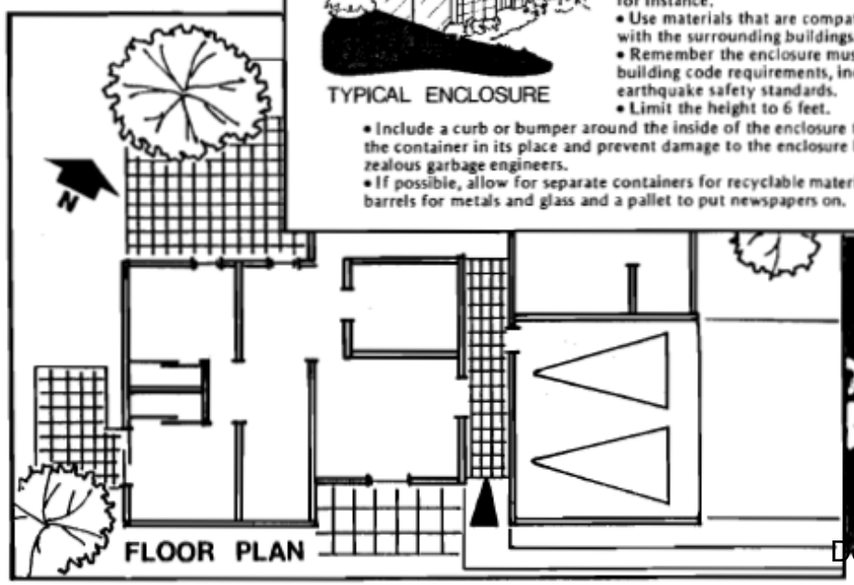
DESIGN NOTES:

- Make it easy for people to get trash in and for the garbage company to get trash out. A swinging door or open passage is easiest for someone with his hands full of trash.
- Make the enclosure easy to maintain — to hose down or sweep up, for instance.
- Use materials that are compatible with the surrounding buildings.
- Remember the enclosure must meet building code requirements, including earthquake safety standards.
- Limit the height to 6 feet.



- Include a curb or bumper around the inside of the enclosure to keep the container in its place and prevent damage to the enclosure by over-zealous garbage engineers.
- If possible, allow for separate containers for recyclable materials — barrels for metals and glass and a pallet to put newspapers on.





PROJECT TYPES

INDUSTRIAL

This section shows different types of projects and lists design considerations which particularly apply to that kind of building.

Select a site large enough to accommodate future expansion as well as provide a buffer to adjacent development.

Present your “best face” to public view.

Screen outdoor storage and loading operations with fencing and planting and separate them from car parking areas.

Install underground utilities where possible.

Provide ample parking for employees and separate from visitor parking.

Use landscaping to break up large areas of asphalt and soften the lines of building and site.

COMMERCIAL

Employ variations from conventional building design and materials.

Provide ample landscaping with large plant materials for quick effect.

Use a minimum of site grading and replant cuts and fills.

Integrate signing with the total architectural design.

Provide screening and light shielding from adjacent residential properties.

Separate pedestrian and car traffic.

Keep the public entrance free of parking.

Provide screening for utilities, trash disposal, vent stacks, etc.

Consider bicycle parking facilities.

PROFESSIONAL

Use landscaping plants suited to the general climate.

Take advantage of special environmental features at and around the site.

Provide sheltered outdoor spaces for informal conversation.

Install underground utilities where possible.

Architectural treatment is important and should integrate the building with the site and surrounding community.

Use construction materials suited to the building type and style and avoid garish colors and contrasts.

Minimize excessive site preparation and grading.

MULTIFAMILY

Take advantage of changes in grade but utilizing site terracing and avoid mass grading.

Leave open space areas within the project for landscaping and group use.

Provide private areas such as patios.

On steep sites, consider locating parking under buildings.

Screen the parking areas from public view.

Maintain driveways and parking areas at a minimum grade.

Avoid monotonous building design.

Provide for children's play areas.

SERVICE STATION

Provide ample landscaping to relieve large, paved areas.

Reduce outdoor display and storage to a minimum.

Screen outdoor storage with fencing and planting.

Reduce signing to that which is necessary for identification.

Separate pedestrian from vehicular circulation.

Refrain from using banners, pennants and wind powered devices.

RESTAURANTS

Choose an architectural treatment that fits into the natural environment.

Provide facilities for outdoor waiting areas.

Provide open areas for visual relief.

Use natural slopes to enhance the design.

Use appropriately placed landscaping to direct pedestrian and vehicular traffic.

Use a well-designed, carefully placed sign for identification.

MOTELS

Select your site to take advantage of special views.

Let the site design, architecture and landscaping works as a unit.

Design your sign to reflect your reputation of service.

Design the facilities to take advantage of the local climate.

Install underground utilities where possible.

Retain native tree cover and replant cuts and fills.

Screen outdoor storage with fencing and planting.

SHOPPING CENTERS

Design the complex to be attractive from ALL directions.

Select a site large enough to provide ample parking.

Enhance the parking area with landscaping.

Retain architectural unity throughout the center.

If outdoor display is necessary, provide a specially designed area for that purpose.

Provide screening and light shielding from adjacent residential properties.

Use planting and fencing to screen loading and outdoor storage or sales areas.

Mark Frizzell

Tree & Vegetation Consultants

OAK RESOURCES TECHNICAL REPORT

Property Owner: Mike Owen July 8, 2021

Property: 3550 Carson Road, Camino, CA.

Introduction

I, Mark Frizzell, am preparing this report for the owner, Mike Owen. I was asked to prepare an Oak Resource Technical Report (ORTR) for El Dorado County related to his submission of plans for a new construction project. The majority of field inspection work took place on Monday, June 22, 2021.

Background

An early site visit revealed the site of the new building just a few feet south of a Black oak (tree #1). This tree will need to be removed because of how close construction is to the trunk and root system. Along the west edge of the property five Black oak trees are growing near the fence. This report will describe two items:

- Details of the Black oak to be removed near the new structure.
- Details of the five Black oak trees to remain and steps to be taken to ensure they are not damaged during construction

Methodology

All six (6) trees were tagged with a uniquely numbered aluminum tag (1-6). These trees were assessed for their condition related to the El Dorado County *Oak Conservation Ordinance ("Ordinance") 5061*. All trees were identified for species, trunk diameter at 4.5-feet above grade (DBH). If multiple trunks existed, the diameter of each trunk was measured, and the sum-total of all diameters was reported. Also recorded during this field assessment was the vigor (or vitality) and structural integrity. Next, a 'Condition Rating' was also assigned to each tree using a 1-5 scale with one being nearly dead to five being the perfect specimen. Finally, a more detailed description of defects is included in the spreadsheet.

This assessment determined if tree #1 was in the condition of '**Dead, Dying, or Diseased** (per Sec. 130.39.050 para I 1. & 2.). The spreadsheet that accompanies this report illustrates details of the assessment. The column on the far right of the spreadsheet indicates whether the tree is slated for Removal or Retention and is labeled 'Retain/Remove'.

126 Riesling Court, Cameron Park, CA. 95682, Phone (530) 391-7799
Email: Mark Frizzell: friz@pacbell.net

Results

One of these six trees will need to be removed to complete construction. The remaining five trees will be retained. To ensure their health is maintained during construction, precautions will be taken as detailed below.

- Tree #1 to be removed. No mitigation necessary: **diseased** (per Sec. 130.39.050 para I 1. & 2.).
- Trees #2-6 to remain on site and be protected.

Other Considerations

Related to construction activities: it is critical to the future health of the remaining trees that the industry standard practices be followed as described in *ANSI A300 Part 5- Management of Trees During Construction*. The practices defined in ANSI A300 Part 5 are made site specific for this project and are defined in the attached **Site-Specific Oak Resources Management Plan** (SSORMP): See attachment

Respectfully submitted,
Mark Frizzell

530 391-7799, friz@pacbell.net
International Society of Arboriculture;
Certified Arborist # WE-0210AU
Qualified Tree Risk Assessor

Attachment

Site Specific Oak Resources Management Plan (SSORMP)
3550 Carson Road, Camino, CA

Without proper planning and management, construction and development projects adjacent to existing trees commonly damage tree roots, trunks and limbs, increasing the risk of potential tree failure and loss of a vital environmental resource. In an effort to avoid those risks, a detailed set of monitoring and management criteria have been developed specific to this project and are outlined in the SSORMP plan below. The plan outlines specific steps the property owner, contractor and Certified Arborist are to take to properly manage the existing Oak resources during any pre-construction or construction work including but not limited to changes in grade or site excavation/compaction, mechanical damage, or root undercutting.

Plans and specifications – a detailed inventory has been completed of the sites existing Oak resources and are published as part of the project permit set and is to be maintained on-site until project completion. All Oak resources within the surrounding expected work area are included in the plan and tree health has been documented by a Certified Arborist. The specifications will define designated work areas and any specific protections or maintenance activities required for individual Oak resources.

Documentation – A binder will be developed by the owner and maintained on-site during all construction activities which documents all of the following:

1. Certified Arborists Oak Resource Technical Report
2. Certified Arborists Inventory and Assessment Spreadsheet
3. Sign-in log for Certified Arborists site inspections recording day/date and results of site inspections, recommendations or action items determined
4. Sign-in log to record education and training activities provided by Certified Arborist for contractors and homeowners covering names, dates, and summary discussion points

Protective fencing – fencing not less than four feet in height shall be placed at the limits of the root protective zone (RPZ) of any individual oak tree or stand within 50 feet of the grading limits. The fencing will be approved by a Certified Arborist prior to any site grading activity, and shall remain in-place until construction is complete.

Root protective zones (RPZ) – grade shall not be raised or lowered within the RPZ of any oak tree. Any soil disturbance required within the RPZ must first be approved by the property owner and project Certified Arborist, and must follow specific procedures defined by the Certified Arborist.

Equipment or materials storage – no storage of equipment, materials, vehicles or debris shall be permitted within the RPZ of an oak tree.

No dumping – no dumping of construction wastewater, paint, stucco, concrete or any other construction related debris shall occur within the RPZ of an oak tree.

No temporary structures – no temporary structures shall be placed within the RPZ of an oak tree.

Pre construction activities – prior to initiation of construction activities including site grading, trenching, and foundation construction, a Certified Arborist shall schedule a field meeting to inform the personnel involved in construction where all the protective zones are located and the importance of avoiding encroachment within the protective zones.

Site monitoring – a Certified Arborist shall periodically monitor on-site construction and grading activities occurring near all identified RPZ locations to ensure that damage to oak trees do not occur.

Post construction education - prior to the completion of construction on-site, a Certified Arborist shall schedule a field meeting to educate the homeowner on proper care and maintenance of the existing Oak resources

Attachment

Tree Detail Spreadsheet

ADDRESS: 3550 Carson Road (Tree Assessment: June 22, 2021)

tree tag #	species	# of stems	dbh (in.)	canopy radius (ft.)	height (ft.)	Struct.	Vigor	cond. rating	Comments Related to Condition of Tree (Dead, Dying, Diseased, Dangerous to person/property) EDC Ordinance No. 5061 Sec. 130.39.050	Retain/ Remove
1	Black oak	1	27	33	57	F	P	2	Defects include multiple large broken branches in canopy with evidence of **disease** in open wounds. As a result, tree shows signs of stress with heavy inside epicormic growth and significant deadwood throughout canopy.	Remove
2	Black oak	1	8	16	22	P	P	2	Defects include lopsided canopy, heavy trunk lean due to overcrowding from adjacent tree.	Retain
3	Black oak	1	26	30	55	P	F	2	Defects include multiple stems at 6 feet. Included bark goes all the way to the ground. Tree is serious hazard for future major stem failure.	Retain
4	Black oak	1	8	19	35	F	F	3	Defects include significant trunk lean and lopsided canopy due to overcrowding from adjacent trees.	Retain
5	Black oak	1	8	20	30	F	F	3	Defects include significant trunk lean and lopsided canopy due to overcrowding from adjacent trees.	Retain
6	Black oak	1	15	21	42	G	F	3	Defects include sparse foliage.	Retain

Tree species

Black oak (Quercus kelloggi)

Ratings for Vigor and Structure

VG- Very Good
G- Good
F- Fair
P- Poor
VP- Very Poor

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

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: DR22-0004/Crystal Basin Cellars Storage

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

Contact Person: Timothy Pitt, Associate Planner | **Phone Number:** (530) 621-6565

Applicant's Name and Address: Mike Owen 3550 Carson Road, Camino, CA 95709

Owner's Name and Address: Crystal Basin Cellars, Inc., 3550 Carson Road, Camino, CA 95709

Project Engineer's Name and Address: Vince Maloney, 4132 C Street, Sacramento, CA

Project Location: South side of Carson Road, approximately 800 feet west of the intersection with Barkley Road, in the Camino area.

Assessor's Parcel Number: 043-020-019 **Acres:** 3.67 acres

Sections: Sec.7 **T:** 10N **R:** 12E

General Plan Designation: (C) Commercial

Zoning: (CC-DS) Commercial, Community – Design Review-Scenic Corridor

Description of Project: A Design Review Permit request for the construction of two (2) metal storage buildings for case storage for an existing winery. The proposed structures will be 2,250-square-feet (Building A) and 1,750-square-feet (Building B), respectively, in size for a total of 4,000-square-feet of new storage space for the existing business.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	(CC-DS)	(C) Commercial	Winery, Brewery
North	(PA-20)	(AL) Agricultural Lands	Agricultural Operation/ Crops (north of Carson Road)
South	(PA-20)	(MDR) Medium-Density Residential	Rural Residential (south of US Highway 50)
East	(CC-DS)	(C) Commercial	Gas Station/ Convenience Store/ Other Commercial
West	(CC-DS)	(C) Commercial	Seventh Day Adventist Church

Briefly describe the environmental setting: The topography of the project site area is primarily flat with an elevation of 3000 feet above mean sea level. The primary vegetation community of the site consists of grasses and Black Oak trees. There are no rare plant or special species known to be on the site. The subject property is on the south side of Carson Road in the Camino area. Currently the site is developed with three winery tasting room structures and a brewery as well as other small accessory structures related to the commercial uses on the parcel.

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

1. Community Development Services: Planning and Building Department – Building Services (Building and Grading Permits)
2. El Dorado County Fire District (Building and Grading Permits)
3. El Dorado County Air Quality Management District (Building and Grading Permits)
4. El Dorado County Department of Transportation (Building and Grading Permits)
5. El Dorado Irrigation District (Building Permit)
6. El Dorado County Environmental Health Department (Building Permit)

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? At the time of the application request, eight tribes had requested to be notified of proposed projects for consultation in the project area: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, T'si-Akim Maidu, and Wilton Rancheria. An initial records search was conducted January 12, 2022 by searching California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in El Dorado County within a 1/4-mile radius of the proposed project area. It was determined that there is moderate potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area, and no further analysis recommended. Further discussion is contained in this Initial Study, Cultural Resources and Tribal Cultural Resources

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
	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation/Traffic		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire		

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.

DR22-0004/Crystal Basin Cellars Storage
Initial Study/Environmental Checklist Form

Signature: _____ Date: 11/10/2022

Printed Name: Timothy Pitt, Associate Planner For: El Dorado County

Signature: _____ Date: 11/10/2022

Printed Name: Aaron Mount, Planning Manager For: El Dorado County

PROJECT DESCRIPTION

Throughout this Initial Study, please reference the following Attachments:

Project Specific Plans:

Attachment 1: Location Map
Attachment 2: Aerial Photo
Attachment 3: Assessor's Parcel Map
Attachment 4: General Plan Land Use Map
Attachment 5: Zoning Map
Attachment 6: Site Plans

Project Specialty Reports:

Attachment 7: Oak Resources Technical Report

Introduction

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.

Project Description

A Design Review Permit application to allow the construction of two (2) metal storage buildings for case storage for an existing winery. The proposed structures will be 2,250-square-feet (Building A) and 1,750-square-feet (Building B) respectively in size for a total of 4,000-square-feet of new storage space for the existing business.

Project Location and Surrounding Land Uses

As noted above, the property is located on the south side of Carson Road, approximately 800 feet west of the intersection with Barkley Road in the Camino area. The surrounding land uses vary with a single-family residence on a 50-acre parcel across US Highway 50 to the south, an agricultural operation on a 27.8-acre parcel across Carson Road to the north, a church on a 3.55-acre parcel to the west and a convenience store/gas station on a 2.38-acre parcel to the east. The proposed project will be in support of the existing commercial use of the property and is compatible with other uses in the surrounding area.

Project Characteristics

1. Transportation/Circulation/Parking

The primary access to the site will be from an existing encroachment from Carson Road, a County-maintained road fronting the project site. The project does not require improvement to the existing surfaces on the site or any new parking stalls as the project consists entirely of storage for an existing commercial business with no addition of active use area (AUA). No additional access will be required for the project.

2. Utilities and Infrastructure

The subject parcel will not require additional water beyond that which supplies the site currently. El Dorado Irrigation District (EID) has reviewed the project and has confirmed that the site already has service. The proposed structures will utilize existing PG&E electric service.

3. Construction Considerations

The project would maintain the current zoning designation of Community Commercial – Design Review Scenic Corridor (CC-DS) and development would require conformance with any applicable agency requirements and would be subject to building permits from the El Dorado County Building Services. The proposed development is designed to be in conformance with the development standards for the Community Commercial zone. The applicant is not requesting any modifications to any development standards.

Project Schedule and Approvals

This Initial Study and proposed Negative Declaration 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, El Dorado County, 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.

The project requires design review approval by the County.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a. the significance criteria or threshold, if any, used to evaluate each question; and
   b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

I. **AESTHETICS.** *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	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**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to aesthetics in relation to the proposed project.

State Laws, Regulations, and Policies

In 1963, the California State Legislature established the California Scenic Highway Program, a provision of the Streets and Highways Code, to preserve and enhance the natural beauty of California (Caltrans, 2015). The state highway system includes designated scenic highways and those that are eligible for designation as scenic highways.

The project is along US Highway 50 which is a designated State Scenic Corridor.

Local Laws, Regulations, and Policies

The County has several standards and ordinances that address issues relating to visual resources. Many of these can be found in the County Zoning Ordinance (Title 130 of the County Code). The Zoning Ordinance consists of descriptions of the zoning districts, including identification of uses allowed by right or requiring a special-use permit and specific development standards that apply in particular districts based on parcel size and land use density. These development standards often involve limits on the allowable size of structures, required setbacks, and design guidelines. Included are requirements for setbacks and allowable exceptions, the location of public utility distribution and transmission lines, architectural supervision of structures facing a state highway, height limitations on structures and fences, outdoor lighting, and wireless communication facilities.

Visual resources are classified as 1) scenic resources or 2) scenic views. Scenic resources include specific features of a viewing area (or viewshed) such as trees, rock outcroppings, and historic buildings. They are specific features that act as the focal point of a viewshed and are usually foreground elements. Scenic views are elements of the broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a range of viewpoints, often along a roadway or other corridor.

A list of the county's scenic views and resources is presented in Table 5.3-1 of the El Dorado County General Plan EIR (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake Tahoe and

Folsom Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County's heritage.

Several highways in El Dorado County have been designated by the California Department of Transportation (Caltrans) as scenic highways or are eligible for such designation. These include U.S. 50 from the eastern limits of the Government Center interchange (Placerville Drive/Forni Road) in Placerville to South Lake Tahoe, all of SR 89 within the county, and those portions of SR 88 along the southern border of the county.

Rivers in El Dorado County include the American, Cosumnes, Rubicon, and Upper Truckee rivers. A large portion of El Dorado County is under the jurisdiction of the USFS, which under the Wild and Scenic Rivers Act may designate rivers or river sections to be Wild and Scenic Rivers. To date, no river sections in El Dorado County have been nominated for or granted Wild and Scenic River status.

Discussion: A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

a. **Scenic Vista or Resource:** The project site is located on a developed parcel surrounded by rural commercial, residential, and agricultural uses. There are no scenic vistas, as designated by the county General Plan EIR, located near the site (El Dorado County, 2003). The project is directly adjacent to State Highway 50 and would be visible from the roadway. This portion of Highway 50 is an officially designated State Scenic Highway. Although the project site itself will be visible from State Highway 50, the project will not have a substantial impact on any designated scenic vistas. Any potential impacts would be **less than significant**.

b. **Scenic Resources:** The project site is visible from an officially designated State Scenic highway, US Highway 50, however there are no views of the site from public parks or scenic vistas. There are no historic buildings or trees in the project vicinity that have been designated by the County as contributing to exceptional aesthetic value at the project site. Potential impacts to scenic resources would be **less than significant**.

c. **Visual Character:** The project would not substantially change the existing visual character of the subject parcel or surrounding parcels. The parcel is developed with a variety of retail/commercial buildings including three winery tasting rooms and a brewery tap house as well as several accessory structures used for various purposes in support of the existing commercial uses on the parcel. Architecture design characteristics of the existing buildings on the parcel, and as compared to structures on surrounding properties, are varied. The proposed project consists of two metal storage buildings that would be visually consistent with the existing tasting room and commercial/ retail building immediately to the east due to the aesthetic design of the proposed new structures. There are six (6) Black Oak trees located in the project area of the subject parcel. One of the trees has been determined by a qualified arborist to have evidence of disease and will be removed during the construction phase of the proposed project. The remainder of the trees on the project site will remain, maintaining the overall existing visual character of the subject parcel and the project area. Impacts related to in the existing visual character of the site and surrounding area due to the loss of one tree and the construction of two metal storage buildings would be **less than significant**.

d. **Light and Glare:** The lighting associated with the proposed storage buildings on an already commercially developed site would create minimal new sources of light and glare. Based on the submitted site plans for the project, none of the proposed light sources would exceed the maximum lumen output allowed and any light sources will be shielded in conformance with Section 130.34 of the El Dorado County Zoning Ordinance. Site plans would be reviewed for conformance with the requirements of the County's Zoning Ordinance during final review of the building permit application site plans. Any potential impacts would be **less than significant**.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, any potential 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation	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**

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to agricultural and forestry resources in relation to the proposed project.

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP), administered by the California Department of Conservation (CDC), produces maps and statistical data for use in analyzing impacts on California's agricultural resources (CDC 2008). FMMP rates and classifies agricultural land according to soil quality, irrigation status, and other criteria. Important Farmland categories are as follows (CDC 2013a):

> ***Prime Farmland:*** Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. These lands have the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.
>
> ***Farmland of Statewide Importance:*** Farmland similar to Prime Farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Farmland of Statewide Importance must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.

Unique Farmland: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the 4 years before the FMMP's mapping date.

Farmland of Local Importance: Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

California Land Conservation Act of 1965 (Williamson Act)

The California Land Conservation Act of 1965 (commonly referred to as the Williamson Act) allows local governments to enter into contracts with private landowners for the purpose of preventing conversion of agricultural land to non-agricultural uses (CDC 2013b). In exchange for restricting their property to agricultural or related open space use, landowners who enroll in Williamson Act contracts receive property tax assessments that are substantially lower than the market rate.

Z'berg-Nejedly Forest Practice Act

Logging on private and corporate land in California is regulated by the 1973 Z'berg-Nejedly Forest Practice Act. This Act established the Forest Practice Rules (FPRs) and a politically-appointed Board of Forestry to oversee their implementation. The California Department of Forestry (CALFIRE) works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs.

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:**
The FMMP El Dorado County Important Farmland Map classifies the southern portion of the project site as Urban and Built-Up Land and the northern portion as Unique Farmland (DOC 2016). The project site is designated for commercial uses by the County General Plan and the County Zoning Ordinance, and is not located within or directly adjacent to lands designated with the Agricultural (A) General Plan Land Use Overlay. As such, the project would not result in the conversion of any farmland to non-agricultural use and would have **no impact**.

b. **Agricultural Uses:**
The project site is not located within a Williamson Act Contract, would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be **no impact**.

c. **C-D Loss of Forest Land or Conversion of Forest Land:**
The site is not designated as Timberland Preserve Zone (TPZ) or other forest land according to the El Dorado County General Plan and Zoning Ordinance. The project site does not support forested areas. No conversion of forest or timber lands would occur as a result of the project. There would be **no impact**.

d. **Conversion of Prime Farmland or Forest Land:**
The project would not result in conversion of existing lands designated by the El Dorado County General Plan and/or zoned for agricultural uses, nor is the site designated TPZ or other forestland according to the El Dorado County General Plan and Zoning Ordinance. The project site is designated for commercial uses by the El Dorado County General Plan and is zoned for commercial development. There would be **no impact**.

FINDING: The project site does not contain agricultural resources and **no impacts** would be anticipated to result from the project.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	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**

Regulatory Setting:

Federal Laws, Regulations, and Policies

The Clean Air Act is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 10 micrometers or less (PM10), particulate matter of aerodynamic radius of 2.5 micrometers or less (PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

The California Air Resources Board (CARB) sets standards for criteria pollutants in California that are more stringent than the NAAQS and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The proposed project is located within the Mountain Counties Air Basin, which is comprised of seven air districts: the Northern Sierra Air Quality Management District (AQMD), Placer County Air Pollution Control District (APCD), Amador County APCD, Calaveras County APCD, the Tuolumne County APCD, the Mariposa County APCD, and a portion of the El Dorado County AQMD, which consists of the western portion of El Dorado County. The El Dorado County Air Pollution Control District manages air quality for attainment and permitting purposes within the west slope portion of El Dorado County.

USEPA and CARB regulate various stationary sources, area sources, and mobile sources. USEPA has regulations involving performance standards for specific sources that may release toxic air contaminants (TACs), known as hazardous air pollutants (HAPs) at the federal level. In addition, USEPA has regulations involving emission criteria for off-road sources such as emergency generators, construction equipment, and vehicles. CARB is responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB also establishes passenger vehicle fuel specifications.

Air quality in the project area is regulated by the El Dorado County Air Quality Management District. California Air Resources Board and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and state ambient air quality standards (AAQS) have been adopted by the Environmental Protection Agency and State of

California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

The Environmental Protection Agency and State also designate regions as "attainment" (within standards) or "nonattainment" (exceeds standards) based on the ambient air quality. The County is in nonattainment status for both federal and state ozone standards and for the state PM10 standard, and is in attainment or unclassified status for other pollutants (California Air Resources Board 2013). County thresholds are included in the chart below.

Criteria Pollutant	**El Dorado County Threshold**	
Reactive Organic Gasses (ROG)	82 lbs/day	
Nitrogen Oxides (NOx)	82 lbs/day	
Carbon Monoxide (CO)	8-hour average: 6 parts per million (ppm)	1-hour average: 20 ppm
Particulate Matter (PM10):	Annual geometric mean: 30 µg/m3	24-hour average: 50 µg/m3
Particulate Matter (PM2.5):	Annual arithmetic mean: 15 µg/m3	24-hour average: 65 µg/m3
Ozone	8-hour average: 0.12 ppm	1-hour average: .09

The guide includes a Table (Table 5.2) listing project types with potentially significant emissions. ROG and NOx Emissions may be assumed to not be significant if:

- The project encompasses 12 acres or less of ground that is being worked at one time during construction;
- At least one of the recommended mitigation measures related to such pollutants is incorporated into the construction of the project;
- The project proponent commits to pay mitigation fees in accordance with the provisions of an established mitigation fee program in the district (or such program in another air pollution control district that is acceptable to District); or
- Daily average fuel use is less than 337 gallons per day for equipment from 1995 or earlier, or 402 gallons per day for equipment from 1996 or later

If the project meets one of the conditions above, APCD assumed that exhaust emissions of other air pollutants from the operation of equipment and vehicles are also not significant.

For Fugitive dust (PM10), if dust suppression measures will prevent visible emissions beyond the boundaries of the project, further calculations to determine PM emissions are not necessary. For the other criteria pollutants, including CO, PM10, SO2, NO2, sulfates, lead, and H2S, a project is considered to have a significant impact on air quality if it will cause or contribute significantly to a violation of the applicable national or state ambient air quality standard(s).

Naturally occurring asbestos (NOA) is also a concern in El Dorado County because it is known to be present in certain soils and can pose a health risk if released into the air. The AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map that identifies those areas more likely to contain NOA (El Dorado County 2005).

Discussion: The El Dorado County Air Pollution Control District (APCD) has developed a Guide to Air Quality Assessment (2002) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. 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 (Table 3.2);
- 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 Quality Management District (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The project would not conflict with or obstruct implementation of either plan. No roadway or driveway improvements are proposed as part of this project, and the project will not require any encroachment permits. Any grading for the proposed project would undergo review as part of a grading permit to determine if any further actions or approvals are needed, including any measures for sediment control. The project will be conditioned to require submittal of a Fugitive Dust Plan to the El Dorado County Air Quality Management District if a grading permit is submitted. Therefore, the potential impacts of the project would be anticipated to be **less than significant**.

b-c. **Air Quality Standards and Cumulative Impacts:** Although the proposed project would contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these effects are anticipated to be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM10 dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the application materials for this project and determined that the development is minor, and the project is well below the screening size of projects identified in Table 5.2 "Projects with Potentially Significant ROG and NOx Operation Emission" (EDCAQMD *Guide to Air Quality Assessment*) for criteria pollutants. EDCAQMD has determined this project is not expected to cause a significant air quality impact. With full review for consistency with General Plan Policies, impacts would be anticipated to be **less than significant**.

d. **Sensitive Receptors:** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. No sources of substantial pollutant concentrations would be emitted by the storage buildings, during construction or following construction. There would be **no impact**.

e. **Objectionable Odors:** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed use of the parcels as a use known to create objectionable odors. The proposed project is not expected to generate or produce objectionable odors as it would create two new buildings intended for case storage of wine. There would be **no impact**.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. As conditioned, proposed project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts. **Impacts would be less than significant.**

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	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 Wildlife 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**

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

The Endangered Species Act (ESA) (16 U.S. Code [USC] Section 1531 *et seq*.; 50 Code of Federal Regulations [CFR] Parts 17 and 222) provides for conservation of species that are endangered or threatened throughout all or a substantial portion of their range, as well as protection of the habitats on which they depend. The U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) share responsibility for implementing the ESA. In general, USFWS manages terrestrial and freshwater species, whereas NMFS manages marine and anadromous species.

Section 9 of the ESA and its implementing regulations prohibit the "take" of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term "take" to mean "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 USC Section 1532). Section 7 of the ESA (16 USC Section 1531 *et seq*.) outlines the procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or NMFS for otherwise lawful activities that incidentally may result in "take" of endangered or threatened species, subject to specific conditions. A habitat conservation plan (HCP) must accompany an application for an incidental take permit.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC, Chapter 7, Subchapter II) protects migratory birds. Most actions that result in take, or the permanent or temporary possession of, a migratory bird constitute violations of the MBTA. The MBTA also prohibits destruction of occupied nests. USFWS is responsible for overseeing compliance with the MBTA.

Bald and Golden Eagle Protection Act

The federal Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c), first enacted in 1940, prohibits "taking" bald eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle

... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." The definition for "Disturb" includes injury to an eagle, a decrease in its productivity, or nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior. In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present.

Clean Water Act

Clean Water Act (CWA) section 404 regulates the discharge of dredged and fill materials into waters of the U.S., which include all navigable waters, their tributaries, and some isolated waters, as well as some wetlands adjacent to the aforementioned waters (33 CFR Section 328.3). Areas typically not considered to be jurisdictional waters include non-tidal drainage and irrigation ditches excavated on dry land, artificially irrigated areas, artificial lakes or ponds used for irrigation or stock watering, small artificial waterbodies such as swimming pools, vernal pools, and water-filled depressions (33 CFR Part 328). Areas meeting the regulatory definition of waters of the U.S. are subject to the jurisdiction of U.S. Army Corps of Engineers (USACE) under the provisions of CWA Section 404. Construction activities involving placement of fill into jurisdictional waters of the U.S. are regulated by USACE through permit requirements. No USACE permit is effective in the absence of state water quality certification pursuant to Section 401 of CWA.

Section 401 of the CWA requires an evaluation of water quality when a proposed activity requiring a federal license or permit could result in a discharge to waters of the U.S. In California, the State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCBs) issue water quality certifications. Each RWQCB is responsible for implementing Section 401 in compliance with the CWA and its water quality control plan (also known as a Basin Plan). Applicants for a federal license or permit to conduct activities that may result in the discharge to waters of the U.S. (including wetlands or vernal pools) must also obtain a Section 401 water quality certification to ensure that any such discharge will comply with the applicable provisions of the CWA.

State Laws, Regulations, and Policies

California Fish and Game Code

The California Fish and Game Code includes various statutes that protect biological resources, including the Native Plant Protection Act of 1977 (NPPA) and the California Endangered Species Act (CESA). The NPPA (California Fish and Game Code Section 1900-1913) authorizes the Fish and Game Commission to designate plants as endangered or rare and prohibits take of any such plants, except as authorized in limited circumstances.

CESA (California Fish and Game Code Section 2050–2098) prohibits state agencies from approving a project that would jeopardize the continued existence of a species listed under CESA as endangered or threatened. Section 2080 of the California Fish and Game Code prohibits the take of any species that is state listed as endangered or threatened, or designated as a candidate for such listing. California Department of Fish and Wildlife (CDFW) may issue an incidental take permit authorizing the take of listed and candidate species if that take is incidental to an otherwise lawful activity, subject to specified conditions.

California Fish and Game Code Section 3503, 3513, and 3800 protect native and migratory birds, including their active or inactive nests and eggs, from all forms of take. In addition, Section 3511, 4700, 5050, and 5515 identify species that are fully protected from all forms of take. Section 3511 lists fully protected birds, Section 5515 lists fully protected fish, Section 4700 lists fully protected mammals, and Section 5050 lists fully protected amphibians.

Streambed Alteration Agreement

Sections 1601 to 1606 of the California Fish and Game Code require that a Streambed Alteration Application be submitted to CDFW for any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources.

California Native Plant Protection Act

The California Native Plant Protection Act (California Fish and Game Code Section 1900–1913) prohibits the taking, possessing, or sale of any plants with a state designation of rare, threatened, or endangered (as defined by CDFW). The California Native Plant Society (CNPS) maintains a list of plant species native to California that has low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Plants of California (CNPS 2001). Potential impacts to populations of CNPS-listed plants receive consideration under CEQA review.

Forest Practice Act

Logging on private and corporate land in California is regulated by the Z'Berg-Nejedly Forest Practices Act (FPA), which took effect January 1, 1974. The act established the Forest Practice Rules (FPRs) and a politically appointed Board of Forestry to oversee their implementation. The California Department of Forestry (CALFIRE) works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs. A Timber Harvest Plan (THP) must be prepared by a Registered Professional Forester (RPF) for timber harvest on virtually all non-federal land. The FPA also established the requirement that all non-federal forests cut in the State be regenerated with at least three hundred stems per acre on high site lands, and one hundred fifty trees per acre on low site lands.

Local Laws, Regulations, and Policies

The County General Plan also include policies that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that address potential impacts on special-status plant species or create opportunities for habitat improvement. The El Dorado County General Plan designates the Important Biological Corridor (IBC) (Exhibits 5.12-14, 5.12-5 and 5.12-7, El Dorado County, 2003). Lands located within the overlay district are subject to the following provisions, given that they do not interfere with agricultural practices:

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;
- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- Increased riparian corridor and wetland setbacks;
- Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Department of Fish and Wildlife);
- Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;
- Building permits discretionary or some other type of "site review" to ensure that canopy is retained;
- More stringent standards for lot coverage, floor area ratio (FAR), and building height; and
- No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement).

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:** There are no known sensitive plant or animal species identified by the California Natural Diversity Database as having potential to occur in the vicinity of the project. The potential to find such species on the project site or in the area immediately surrounding the project site is low due to the lack of natural vegetation, the heavy disturbance of the natural environment, and the lack of undisturbed habitat. While there would be some ground disturbance and removal of one oak tree, for reasons described, it is not anticipated that there would be a substantial adverse effect on candidate, sensitive, or special status species. As such, impacts to special status species would be **less than significant**.

b-c. **Riparian Habitat and Wetlands:** No riparian habitat exists on the subject parcel, and there is no aquatic habitat on the site to support amphibians or fish. Vegetation on the site consists primarily of grasses and Black Oak. The County regulates oak canopy removal, as described below in the Local Policies section. Although there is a small blue line stream shown on the USGS quad map (El Dorado Irrigation Main Canal), no waters are visible at surface level in aerial photographs. No federally protected wetlands or waters regulated under Section 404 of the Clean Water Act occur on the site. The project would have **no impact** on riparian habitat or federally protected wetlands.

d. **Migration Corridors:** Migratory Deer Herd Habitats occur within some areas of El Dorado County. The project does not include, nor is it adjacent to, any migratory deer herd habitats as shown in the El Dorado County General Plan. The subject parcel is located adjacent to roadways, commercial, agricultural, and residential development. Limited amounts of wildlife access the area due to the proximity of developed parcels and highways. As such, impacts to wildlife corridors would be **less than significant**.

e. **Local Policies:** Local protection of biological resources includes oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. The project is not located in the IBC, as addressed above. The Oak Resources Technical Report was prepared on June 22, 2021, by Tree Solutions that demonstrates consistency with the Oak Resources Conservation Ordinance 5061 and the County's Oak Resources Management Plan (ORMP) adopted October 24, 2017, which regulates removal of individual oak woodlands and oak canopy. The report identified six (6) Black Oak trees that have the potential to be impacted by the project. One of the six trees will need to be removed to complete construction of the project. The remaining five trees will be retained, and precautions will be taken to preserve and protect them. The tree to be removed shows signs of disease in open wounds as a result, the tree is showing signs of stress and significant deadwood throughout the canopy. The project would be subject to compliance with the ORMP program; compliance with the ORMP will be applied as a condition of approval. Any potential impacts would be **less than significant**.

f. **Adopted Plans**: This project would not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The removal of one Black Oak tree in accordance with the ORMP guidelines qualifies for exemption to mitigation measures as described under Section 130.39.050 of El Dorado County Code. As such, there would be **no impact**.

FINDING: No impacts to protected species, habitat, wetlands, or oak trees were identified for this project. For this Biological Resources category, as conditioned, project impacts would be **less than significant**.

V. CULTURAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources. The NRHP is administered by the National Park Service and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. The criteria for listing in the NRHP include resources that:

A. Are associated with events that have made a significant contribution to the broad patterns of history (events);
B. Are associated with the lives of persons significant in our past (persons);
C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (architecture); or
D. Have yielded or may likely yield information important in prehistory or history (information potential).

State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the CRHR. The register lists all California properties considered to be significant historical resources. The CRHR includes all properties listed as or determined to be eligible for listing in the National Register of Historic Places (NRHP), including properties evaluated under Section 106 of the National Historic Preservation Act. The criteria for listing are similar to those of the NRHP. Criteria for listing in the CRHR include resources that:

1. Are associated with the events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Are associated with the lives of persons important in our past;
3. Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values; or
4. Have yielded, or may be likely to yield, information important in prehistory or history.

The regulations set forth the criteria for eligibility as well as guidelines for assessing historical integrity and resources that have special considerations.

The California Register of Historic Places

The California Register of Historic Places (CRHP) program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. The criteria for listing in the CRHP include resources that:

A. Are associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
B. Are associated with the lives of persons important to local, California or national history.
C. Embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
D. Have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The State Office of Historic Preservation sponsors the California Historical Resources Information System (CHRIS), a statewide system for managing information on the full range of historical resources identified in California. CHRIS provides an integrated database of site-specific archaeological and historical resources information. The State Office of Historic Preservation also maintains the California Register of Historical Resources (CRHR), which identifies the State's architectural, historical, archeological and cultural resources. The CRHR includes properties listed in or formally determined eligible for the National Register and lists selected California Registered Historical Landmarks.

Public Resources Code (Section 5024.1[B]) states that any agency proposing a project that could potentially impact a resource listed on the CRHR must first notify the State Historic Preservation Officer, and must work with the officer to ensure that the project incorporates "prudent and feasible measures that will eliminate or mitigate the adverse effects."

California Health and Safety Code Section 7050.5 requires that, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Section 5097.98 of the California Public Resources Code stipulates that whenever the commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The decedents may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 24 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

CEQA and CEQA Guidelines

Section 21083.2 of CEQA requires that the lead agency determine whether a project may have a significant effect on unique archaeological resources. A unique archaeological resource is defined in CEQA as an archaeological artifact, object, or site about which it can be clearly demonstrated that there is a high probability that it:

- Contains information needed to answer important scientific research questions, and there is demonstrable public interest in that information;
- Has a special or particular quality, such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.
- Although not specifically inclusive of paleontological resources, these criteria may also help to define "a unique paleontological resource or site."

Measures to avoid, conserve, preserve, or mitigate significant effects on these resources are also provided under CEQA Section 21083.2.

Section 15064.5 of the CEQA Guidelines notes that "a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Substantial adverse changes include physical changes to the historic resource or to its immediate surroundings, such that the significance of the historic resource would be materially impaired. Lead agencies are expected to identify potentially feasible measures to mitigate significant adverse changes in the significance of a historic resource before they approve such projects. Historic resources are those that are:

- listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code Section 5024.1[k]);
- included in a local register of historic resources (Public Resources Code Section 5020.1) or identified as significant in an historic resource survey meeting the requirements of Public Resources Code Section 5024.1(g); or
- determined by a lead agency to be historically significant.

CEQA Guidelines Section 15064.5 also prescribes the processes and procedures found under Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.95 for addressing the existence of, or probable likelihood of,

Native American human remains, as well as the unexpected discovery of any human remains within the project site. This includes consultation with the appropriate Native American tribes.

CEQA Guidelines Section 15126.4 provides further guidance about minimizing effects to historical resources through the application of mitigation measures. Mitigation measures must be legally binding and fully enforceable.

The lead agency having jurisdiction over a project is also responsible to ensure that paleontological resources are protected in compliance with CEQA and other applicable statutes. Paleontological and historical resource management is also addressed in Public Resources Code Section 5097.5, "Archaeological, Paleontological, and Historical Sites." This statute defines as a misdemeanor any unauthorized disturbance or removal of a fossil site or remains on public land and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on state lands to preserve or record paleontological resources. This statute would apply to any construction or other related project impacts that would occur on state-owned or state-managed lands. The County General Plan contains policies describing specific, enforceable measures to protect cultural resources and the treatment of resources when found.

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 property that is historically or culturally 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:** A complete records search of the California Historic Resources Information System (CHRIS) found no prehistoric-period cultural resources and zero (0) historic-period cultural resources in the project area. A subsequent Cultural Resource Assessment of the project site determined that there are no historical resources present and there is no evidence of prehistoric period occupancy of use of the parcel. The County's standard conditions of approval regarding discover of unanticipated historic or archeological resources find would apply. Any potential impacts would be **less than significant**.

c. **Paleontological Resources:** The proposed project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered within the project area. In this context, the project would not result in impacts to paleontological resources or unique geologic features. In the event subsurface paleontological sites are disturbed during grading activities in the site, standard conditions of approval requiring that all work activities shall be stopped in the event of an unanticipated discovery would ensure that impacts are **less than significant**.

d. **Human Remains:** No human remains are known to exist within the project site. However, there is the possibility that subsurface construction activities associated with the proposed project, such as grading, could potentially damage or destroy previously uncovered human remains. Accordingly, this is a potentially significant impact. However, if human remains were discovered, implementation of standard conditions of approval to address discovery of human remains would reduce this potential impact to be **less than significant**.

FINDING: No significant cultural resources have been identified on the project site. Standard conditions of approval would apply in the event of accidental discovery during any future construction. This project would be anticipated to have a **less than significant** impact within the Cultural Resources category.

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in potential significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

Impact Discussion:
a-b. The proposed project includes the construction and operation of two metal storage buildings totaling 4,000 square feet. Energy would be used during both the construction phase and upon project buildout, as well as during the operational phase of the proposed project. Energy usage during the construction phase would originate from mobile and stationary construction equipment. Construction-related energy usage can vary substantially depending on the level of activity, length of the construction period, specific construction operations, and types of equipment. The project would be serviced by Pacific, Gas and Electric (PG&E). All structures resulting from the proposed project will conform to building code and other state and local energy conservation measures, reducing the potential for wasteful, inefficient, or unnecessary consumption of energy resources. Any potential impacts would be **less than significant**.

FINDING: With adherence to El Dorado County Code of Ordinances (County Code), for this Energy category, impacts would be anticipated to be **less than significant**.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**	

VII. GEOLOGY AND SOILS. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	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**

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

The National Earthquake Hazards Reduction Act of 1977 (Public Law 95-124) and creation of the National Earthquake Hazards Reduction Program (NEHRP) established a long-term earthquake risk-reduction program to better understand, predict, and mitigate risks associated with seismic events. The following four federal agencies are responsible for coordinating activities under NEHRP: USGS, National Science Foundation (NSF), Federal Emergency Management Agency (FEMA), and National Institute of Standards and Technology (NIST). Since its inception, NEHRP has shifted its focus from earthquake prediction to hazard reduction. The current program objectives (NEHRP 2009) are to:

1. Develop effective measures to reduce earthquake hazards;
2. Promote the adoption of earthquake hazard reduction activities by federal, state, and local governments; national building standards and model building code organizations; engineers; architects; building owners; and others who play a role in planning and constructing buildings, bridges, structures, and critical infrastructure or "lifelines";
3. Improve the basic understanding of earthquakes and their effects on people and infrastructure through interdisciplinary research involving engineering; natural sciences; and social, economic, and decision sciences; and
4. Develop and maintain the USGS seismic monitoring system (Advanced National Seismic System); the NSF-funded project aimed at improving materials, designs, and construction techniques (George E. Brown Jr. Network for Earthquake Engineering Simulation); and the global earthquake monitoring network (Global Seismic Network).

Implementation of NEHRP objectives is accomplished primarily through original research, publications, and recommendations and guidelines for state, regional, and local agencies in the development of plans and policies to promote safety and emergency planning.

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

The Alquist–Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621 *et seq*.) was passed to reduce the risk to life and property from surface faulting in California. The Alquist–Priolo Act prohibits construction of most types of structures intended for human occupancy on the surface traces of active faults and strictly regulates construction in the corridors along active faults (earthquake fault zones). It also defines criteria for identifying active faults, giving legal weight to terms such as "active," and establishes a process for reviewing building proposals in and adjacent to earthquake fault zones. Under the Alquist-Priolo Act, faults are zoned and construction along or across them is strictly regulated if they are "sufficiently active" and "well defined." Before a project can be permitted, cities and

counties are required to have a geologic investigation conducted to demonstrate that the proposed buildings would not be constructed across active faults.

Historical seismic activity and fault and seismic hazards mapping in the project vicinity indicate that the area has relatively low potential for seismic activity (El Dorado County 2003). No active faults have been mapped in the project area, and none of the known faults have been designated as an Alquist-Priolo Earthquake Fault Zone.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act of 1990 (Public Resources Code Sections 2690–2699.6) establishes statewide minimum public safety standards for mitigation of earthquake hazards. While the Alquist–Priolo Act addresses surface fault rupture, the Seismic Hazards Mapping Act addresses other earthquake-related hazards, including strong ground shaking, liquefaction, and seismically induced landslides. Its provisions are similar in concept to those of the Alquist–Priolo Act. The state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other seismic hazards, and cities and counties are required to regulate development within mapped seismic hazard zones. In addition, the act addresses not only seismically induced hazards but also expansive soils, settlement, and slope stability.

Mapping and other information generated pursuant to the SHMA is to be made available to local governments for planning and development purposes. The State requires: (1) local governments to incorporate site-specific geotechnical hazard investigations and associated hazard mitigation, as part of the local construction permit approval process; and (2) the agent for a property seller or the seller if acting without an agent, must disclose to any prospective buyer if the property is located within a Seismic Hazard Zone. Under the Seismic Hazards Mapping Act, cities and counties may withhold the development permits for a site within seismic hazard zones until appropriate site-specific geologic and/or geotechnical investigations have been carried out and measures to reduce potential damage have been incorporated into the development plans.

California Building Standards Code

Title 24 CCR, also known as the California Building Standards Code (CBC), specifies standards for geologic and seismic hazards other than surface faulting. These codes are administered and updated by the California Building Standards Commission. CBC specifies criteria for open excavation, seismic design, and load-bearing capacity directly related to construction in California.

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 (DOC, 2007). The nearest such faults are located in Alpine and Butte Counties. Any potential impacts would be **less than significant**.

ii) The potential for seismic ground shaking in the project area would be considered remote for the reason stated in Section i) above. Any potential impacts due to seismic impacts would be addressed through

compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Any potential impacts would be **less than significant**.

iii) El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones (DOC, 2007). Any potential impacts would be **less than significant**.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Any potential impacts would be **less than significant**.

b. **Soil Erosion:** For development proposals, all grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any 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. Any potential impacts would be **less than significant**.

c. **Geologic Hazards:** Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides (DOC, 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county is not at risk for lateral spreading. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Any potential impacts would be **less than significant**.

d. **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The central portion of the county has a moderate expansiveness rating while the eastern and western portions have a low rating. This impact would be **less than significant**.

e. **Septic Capability:** The project site is served by an existing septic system. The proposed storage buildings are intended for the storage of case quantities of wine for the existing tasting room and are not anticipated to need a connection to the existing septic system. There would be **no impact**.

FINDING: A review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. 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. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this Geology and Soils category, any potential impacts would be **less than significant**.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

Background/Science

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO_2), methane (CH_4) and nitrous oxides (N_2O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO_2 equivalents; therefore CO_2 is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH_4 than CO_2. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e/yr$). The three other main GHG are Hydroflourocarbons, Perflourocarbons, and Sulfur Hexaflouride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

The primary man-made source of CO_2 is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH_4 are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N_2O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

Regulatory Setting:

Federal Laws, Regulations, and Policies

At the federal level, USEPA has developed regulations to reduce GHG emissions from motor vehicles and has developed permitting requirements for large stationary emitters of GHGs. On April 1, 2010, USEPA and the National Highway Traffic Safety Administration (NHTSA) established a program to reduce GHG emissions and improve fuel economy standards for new model year 2012-2016 cars and light trucks. On August 9, 2011, USEPA and the NHTSA announced standards to reduce GHG emissions and improve fuel efficiency for heavy-duty trucks and buses.

Federal Laws, Regulations, and Policies

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of CO_2 equivalent ($MMTCO_2e$) while 1990 levels were estimated at 427 $MMTCO_2e$. Setting 427 $MMTCO_2e$ as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan in December 2008 establishing various actions the state would implement to achieve this reduction (CARB, 2008). The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

In June 2008, the California Governor's Office of Planning and Research's (OPR) issued a Technical Advisory (OPR, 2008) providing interim guidance regarding a proposed project's GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project's GHG emissions, assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less than significant levels (CEC, 2006).

Analysis Methodology

El Dorado County Air Quality Management District (EDCAQMD) prefers the use of the California Emissions Estimator Model (CalEEMod) for quantification of project related GHG and criteria pollutant emissions. CalEEMod is a statewide model providing a uniform GHG analysis platform for government agencies, land use planners, and environmental professionals. It quantifies direct emissions from construction and operation (including vehicle use), and indirect emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The software incorporates the most recent vehicle emission factors from the Emission Factors (EMFAC) model provided by CARB, and average trip generation factors published by the Institute of Transportation Engineers (ITE). The model uses and quantifies mitigation measures reduction benefits found in the California Air Pollution Control Officers Association's (CAPCOA) document *Quantifying Greenhouse Gas Mitigation Measure (2010)*, and is accepted by CARB.

Discussion

CEQA does not provide clear direction on addressing climate change. It requires lead agencies identify project GHG emissions impacts and their "significance," but is not clear what constitutes a "significant" impact. As stated above, GHG impacts are inherently cumulative, and since no single project could cause global climate change, the CEQA test is if impacts are "cumulatively considerable." Not all projects emitting GHG contribute significantly to climate change. CEQA authorizes reliance on previously approved plans (i.e., a Climate Action Plan (CAP), etc.) and mitigation programs adequately analyzing and mitigating GHG emissions to a less than significant level. "Tiering" from such a programmatic-level document is the preferred method to address GHG emissions. El Dorado County does not have an adopted CAP or similar program-level document; therefore, the project's GHG emissions must be addressed at the project-level.

Unlike thresholds of significance established for criteria air pollutants in EDCAQMD's *Guide to Air Quality Assessment* (February 2002) ("CEQA Guide"), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the San Luis Obispo Air Pollution Control District (SLOAPCD) to determine the significance of GHG emissions.

The SMAQMD has developed a screening table using CalEEMod which allows quick assessment of projects to "screen out" those below the thresholds as their impacts would be less than significant.

These thresholds are summarized below:

Significance Determination Thresholds	
GHG Emission Source Category	**Operational Emissions**
Non-stationary Sources	1,150 $MTCO_2e/yr$ OR 4.9 MT $CO_2e/SP/yr$
Stationary Sources	10,000 $MTCO_2e/yr$

SP = service population, which is resident population plus employee population of the project

Projects below screening levels identified in **Table 1-1** of SLOAPCD's *CEQA Air Quality Handbook* are estimated to emit less than the applicable threshold. No further GHG analysis would be required.

a. The proposed project would allow for the construction and operation of two metal storage buildings totaling 4,000-square feet. The subject parcel is currently developed with various commercial buildings and accessory structures. Future modifications would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce

potential GHG emissions resulting from the proposed project and any future modifications. Any potential impacts would be **less than significant**.

b. Because any project related emissions would be below the minimum standard for reporting requirements of the Global Warming Solutions Act of 2006, and because any expected ongoing GHG emissions would not change as a result of this project, the proposed project's GHG emissions would have a negligible cumulative contribution towards statewide and global GHG emissions. The proposed project would not conflict with the objectives of AB 32, or any other applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. The proposed project would have **no impact**.

FINDING: The project would result in **less than significant** impacts to greenhouse gas emissions. For this Greenhouse Gas Emissions category, there would be no significant adverse environmental effect as a result of the project.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	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**	

Regulatory Setting:

Hazardous materials and hazardous wastes are subject to extensive federal, state, and local regulations to protect public health and the environment. These regulations provide definitions of hazardous materials; establish reporting requirements; set guidelines for handling, storage, transport, and disposal of hazardous wastes; and require health and safety provisions for workers and the public. The major federal, state, and regional agencies enforcing these regulations are USEPA and the Occupational Safety and Health Administration (OSHA); California Department of Toxic Substances Control (DTSC); California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA); California Governor's Office of Emergency Services (Cal OES); and EDCAPCD.

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also called the Superfund Act; 42 USC Section 9601 *et seq.*) is intended to protect the public and the environment from the effects of past hazardous waste disposal activities and new hazardous material spills. Under CERCLA, USEPA has the authority to seek the parties responsible for hazardous materials releases and to ensure their cooperation in site remediation. CERCLA also provides federal funding (through the "Superfund") for the remediation of hazardous materials contamination. The Superfund Amendments and Reauthorization Act of 1986 (Public Law 99-499) amends some provisions of CERCLA and provides for a Community Right-to-Know program.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (RCRA; 42 USC Section 6901 *et seq.*), as amended by the Hazardous and Solid Waste Amendments of 1984, is the primary federal law for the regulation of solid waste and hazardous waste in the United States. These laws provide for the "cradle-to-grave" regulation of hazardous wastes, including generation, transportation, treatment, storage, and disposal. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed of.

USEPA has primary responsibility for implementing RCRA, but individual states are encouraged to seek authorization to implement some or all RCRA provisions. California received authority to implement the RCRA program in August 1992. DTSC is responsible for implementing the RCRA program in addition to California's own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law.

Energy Policy Act of 2005

Title XV, Subtitle B of the Energy Policy Act of 2005 (the Underground Storage Tank Compliance Act of 2005) contains amendments to Subtitle I of the Solid Waste Disposal Act, the original legislation that created the Underground Storage Tank (UST) Program. As defined by law, a UST is "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground." In cooperation with USEPA, SWRCB oversees the UST Program. The intent is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. The four primary program elements include leak prevention (implemented by Certified Unified Program Agencies [CUPAs], described in more detail below), cleanup of leaking tanks, enforcement of UST requirements, and tank integrity testing.

Spill Prevention, Control, and Countermeasure Rule

USEPA's Spill Prevention, Control, and Countermeasure (SPCC) Rule (40 CFR, Part 112) apply to facilities with a single above-ground storage tank (AST) with a storage capacity greater than 660 gallons, or multiple tanks with a combined capacity greater than 1,320 gallons. The rule includes requirements for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. The rule requires specific facilities to prepare, amend, and implement SPCC Plans.

Occupational Safety and Health Administration

OSHA is responsible at the federal level for ensuring worker safety. OSHA sets federal standards for implementation of workplace training, exposure limits, and safety procedures for the handling of hazardous substances (as well as other hazards). OSHA also establishes criteria by which each state can implement its own health and safety program.

Federal Communications Commission Requirements

There is no federally mandated radio frequency (RF) exposure standard; however, pursuant to the Telecommunications Act of 1996 (47 USC Section 224), the Federal Communications Commission (FCC) established guidelines for dealing with RF exposure, as presented below. The exposure limits are specified in 47 CFR Section 1.1310 in terms of frequency, field strength, power density, and averaging time. Facilities and transmitters licensed and authorized by FCC must either comply with these limits or an applicant must file an environmental assessment (EA) with FCC to evaluate whether the proposed facilities could result in a significant environmental effect.

FCC has established two sets of RF radiation exposure limits—Occupational/Controlled and General Population/Uncontrolled. The less-restrictive Occupational/Controlled limit applies only when a person (worker) is exposed as a consequence of his or her employment and is "fully aware of the potential exposure and can exercise control over his or her exposure," otherwise the General Population limit applies (47 CFR Section 1.1310).

The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for 5.0 or more percent of the applicable FCC exposure limits (47CFR 1.1307[b][3]).

Code of Federal Regulations (14 CFR) Part 77

14 CFR Part 77.9 is designed to promote air safety and the efficient use of navigable airspace. Implementation of the code is administered by the Federal Aviation Administration (FAA). If an organization plans to sponsor any construction or alterations that might affect navigable airspace, a Notice of Proposed Construction or Alteration (FAA Form 7460-1) must be filed. The code provides specific guidance regarding FAA notification requirements.

State Laws, Regulations, and Policies

Safe Drinking Water and Toxic Enforcement Act of 1986 – Proposition 65

The Safe Drinking Water and Toxic Enforcement Act of 1986, more commonly known as Proposition 65, protects the state's drinking water sources from contamination with chemicals known to cause cancer, birth defects, or other reproductive harm. Proposition 65 also requires businesses to inform the public of exposure to such chemicals in the products they purchase, in their homes or workplaces, or that are released into the environment. In accordance with Proposition 65, the California Governor's Office publishes, at least annually, a list of such chemicals. OEHHA, an agency under the California Environmental Protection Agency (CalEPA), is the lead agency for implementation of the Proposition 65 program. Proposition 65 is enforced through the California Attorney General's Office; however, district and city attorneys and any individual acting in the public interest may also file a lawsuit against a business alleged to be in violation of Proposition 65 regulations.

The Unified Program

The Unified Program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. CalEPA and other state agencies set the standards for their programs, while local governments (CUPAs) implement the standards. For each county, the CUPA regulates/oversees the following:

- Hazardous materials business plans;
- California accidental release prevention plans or federal risk management plans;

- The operation of USTs and ASTs;
- Universal waste and hazardous waste generators and handlers;
- On-site hazardous waste treatment;
- Inspections, permitting, and enforcement;
- Proposition 65 reporting; and
- Emergency response.

Hazardous Materials Business Plans

Hazardous materials business plans are required for businesses that handle hazardous materials in quantities greater than or equal to 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet (cf) of compressed gas, or extremely hazardous substances above the threshold planning quantity (40 CFR, Part 355, Appendix A) (Cal OES, 2015). Business plans are required to include an inventory of the hazardous materials used/stored by the business, a site map, an emergency plan, and a training program for employees (Cal OES, 2015). In addition, business plan information is provided electronically to a statewide information management system, verified by the applicable CUPA, and transmitted to agencies responsible for the protection of public health and safety (i.e., local fire department, hazardous material response team, and local environmental regulatory groups) (Cal OES, 2015).

California Occupational Safety and Health Administration

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations in California. Cal/OSHA regulations pertaining to the use of hazardous materials in the workplace (CCR Title 8) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, warnings about exposure to hazardous substances, and preparation of emergency action and fire prevention plans.
Hazard communication program regulations that are enforced by Cal/OSHA require workplaces to maintain procedures for identifying and labeling hazardous substances, inform workers about the hazards associated with hazardous substances and their handling, and prepare health and safety plans to protect workers at hazardous waste sites. Employers must also make material safety data sheets available to employees and document employee information and training programs. In addition, Cal/OSHA has established maximum permissible RF radiation exposure limits for workers (Title 8 CCR Section 5085[b]), and requires warning signs where RF radiation might exceed the specified limits (Title 8 CCR Section 5085 [c]).

California Accidental Release Prevention

The purpose of the California Accidental Release Prevention (CalARP) program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, to minimize the damage if releases do occur, and to satisfy community right-to-know laws. In accordance with this program, businesses that handle more than a threshold quantity of regulated substance are required to develop a risk management plan (RMP). This RMP must provide a detailed analysis of potential risk factors and associated mitigation measures that can be implemented to reduce accident potential. CUPAs implement the CalARP program through review of RMPs, facility inspections, and public access to information that is not confidential or a trade secret.

California Department of Forestry and Fire Protection Wildland Fire Management

The Office of the State Fire Marshal and the California Department of Forestry and Fire Protection (CAL FIRE) administer state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the Public Resources Code during construction activities at any sites with forest-, brush-, or grass-covered land:

- Earthmoving and portable equipment with internal combustion engines must be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (Public Resources Code Section 4442).
- Appropriate fire-suppression equipment must be maintained from April 1 to December 1, the highest-danger period for fires (Public Resources Code Section 4428).
- On days when a burning permit is required, flammable materials must be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire suppression equipment (Public Resources Code Section 4427).

- On days when a burning permit is required, portable tools powered by gasoline fueled internal combustion engines must not be used within 25 feet of any flammable materials (Public Resources Code Section 4431).

California Highway Patrol

CHP, along with Caltrans, enforce and monitor hazardous materials and waste transportation laws and regulations in California. These agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roads. All motor carriers and drivers involved in transportation of hazardous materials must apply for and obtain a hazardous materials transportation license from CHP.

Local Laws, Regulations, and Policies

A map of the fuel loading in the County (General Plan Figure HS-1) shows the fire hazard severity classifications of the SRAs in El Dorado County, as established by CDF. The classification system provides three classes of fire hazards: Moderate, High, and Very High. Fire Hazard Ordinance (Chapter 8.08) requires defensible space as described by the State Public Resources Code, including the incorporation and maintenance of a 30-foot fire break or vegetation fuel clearance around structures in fire hazard zones. The County's requirements on emergency access, signing and numbering, and emergency water are more stringent than those required by state law (Patton 2002). The Fire Hazard Ordinance also establishes limits on campfires, fireworks, smoking, and incinerators for all discretionary and ministerial developments.

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

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

a-b. **Hazardous Materials:** The project proposes the construction and operation of two metal buildings intended to be used for the storage of case quantities of wine. The two new storage structures will total 4,000-square feet. Construction may involve the transportation, use, and disposal of hazardous materials such as construction materials, paint, fuels, and landscaping materials. The majority of these hazardous materials would occur primarily during construction and/or routine intermittent maintenance. Any hazardous materials would be required to comply with all federal, state, and local standards associated with the handling and storage of hazardous materials. The project itself would not be anticipated to introduce, transport, store, or dispose of hazardous materials in such quantities that it would create a hazard to people or the environment. Any potential impact would be **less than significant**.

c. **Hazardous Materials near Schools:** There is one school site located within ¼ mile of the proposed project site. El Dorado High School East Campus is located approximately 1,300 feet from the subject parcel. The proposed storage buildings are not anticipated to use any acutely hazardous materials in such quantities that would create a hazard to people or the environment. Any potential 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. The project site is not included on a list of or near any hazardous materials sites pursuant to Government Code section 65962.5 (DTSC, 2015). There would be **no impact**.

e-f. **Aircraft Hazards, Private Airstrips:** The project site is located approximately 5.1 miles from the Placerville Airport. According to the County of El Dorado Airport Land Use Compatibility Plan, the project site is not within any airport safety zone, airport land use area, or airport area of influence. Therefore, there will be no safety hazard for people residing or working in the project area from Placerville Airport. The proposed project will have **no impact**.

g. **Emergency Plan:** The project was reviewed by the El Dorado County Fire Protection District and the El Dorado County Department of Transportation as well as Cal Fire. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. Any potential impacts would be **less than significant**.

h. **Wildfire Hazards:** The subject parcel is located in an area of very high fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 El Dorado County General Plan Draft EIR. Per General Plan Policy 6.2.2.2, development projects proposed in very high fire hazard areas require an approved Wildland Fire Safe Plan. Per comments received from El Dorado County Fire District, the proposed project does not warrant preparation of a full Fire Safe Plan. Fire Safe Requirements provided by the Fire District would be included as conditions of approval for the project. . With the incorporation of these requirements, any potential impacts would be **less than significant**.

FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. The project will be conditioned to provide an approved Wildland Fire Safe Plan. As conditioned, for this Hazards and Hazardous Materials category, any potential impacts would be **less than significant.**

X. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			**X**	
a. 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				**X**

X. **HYDROLOGY AND WATER QUALITY.** Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
dam?				
j. Inundation by seiche, tsunami, or mudflow?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

The Clean Water Act (CWA) is the primary federal law that protects the quality of the nation's surface waters, including lakes, rivers, and coastal wetlands. The key sections pertaining to water quality regulation for the Proposed Project are CWA Section 303 and Section 402.

Section 303(d) — Listing of Impaired Water Bodies

Under CWA Section 303(d), states are required to identify "impaired water bodies" (those not meeting established water quality standards), identify the pollutants causing the impairment, establish priority rankings for waters on the list, and develop a schedule for the development of control plans to improve water quality. USEPA then approves the State's recommended list of impaired waters or adds and/or removes waterbodies.

Section 402—NPDES Permits for Stormwater Discharge

CWA Section 402 regulates construction-related stormwater discharges to surface waters through the NPDES, which is officially administered by USEPA. In California, USEPA has delegated its authority to the State Water Resources Control Board (SWRCB), which, in turn, delegates implementation responsibility to the nine RWQCBs, as discussed below in reference to the Porter-Cologne Water Quality Control Act.

The NPDES program provides for both general (those that cover a number of similar or related activities) and individual (activity- or project-specific) permits. General Permit for Construction Activities: Most construction projects that disturb 1.0 or more acre of land are required to obtain coverage under SWRCB's General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). The general permit requires that the applicant file a public notice of intent to discharge stormwater and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). SWPPP must include a site map and a description of the proposed construction activities, demonstrate compliance with relevant local ordinances and regulations, and present a list of Best Management Practices (BMPs) that will be implemented to prevent soil erosion and protect against discharge of sediment and other construction-related pollutants to surface waters. Permittees are further required to monitor construction activities and report compliance to ensure that BMPs are correctly implemented and are effective in controlling the discharge of construction-related pollutants.

Municipal Stormwater Permitting Program

SWRCB regulates stormwater discharges from municipal separate storm sewer systems (MS4s) through its Municipal Storm Water Permitting Program (SWRCB, 2013). Permits are issued under two phases depending on the size of the urbanized area/municipality. Phase I MS4 permits are issued for medium (population between 100,000 and 250,000 people) and large (population of 250,000 or more people) municipalities, and are often issued to a group of co-permittees within a metropolitan area. Phase I permits have been issued since 1990. Beginning in 2003, SWRCB began issuing Phase II MS4 permits for smaller municipalities (population less than 100,000).

El Dorado County is covered under two SWRCB Regional Boards. The West Slope Phase II Municipal Separate Storm Sewer Systems (MS4) NPDES Permit is administered by the Central Valley Regional Water Quality Control Board (RWQCB) (Region Five). The Lake Tahoe Phase I MS4 NPDES Permit is administered by the Lahontan RWQCB (Region Six). The current West Slope MS4 NPDES Permit was adopted by the SWRCB on February 5, 2013. The Permit became effective on July 1, 2013 for a term of five years and focuses on the enhancement of surface water quality within high priority urbanized areas. The current Lake Tahoe MS4 NPDES Permit was adopted and took effect on December 6, 2011 for a term of five years. The Permit incorporated the Lake Tahoe Total Maximum Daily Load (TMDL) and the Lake Clarity Crediting Program (LCCP) to account for the reduction of fine sediment particles and nutrients discharged to Lake Tahoe.

On May 19, 2015 the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 4992). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes legal authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices to reduce the adverse effects of polluted runoff discharges on Waters of the State.

National Flood Insurance Program

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities complying with FEMA regulations that limit development in floodplains. The NFIP regulations permit development within special flood hazard zones provided that residential structures are raised above the base flood elevation of a 100-year flood event. Non-residential structures are required either to provide flood proofing construction techniques for that portion of structures below the 100-year flood elevation or to elevate above the 100-year flood elevation. The regulations also apply to substantial improvements of existing structures.

State Laws, Regulations, and Policies

Porter–Cologne Water Quality Control Act

The Porter–Cologne Water Quality Control Act (known as the Porter–Cologne Act), passed in 1969, dovetails with the CWA (see discussion of the CWA above). It established the SWRCB and divided the state into nine regions, each overseen by an RWQCB. SWRCB is the primary State agency responsible for protecting the quality of the state's surface water and groundwater supplies; however, much of the SWRCB's daily implementation authority is delegated to the nine RWQCBs, which are responsible for implementing CWA Sections 401, 402, and 303[d]. In general, SWRCB manages water rights and regulates statewide water quality, whereas RWQCBs focus on water quality within their respective regions.

The Porter–Cologne Act requires RWQCBs to develop water quality control plans (also known as basin plans) that designate beneficial uses of California's major surface-water bodies and groundwater basins and establish specific narrative and numerical water quality objectives for those waters. Beneficial uses represent the services and qualities of a waterbody (i.e., the reasons that the waterbody is considered valuable). Water quality objectives reflect the standards necessary to protect and support those beneficial uses. Basin plan standards are primarily implemented by regulating waste discharges so that water quality objectives are met. Under the Porter–Cologne Act, basin plans must be updated every 3 years.

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

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

- Cause degradation of groundwater quality in the vicinity of the project site.

a. **Water Quality Standards:** Erosion control would be required as part of the building and grading permit process. Operation of the proposed project at buildout would not involve any uses that would generate wastewater. Stormwater runoff from potential development would contain water quality protection features in accordance with a potential National Pollutant Discharge Elimination System (NPDES) stormwater permit, as deemed applicable. The project would not be anticipated to violate water quality standards. Any potential impacts would be **less than significant**.

b. **Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300 feet in depth. There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Existing public water infrastructure would support the project. The proposed project is not anticipated to affect potential groundwater supplies above pre-project levels. Any potential impacts would be **less than significant**.

c-f. **Drainage Patterns:** The subject parcel is currently developed with various commercial uses and support structures. A grading permit through the Planning and Building Department would be required to address grading, erosion, and sediment control for any future construction. Construction activities would be required to adhere to the El Dorado County Grading, Erosion Control, and Sediment Ordinance. This includes the use of Best Management Practices (BMPs) to minimize degradation of water quality during construction. Any potential impacts would be **less than significant**.

g-j. **Flood-related Hazards:** The subject parcel is not located within any mapped 100-year flood areas according to the FEMA 2008 Flood Map Service. The proposed project would not result in the construction of any structures that would impede or redirect flood flows. No dams would result that would result in potential hazards related to dam failures are located in the project area. The risk to exposure of seiche, tsunami, or mudflows would be remote. There would be **no impact** in regard to flood-related hazards.

FINDING: For this project, no significant hydrological impacts are expected with the development of the project either directly or indirectly. For this hydrology category, any potential impacts are anticipated to be **less than significant**.

XI. LAND USE PLANNING. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**

Regulatory Setting:

California State law requires that each City and County adopt a general plan "for the physical development of the City and any land outside its boundaries which bears relation to its planning." Typically, a general plan is designed to address the issues facing the City or County for the next 15-20 years. The general plan expresses the community's development goals and incorporates public policies relative to the distribution of future public and private land uses. The El Dorado County General Plan was adopted in 2004. The 2013-2021 Housing Element was adopted in 2013.

Discussion: A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

a. **Established Community:** The subject parcel is surrounded by a mix of retail and commercial uses immediately adjacent to the proposed project parcel. Residential and agricultural uses are present at a distance from the subject parcel. The proposed project is on a parcel designated by the County's General Plan as Commercial and is zoned Community Commercial-Design Review Scenic Corridor (CC-DS). The project would not conflict with the existing land use pattern in the area or physically divide an established community and would have **no impact**.

b. **Land Use Consistency:** The subject parcel is located within the Camino Rural Center area as designated by the County General Plan and is zoned Community Commercial-Design Review Scenic Corridor (CC-DS). The intent of the CC zoning designation is to provide for the retail sales, office and service needs of the residents residing within the surrounding community and accommodate the commercial and service needs of visitors to the County. The intent of the DS combining zone is to ensure compatibility with historical, scenic, or community design criteria. This Design Review Permit application (DR22-0004) is the process used by Planning Services for verifying conformance with El Dorado County standards. As conditioned, any potential impacts would be **less than significant**.

c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Natural Community Conservation Plan 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 Zoning Ordinance and General Plan. As conditioned, any potential impacts related to land use goals or standards resulting from the project would be **less than significant**.

XII. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to mineral resources and the Proposed Project.

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

The Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Mining and Geology Board identify, map, and classify aggregate resources throughout California that contain regionally significant mineral resources. Designations of land areas are assigned by CDC and California Geological Survey following analysis of geologic reports and maps, field investigations, and using information about the locations of active sand and gravel mining operations. Local jurisdictions are required to enact planning procedures to guide mineral conservation and extraction at particular sites and to incorporate mineral resource management policies into their general plans.

The California Mineral Land Classification System represents the relationship between knowledge of mineral deposits and their economic characteristics (grade and size). The nomenclature used with the California Mineral Land Classification System is important in communicating mineral potential information in activities such as mineral land classification, and usage of these terms are incorporated into the criteria developed for assigning mineral resource zones. Lands classified MRZ-2 are areas that contain identified mineral resources. Areas classified as MRZ-2a or MRZ-2b (referred to hereafter as MRZ-2) are considered important mineral resource areas.

Local Laws, Regulations, and Policies

El Dorado County in general is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, including gold, are considered the most significant extractive mineral resources. Exhibit 5.9-6 shows the MRZ-2 areas within the county based on designated Mineral Resource (-MR) overlay areas. The -MR overlay areas are based on mineral resource mapping published in the mineral land classification reports referenced above. The majority of the county's important mineral resource deposits are concentrated in the western third of the county.

According to General Plan Policy 2.2.2.7, before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County.

Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

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:** The subject parcel is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present (El Dorado County General Plan, Figure CO-1). Review of the California Department of Conservation Geologic Map data showed that the subject parcel is not within a mineral resource zone district. There would **no impact**.

FINDING: No impacts to mineral resources are expected either directly or indirectly. For this mineral resources category, there would be **no impact**.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**

Regulatory Setting:

No federal or state laws, regulations, or policies for construction-related noise and vibration that apply to the Proposed Project. However, the Federal Transit Administration (FTA) Guidelines for Construction Vibration in Transit Noise and Vibration Impact Assessment state that for evaluating daytime construction noise impacts in outdoor areas, a noise threshold of 90 dBA Leq and 100 dBA Leq should be used for residential and commercial/industrial areas, respectively (FTA 2006).

For construction vibration impacts, the FTA guidelines use an annoyance threshold of 80 VdB for infrequent events (fewer than 30 vibration events per day) and a damage threshold of 0.12 inches per second (in/sec) PPV for buildings susceptible to vibration damage (FTA 2006).

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.

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**

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

a. **Noise Exposures:** The proposed project will not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. The construction of the new structures may require the use of trucks and minor fill and grading, which may result in short-term noise impacts to surrounding neighbors. These activities require building and grading permits and such permits would restrict construction hours to those outlined in the County General Plan. Post-construction operation of the project is not anticipated to generate noise levels in excess of the performance standard contained within Chapter 6 of the 2004 General Plan. Any potential noise impacts as a result of the project would be **less than significant**.

b. **Groundborne Shaking:** Project construction may generate short-term ground borne vibration or shaking events during construction activities, including grading, and building construction. Adherence to the time limitations of construction activities as defined in the County General Plan would be incorporated as a condition of the project and would limit the ground shaking effects in the project area. The future daily operations of the project are not anticipated to produce vibration or shaking events. Any potential impacts would be **less than significant**.

c. **Permanent Noise Increases:** The intended purpose of the proposed project is for the storage of case quantities of wine produced by the applicant in support of an established commercial business. As such, the project would not significantly increase the ambient noise levels in the area in excess of the established noise thresholds. Any permanent ongoing noise would be intermittent and within confined areas of the property. Any potential impacts would be **less than significant**.

d. **Short Term Noise:** The project would include construction activities for any grading, construction, and implementation of Best Management Practice (BMP). The short-term noise increases would potentially exceed the thresholds established in the General Plan. Standard conditions of approval would apply, and these activities would be restricted to the limited construction hours defined in the General Plan. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. Any potential impacts would be **less than significant**.

e-f. **Aircraft Noise:** The subject parcel is not located within an airport land use plan area or in the immediate vicinity of a private air strip. The nearest airport is the Placerville Airport, which is located approximately 5.1 miles west of the project site. There would be **no impact**.

FINDING: As conditioned, and with adherence to County Code and County General Plan policy, no significant direct or indirect impacts to noise levels are expected as a result of project approval. For this Noise category, any potential impacts would be **less than significant**.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**

Regulatory Setting:

No federal or state laws, regulations, or policies apply to population and housing and the proposed project.

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 subject parcel is zoned Community Commercial-Design Review Scenic Corridor (CC-DS), and is intended to be used for commercial purposes. The proposed storage buildings would not generate additional housing or affect population growth either directly or indirectly. There would be **no impact**.

b. **Housing Displacement:** The proposed storage buildings would not cause the demolition or displacement of any existing housing stock as none currently exists on the subject parcel. There would be **no impact**.

c. **Replacement Housing:** The proposed storage buildings are to be constructed on a vacant portion of the parcel. No people live on the project site currently and none will be displaced by this project. There would be **no impact**.

FINDING: The project would not displace housing. There would be no potential for a significant impact due to substantial growth either directly or indirectly. For this Population and Housing category, the thresholds of significance would not be anticipated to be exceeded and would create **no impact**.

XV. 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:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Fire protection?			**X**	
b. Police protection?			**X**	
c. Schools?				**X**
d. Parks?				**X**
e. Other government services?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

The California Fire Code (Title 24 CCR, Part 9) establishes minimum requirements to safeguard public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings. Chapter 33 of CCR contains requirements for fire safety during construction and demolition.

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 project was distributed to and reviewed by the El Dorado County Fire Protection District in cooperation with the California Department of Forestry and Fire Protection (CAL FIRE). The El Dorado County Fire Protection District determined that the proposed project does not warrant preparation of a full Fire Safe Plan. Fire Safe Requirements provided by the Fire District would be included as conditions of approval for the project. The Fire District would review improvement plans again at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. With future review of improvement plans at time of building permit and/or grading permit submittal, any potential impacts would be **less than significant**.

b. **Police Protection:** Police protection services would be provided by the El Dorado County Sheriff's Office. The proposed project is not anticipated to create a significant increase in demand of law enforcement protection. Any potential impacts would be **less than significant**.

c. **Schools:** The proposed project is commercial in nature and would not in any way substantially increase the public school student population. There would be **no impact**.

d. **Parks:** The commercial nature of the proposed project would not substantially increase the local population in a way that would result in the need for additional park space development. There would be **no impact**.

e. **Government Services:** The above responses describe the public services needs of the project and indicate that no new or altered government facilities are needed to provide these public services. Based on the above analysis, impact to other public facilities would be considered **less than significant**.

FINDING: The project would not result in a significant increase of public services to the project. Increased demand to services would be addressed through the payment of established impact fees. For this Public Services category, impacts would be **less than significant**.

XVI. RECREATION.	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**

Regulatory Setting:

National Trails System

The National Trails System Act of 1968 authorized The National Trails System (NTS) in order to provide additional outdoor recreation opportunities and to promote the preservation of access to the outdoor areas and historic resources of the nation. The Appalachian and Pacific Crest National Scenic Trails were the first two components, and the System has grown to include 20 national trails.

The National Trails System includes four classes of trails:

1. National Scenic Trails (NST) provide outdoor recreation and the conservation and enjoyment of significant scenic, historic, natural, or cultural qualities. The Pacific Coast Trail falls under this category. The PCT passes through the Desolation Wilderness area along the western plan area boundary.
2. National Historic Trails (NHT) follow travel routes of national historic significance. The National Park Service has designated two National Historic Trail (NHT) alignments that pass through El Dorado County, the California National Historic Trail and the Pony Express National Historic Trail. The California Historic Trail is a route of approximately 5,700 miles including multiple routes and cutoffs, extending from Independence and Saint Joseph, Missouri, and Council Bluffs, Iowa, to various points in California and Oregon. The Pony Express NHT commemorates the route used to relay mail via horseback from Missouri to California before the advent of the telegraph.
3. National Recreation Trails (NRT) are in, or reasonably accessible to, urban areas on federal, state, or private lands. In El Dorado County there are 5 NRTs.

State Laws, Regulations, and Policies

The California Parklands Act

The California Parklands Act of 1980 (Public Resources Code Section 5096.141-5096.143) recognizes the public interest for the state to acquire, develop, and restore areas for recreation and to aid local governments to do the same. The California Parklands Act also identifies the necessity of local agencies to exercise vigilance to see that the parks, recreation areas, and recreational facilities they now have are not lost to other uses.

The California state legislature approved the California Recreational Trail Act of 1974 (Public Resources Code Section 2070-5077.8) requiring that the Department of Parks and Recreation prepare a comprehensive plan for California trails. The California Recreational Trails Plan is produced for all California agencies and recreation providers that manage trails. The Plan includes information on the benefits of trails, how to acquire funding, effective stewardship, and how to encourage cooperation among different trail users.

The 1975 Quimby Act (California Government Code Section 66477) requires residential subdivision developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act gave authority for passage of land dedication ordinances to cities and counties for parkland dedication or in-lieu fees paid to the local jurisdiction. Quimby exactions must be roughly proportional and closely tied (nexus) to a project's impacts as identified through traffic studies required by CEQA. The exactions only apply to the acquisition of new parkland; they do not apply to the physical development of new park facilities or associated operations and maintenance costs.

The County implements the Quimby Act through §16.12.090 of the County Code. The County Code sets standards for the acquisition of land for parks and recreational purposes, or payments of fees in lieu thereof, on any land subdivision. Other projects, such as ministerial residential or commercial development, could contribute to the demand for park and recreation facilities without providing land or funding for such facilities.

Local Laws, Regulations, and Policies

The 2004 El Dorado County General Plan Parks and Recreation Element establishes goals and policies that address needs for the provision and maintenance of parks and recreation facilities in the county, with a focus on providing recreational opportunities and facilities on a regional scale, securing adequate funding sources, and increasing tourism and recreation-based businesses. The Recreation Element describes the need for 1.5 acres of regional parkland, 1.5 acres of community parkland, and 2 acres of neighborhood parkland per 1,000 residents. Another 95 acres of park land are needed to meet the General Plan guidelines.

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. **Parks:** The proposed project consists of commercial storage buildings on a commercial parcel and will not increase the local population such that it would increase the use of existing neighborhood or regional parks causing substantial physical deterioration of those facilities. There would be **no impact**.

b. **Recreational Services:** The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities because it is a commercial project located on a commercial parcel accessory to an existing commercial use. There would be **no impact**.

FINDING: No significant impacts to open space or park facilities would result as part of the project. For this Recreation category, impacts would be **less than significant**.

XVII. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (Vehicle Miles Traveled)			**X**	
c. Substantially increase hazard due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				**X**
d. Result in inadequate emergency access?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to transportation/traffic and the Proposed Project.

State Laws, Regulations, and Policies

Caltrans manages the state highway system and ramp interchange intersections. This state agency is also responsible for highway, bridge, and rail transportation planning, construction, and maintenance.

Local Laws, Regulations, and Policies

Starting on July1, 2020, automobile delay and level of service (LOS) may no longer be used as the performance measure to determine the transportation impacts of land development under CEQA. Instead, an alternative metric that supports the goals of SB743 legislation will be required. The use of vehicle miles traveled (VMT) has been recommended by the Governor's Office of Planning and Research (OPR) and is cited in the CEQA Guidelines as the most appropriate measure of transportation impacts (Section 15064.3(a)).

The intent of SB743 is to bring CEQA transportation analysis into closer alignment with other statewide policies regarding greenhouse gases, complete streets, and smart growth. Using VMT as a performance measure, instead of LOS, is intended to discourage suburban sprawl, reduce greenhouse gas emissions, and encourage the development of smart growth, complete streets, and multimodal transportation networks.

El Dorado County Department of Transportation (DOT) adopted VMT screening thresholds through Resolution 141-2020 on October 6, 2020. The County significance threshold is 15%, as recommended by OPR's Technical Advisory, below baseline for residential projects. There is a presumption of less than significant impacts for projects that generate or attract less than 100 trips per day, consistent with OPR's determination of projects that generate or attract fewer than 110 trips per day, and further reduced to 100 to remain consistent with the existing thresholds in General Plan Policy TC-Xe.

ITE Trip Generation Manual Trip Generation Period	ITE Trip Generation Rate per KSF GFA	KSF of Facility	Trips Generated by Facility
Daily	4.87	4.0	19.5
a.m. peak hour	0.74	4.0	3.0
p.m. peak hour	0.65	4.0	2.6

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

- Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;
- Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (Vehicle Miles Traveled); or
- Substantially increase hazards due to geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- Result in inadequate emergency access

a. **Conflicts with a Transportation Plan, Policy or Ordinance:** No substantial traffic increases would result from the proposed project. Access to the storage buildings would be from an existing encroachment from Carson Road. DOT reviewed the project application and determined that a Transportation Impact Study (TIS) and On-Site Transportation Review (OSTR) were not required, and both the TIS and OSTR were waived. Since it is presumed that the project would generate less than 100 trips daily, the project will have a less than significant impact to transportation, per El Dorado County Resolution 141-2020. The project as proposed would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any potential impacts would be **less than significant**.

b. **Vehicle Miles Traveled:** The proposed project would allow for the construction of two metal storage buildings intended to support an existing commercial business. Trip generation from the property using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. The buildings would result in trips for delivery and distribution of case quantities of wine as necessary for the operation of the commercial business. This is presumed to have less than significant transportation impacts, per El dorado County Resolution 141-2020. Any potential impacts would be **less than significant**.

c. **Design Hazards:** The design and location of the project is not anticipated to create any hazards. The existing project site is developed with various commercial buildings and accessory structures. DOT reviewed the project and provided no additional comments or concerns. There would be **no impact** for design hazards.

d. **Emergency Access:** The project site is surrounded by developed parcels with various uses. DOT has not identified any need for improvements to the encroachment from Carson Road to access the site. The El Dorado County Fire District has reviewed the project and has provided no additional comments regarding emergency access improvements for the project. Per General Plan Policy 6.2.2.2, the project requires an approved Wildland Fire Safe Plan. However, the El Dorado County Fire District has determined the proposed project does not warrant preparation of a full Fire Safe Plan. Fire Safe Requirements provided by the Fire District would be included as conditions of approval for the project As conditioned, it is anticipated that there would be **no impact** to emergency access.

FINDING: The project would not conflict with applicable General Plan policies regarding effective operation of the County circulation system. Further, the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) (Vehicle Miles Traveled). As conditioned, project would not create any road hazards or affect road safety and would not result in inadequate emergency access. For this transportation category, the threshold of significance would not be exceeded, and any potential impacts would be **less than significant**.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074?			**X**	

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to Tribal Cultural Resources (TCRs) and the Proposed Project.

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

AB 52, which was approved in September 2014 and effective on July 1, 2015, requires that CEQA lead agencies consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if so requested by the tribe. The bill, chaptered in CEQA Section 21084.2, also specifies that a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment.

Defined in Section 21074(a) of the Public Resources Code, TCRs are:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under Section 21074 as follows:

c. A cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and
d. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a TCR if it conforms with the criteria of subdivision (a).

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to newly chaptered Section 21080.3.2, or according to Section 21084.3. Section 21084.3 identifies mitigation measures that include avoidance and preservation of TCRs and treating TRCs with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource.

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a TCR significant or important. To be considered a TCR, a resource must be either: (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or: (2) a resource that the lead agency chooses, in its discretion, to treat as a TCR and meets the criteria for listing in the state register of historic resources pursuant to the criteria set forth in Public Resources Code Section 5024.1(c). A substantial adverse change to a TCR would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a Tribal Cultural Resource such that the significance of the resource would be materially impaired

a-b. Tribal Cultural Resources. Based on the Cultural Resources Study performed on the subject parcel, the geographic area of the project site is not known to contain any Tribal Cultural resources. Wilton Rancheria initiated AB 52 Consultation. The Tribe reviewed the project and consultation was closed with the inclusion of condition of a approval that would stop construction should any Unanticipated Discoveries or TCRs be discovered during ground disturbing construction activities. As conditioned, any potential impacts would be **less than significant**.

FINDING: No significant Tribal Cultural Resources are known to exist on the project site. As conditioned, the proposed project would not cause a substantial adverse change to a Tribal Cultural Resource and any potential impacts would be **less than significant**.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	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**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Energy Policy Act of 2005

The Energy Policy Act of 2005, intended to reduce reliance on fossil fuels, provides loan guarantees or tax credits for entities that develop or use fuel-efficient and/or energy efficient technologies (USEPA, 2014). The act also increases the amount of biofuel that must be mixed with gasoline sold in the United States (USEPA, 2014).

State Laws, Regulations, and Policies

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 (Public Resources Code, Division 30) requires all California cities and counties to implement programs to reduce, recycle, and compost wastes by at least 50 percent by 2000 (Public Resources Code Section 41780). The state, acting through the California Integrated Waste Management Board (CIWMB), determines compliance with this mandate. Per-capita disposal rates are used to determine whether a jurisdiction's efforts are meeting the intent of the act.

California Solid Waste Reuse and Recycling Access Act of 1991

The California Solid Waste Reuse and Recycling Access Act of 1991 (Public Resources Code Sections 42900-42911) requires that all development projects applying for building permits include adequate, accessible areas for collecting and loading recyclable materials.

California Integrated Energy Policy

Senate Bill 1389, passed in 2002, requires the California Energy Commission (CEC) to prepare an Integrated Energy Policy Report for the governor and legislature every 2 years (CEC 2015a). The report analyzes data and provides policy recommendations on trends and issues concerning electricity and natural gas, transportation, energy efficiency, renewable energy, and public interest energy research (CEC 2015a). The 2014 Draft Integrated Energy Policy Report Update includes policy recommendations, such as increasing investments in electric vehicle charging infrastructure at workplaces, multi-unit dwellings, and public sites (CEC 2015b).

Title 24–Building Energy Efficiency Standards

Title 24 Building Energy Efficiency Standards of the California Building Code are intended to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality (CEC 2012). The standards are updated on an approximately 3-year cycle. The 2013 standards went into effect on July 1, 2014.

Urban Water Management Planning Act

California Water Code Sections 10610 *et seq.* requires that all public water systems providing water for municipal purposes to more than 3,000 customers, or supplying more than 3,000 acre-feet per year (AFY), prepare an urban water management plan (UWMP).

Other Standards and Guidelines

Leadership in Energy & Environmental Design

Leadership in Energy & Environmental Design (LEED) is a green building certification program, operated by the U.S. Green Building Council (USGBC) that recognizes energy efficient and/or environmentally friendly (green) components of building design (USGBC, 2015). To receive LEED certification, a building project must satisfy prerequisites and earn points related to different aspects of green building and environmental design (USGBC, 2015). The four levels of LEED certification are related to the number of points a project earns: (1) certified (40–49 points), (2) silver (50–59 points), (3) gold (60–79 points), and (4) platinum (80+ points) (USGBC, 2015). Points or credits may be obtained for various criteria, such as indoor and outdoor water use reduction, and construction and demolition (C&D) waste management planning. Indoor water use reduction entails reducing consumption of building fixtures and fittings by at least 20% from the calculated baseline and requires all newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling to be WaterSense labeled (USGBC, 2014). Outdoor water use reduction may be achieved by showing that the landscape does not require a permanent irrigation system beyond a maximum 2.0-year establishment period, or by reducing the project's landscape water requirement by at least 30% from the calculated

baseline for the site's peak watering month (USGBC, 2014). C&D waste management points may be obtained by diverting at least 50% of C&D material and three material streams, or generating less than 2.5 pounds of construction waste per square foot of the building's floor area (USGBC, 2014).

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

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

a. **Wastewater Requirements**: The subject parcel has an existing septic system in use. The proposed project would develop two metal storage buildings on a developed site. Site plans do not indicate that there would be any connection necessary for wastewater disposal. Further, none of the proposed uses would generate atypical wastewater such as industrial or agricultural effluent.. The wastewater treatment requirements of the Regional Water Quality Control Board are not anticipated to be exceeded, therefore there will be **no impact**.

b. **Construction of New Facilities:** The subject parcel has existing water service through the El Dorado Irrigation District and it is not anticipated that the proposed project will require an increase to water usage on the site. The parcel also has an existing septic system installed and all wastewater generated, if any, will not be industrial or agricultural in nature and would therefore not require the construction of new water or wastewater facilities or the expansion of existing facilities. There would be **no impact**.

c. **New Stormwater Facilities:** Any stormwater drainage facilities needed for the project would be built in accordance with the El Dorado County Drainage Manual and would be reviewed during the any potential grading permit review process. Impacts would be **less than significant**.

d. **Sufficient Water Supply:** Any proposed water lines or related facilities shall be located within an easement and shall remain accessible by conventional maintenance vehicles. Easements for any new EID facilities constructed by the project must be granted to EID prior to approval of water line improvements, whether onsite or offsite. The site plans do not indicate that new water lines will be needed to connect to the proposed storage buildings, however, should any new service lines need to be connected in the future, the El Dorado Irrigation District (EID) has confirmed that the project parcel currently has service and that no need for offsite improvements have been identified. In cooperation with CALFIRE, the local Fire District will also review the improvement plans at time of grading or building permit submittal to verify the project meets the Fire District requirements. Any impacts to water supply are anticipated to be **less than significant**.

e. **Adequate Wastewater Capacity:** The existing septic system is adequate to serve the proposed project should a connection be necessary with no expansion of infrastructure. The El Dorado County Environmental Management Department has reviewed the project and has provided comments which are included as conditions for the project. There would be **no impact** to wastewater facilities.

f-g. **Solid Waste Disposal and Requirements:** El Dorado Disposal distributes municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. This project does not propose to add any activities that would generate a significant amount of additional solid waste. Project impacts would be **less than significant**.

FINDING: No significant utility and service system impacts would be expected with the project, either directly or indirectly. For this Utilities and Service Systems category, the thresholds of significance would not be exceeded. Any potential impacts would be **less than significant**.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				**X**
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

Impact Discussion:

a. The project is surrounded by mixture of developed commercial parcels and agricultural uses. The project site is within a State responsibility area and the California Department of Forestry and Fire Protection (CalFire) has indicated the project site is within a very high fire hazard rank. Implementation of the proposed project would not alter any roadways, access points, or otherwise degrade traffic operations and access to the area in such a way as to interfere with an emergency response or evacuation plan. There are no proposed residences associated with the project, and project operations would not notably increase the risk of wildfire on the project site. There would be **no impact** to any adopted emergency response plan or emergency evacuation plan.

b. Implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during project activities. The project applicant would also be required to develop the project structures to meet 'defensible space' requirements as specified under Objective 6.2.1 of the Safety Element of the El Dorado County General Plan. Per General Plan Policy 6.2.2.2, the project requires that an approved Wildland Fire Safe Plan is required for the project to demonstrate an adequate fire system for the purpose of fire protection with items such as fire sprinkler and firefighter water, fire hydrants, sprinkler systems, and specific building materials, as needed. The project will be conditioned to require submittal of an approved Wildland Fire Safe Plan prior to issuance of any building permit for the proposed project. However, the El Dorado County Fire District has determined the proposed project does not warrant preparation of a full Fire Safe Plan. Fire Safe Requirements provided by the Fire District would be included as conditions of approval for the project With the incorporation of these requirements, any potential impacts would be **less than significant.**

c. No new infrastructure will be required for the proposed project. The project site is an already developed commercial parcel with multiple structures onsite. The new buildings will be within the current development

envelope of the parcel and will not require additional access to be constructed. Any new utility connections (e.g., PG&E) would not require major infrastructure development. Any potential impacts would be **less than significant**.

The proposed project would construct two metal storage buildings totaling 4,000 square feet. The project has been reviewed by the El Dorado County Fire Protection District and CALFIRE. El Dorado County Fire Protection District has included conditions that will reduce the risk of wildfire resulting from the project.. The project parcel is generally flat and does not have steep or sloping terrain that would expose people or structures to significant risk from downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. Any potential impacts would be **less than significant**.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances, for this Wildfire category, any potential impacts associated with the proposed project would be **less than significant**.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			**X**	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			**X**	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			**X**	

Discussion:

a. No 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, pre-history, or tribal cultural resources. Any impacts from the project would be **less than significant** due to the design of the project and required standards that would be implemented prior to issuance of a building permit 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. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not be anticipated to contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts anticipated related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, either no impacts, or less than significant impacts would be anticipated.

As outlined and discussed in this document, as conditioned and with compliance with County Codes, this project would be anticipated to have a less than significant project-related environmental effect 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 **less than significant** cumulative impacts.

c. Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. Any future development or physical changes would require review and permitting through the County. Adherence to these standard conditions would be expected to reduce potential impacts to a **less than significant** level.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

SUPPORTING INFORMATION SOURCE LIST

CAPCOA Guide (August 2010): http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-QuantificationReport-9-14-Final.pdf

California Air Resources Board (CARB). (2008). *Climate Change Scoping Plan.* Available at: http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf

California Attorney General's Office. (2010). Addressing Climate Change at the Project Level. Available at: http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf

California Department of Conservation (CDC). (2008). *Farmland Mapping and Monitoring Program: El Dorado County Important Farmland 2008*. Available at: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/eld08.pdf.

California Department of Conservation (CDC). (2013a). Important Farmland Categories webpage. Available online at: www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/ map_categories.aspx.

California Department of Conservation (CDC). (2013b). The Land Conservation Act. Available online at: www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx.

California Department of Toxic Substances Control (DTSC). (2015). *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. Retrieved April 15, 2015 from http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

California Energy Commission. (2006). *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004, Staff Final Report*. Publication CEC-600-2006-013-SF.

California Department of Transportation (Caltrans). (2015). Scenic Highway Program FAQs: Caltrans Landscape Architecture Program. Retrieved February 27, 2015 from www.dot.ca.gov/hq/ LandArch/scenic/faq.htm.

California Department of Transportation (Caltrans). (2013). *California Scenic Highway Program, Officially Designated State Scenic Highways*. Retrieved April 8, 2015 from http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm.

California Geological Survey. (2007). Alquist-Priolo Earthquake Fault Zone Maps. Retrieved April 15, 2015 from http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm.

California Geological Survey. (2013). Seismic Hazards Zonation Program. Retrieved April 15, 2015 from http://www.conservation.ca.gov/cgs/shzp/Pages/affected.aspx.

California Code of Regulations. *Guidelines for Implementation of the California Environmental Quality Act.* Title 14, Section 15000, et seq. 14 CCR 15000

California Office of Emergency Services. 2015. Business Plan/EPCRA 312. Available online at: www.caloes.ca.gov/for-businesses-organizations/plan-prepare/hazardousmaterials/hazmat-business-plan.

El Dorado County. (2003). *El Dorado County General Plan Draft Environmental Impact Report*. State Clearinghouse No. 2001082030. Placerville, CA: El Dorado County Planning Services.

El Dorado County. (2004, July 19). *El Dorado County General Plan: A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief*. Placerville, CA: El Dorado County Planning Services.

El Dorado County. (2005, July 21). Asbestos Review Areas, Western Slope, El Dorado County, California. Available at: < http://www.edcgov.us/Government/AirQualityManagement/Asbestos.aspx>.

El Dorado County Air Quality Management District (AQMD). (2000). *Rules and Regulations of the El Dorado County Air Quality Management District*. Retrieved April 15, 2015 from http://www.arb.ca.gov/DRDB/ED/CURHTML/R101.HTM.

El Dorado County Air Quality Management District (AQMD). (2002). *Guide to Air Quality Assessment: Determining the Significance of Air Quality Impacts Under the California Environmental Quality Act*. Retrieved from http://www.edcgov.us/Government/AirQualityManagement/Guide_to_Air_Quality_Assessment.aspx.

El Dorado County Geographic Information System (GIS) Data. Placerville, CA: Esri ArcGIS. Available: El Dorado County controlled access data GISDATA\LIBRARIES.

Federal Emergency Management Agency (FEMA). (2008). FEMA Map Service Center, Current FEMA Issued Flood Maps: El Dorado County, California, unincorporated area, no. 06017C1025E. Available at: http://map1.msc.fema.gov/idms/IntraView.cgi?KEY=94926033&IFIT=1.

Governor's Office of Planning and Research (OPR). (2008, June 19). *Technical advisory: CEQA and climate change: Addressing climate change through California Environmental Quality Act Review*. Available at: Sacramento, CA. http://www.opr.ca.gov/ceqa/pdfs/june08-ceqa.pdf.

Sacramento Metropolitan Air Quality Management District (SMAQMD). (2010). Construction GHG Emissions Reductions. Available at: http://airquality.org/ceqa/cequguideupdate/Ch6FinalConstructionGHGReductions.pdf

State Water Resources Control Board (SWRCB). (2013). Storm Water Program, Municipal Program. Available online at: www.waterboards.ca.gov/water_issues/programs/stormwater/municipal.shtml.

National Earthquake Hazards Reduction Program (NEHRP). (2009). Background and History. Available online at: www.nehrp.gov/about/history.htm.

San Luis Obispo County Air Pollution Control District (SLOAPCD). (2012, April). A Guide for Assessing The Air Quality Impacts For Projects Subject To CEQA Review. Available at http://www.slocleanair.org/images/cms/upload/files/CEQA_Handbook_2012_v1.pdf.

United States Department of Agriculture (USDA) Soil Conservation Service and Soil Service. (1974). *Soil Survey of El Dorado Area, California*. Retrieved April 10, 2015 from http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/el_doradoCA1974/EDA.pdf

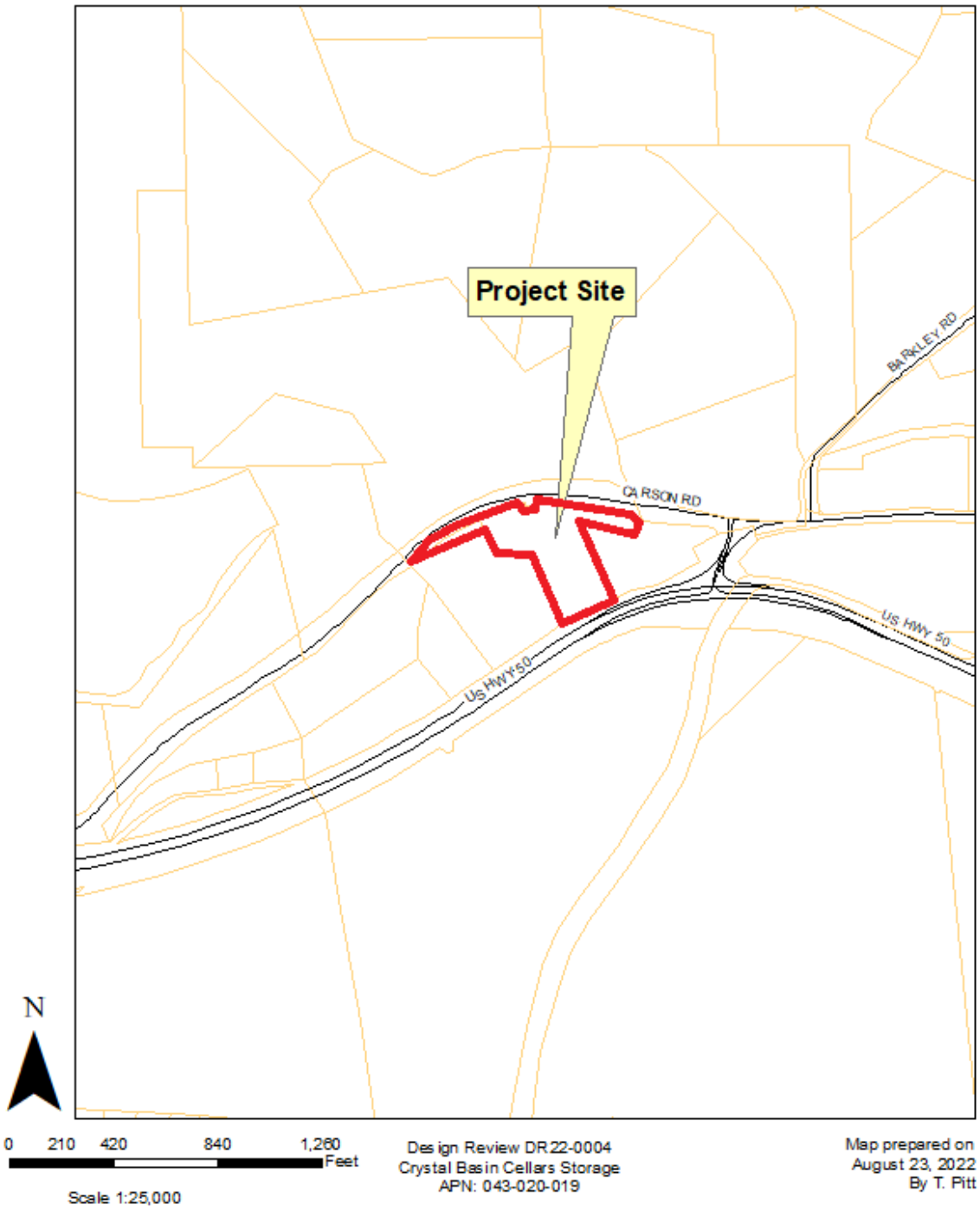
U.S. Environmental Protection Agency. (2014). Summary of the Energy Policy Act. Available online at: www2.epa.gov/laws-regulations/summary-energy-policy-act.

U.S. Environmental Protection Agency. (2015). The Green Book Nonattainment Areas for Criteria Pollutants. Available online at: www.epa.gov/airquality/greenbook.

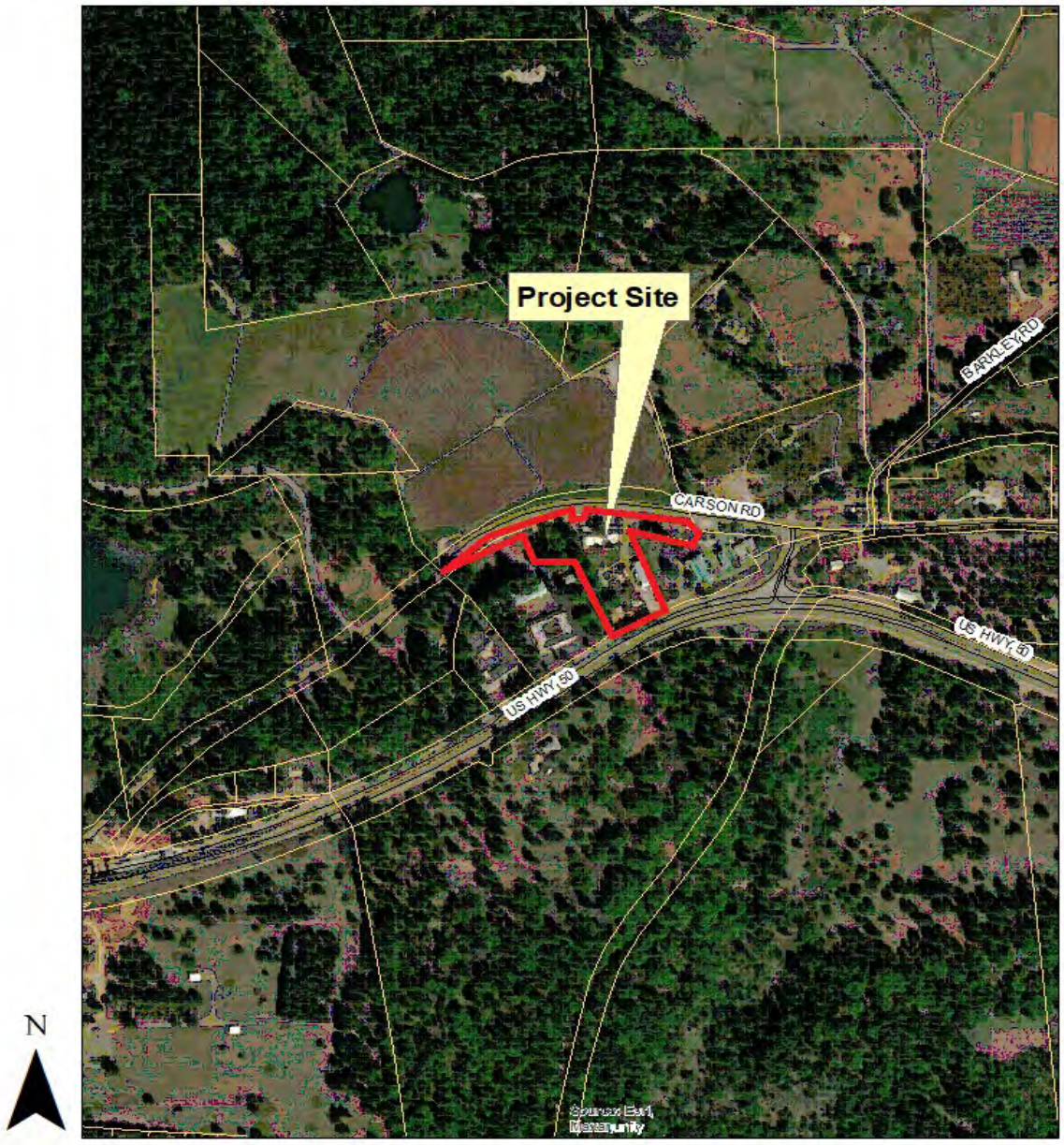
U.S. Green Building Council (USGBC). (2014). LEED v4 for Building Design and Construction Addenda. Updated October 1, 2014. Available online at: www.usgbc.org/resources/leed-v4-building-design-and-construction-redline-current-version.

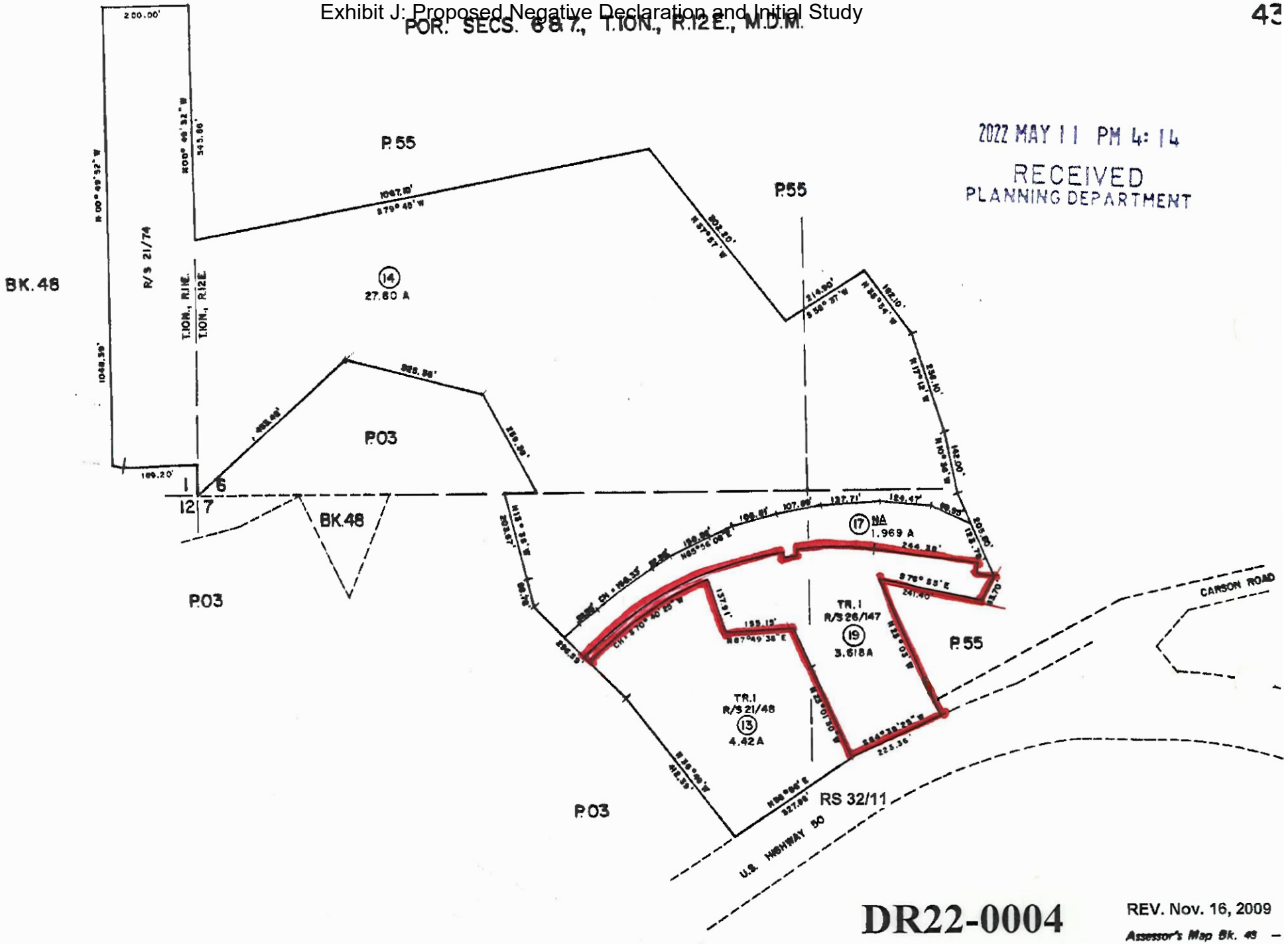
U.S. Green Building Council (USGBC). (2015). LEED Overview. Available online at: www.usgbc.org/leed.

Attachment 1: Location Map

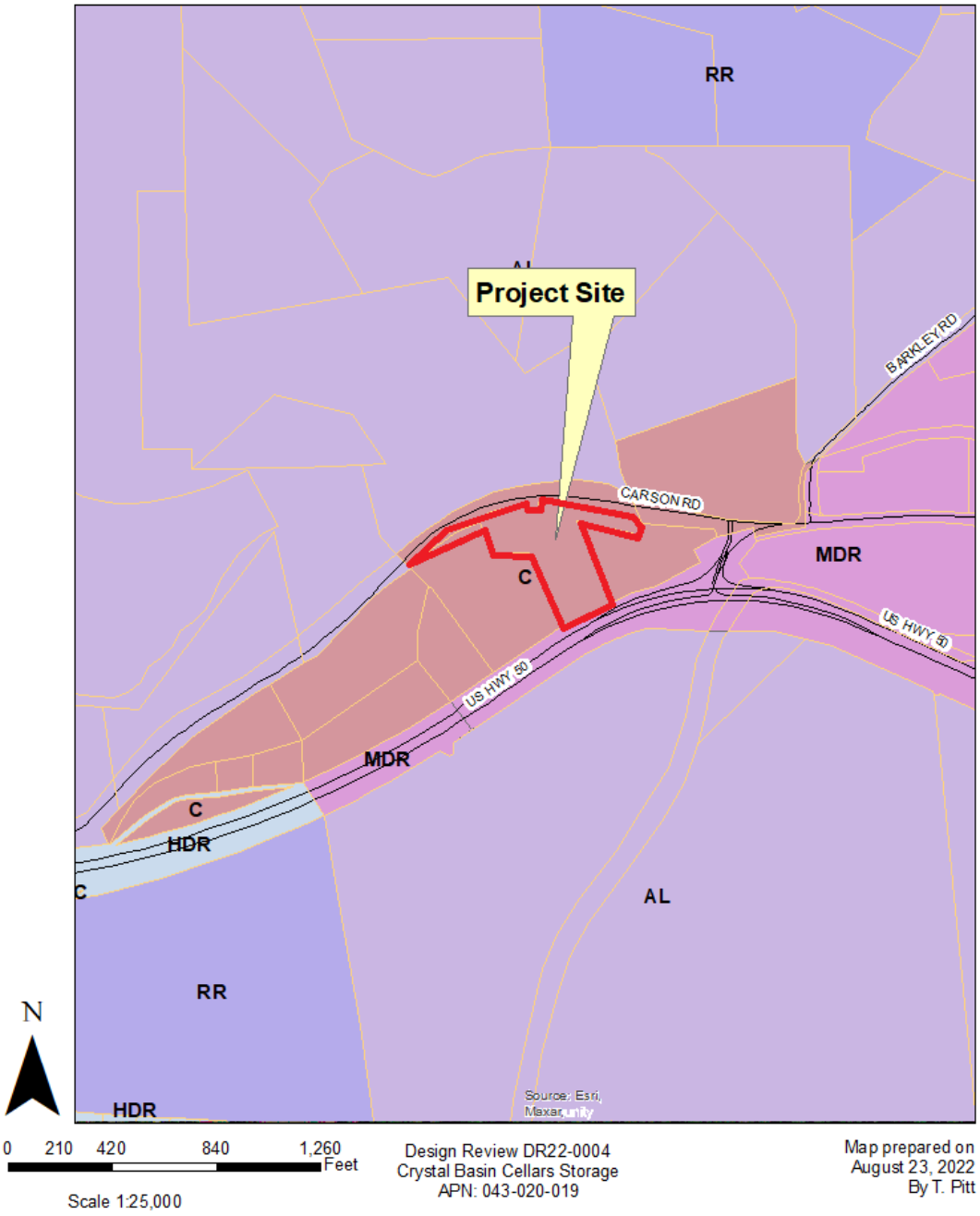


Attachment 2: Aerial Map

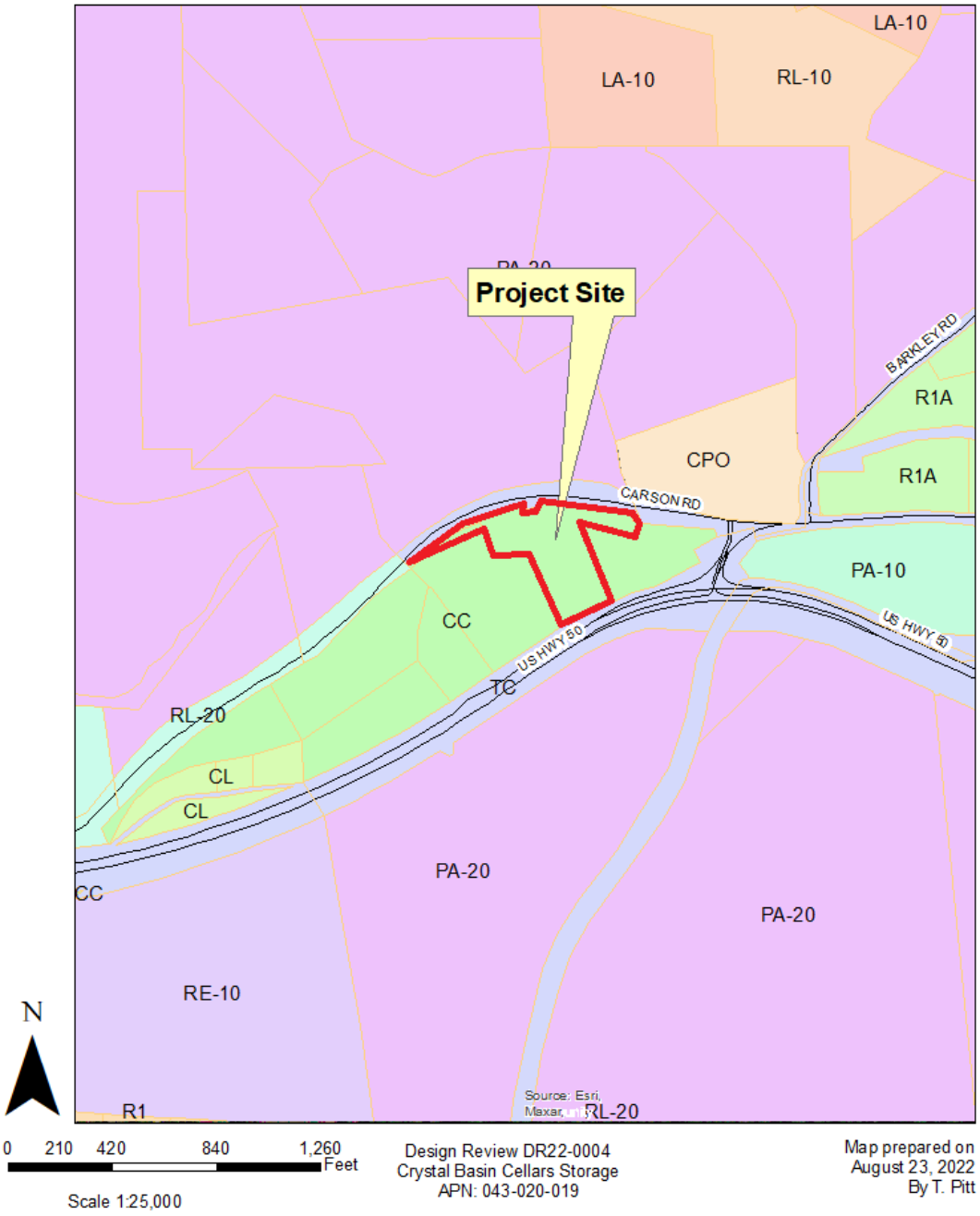



POR. SECS. 6 & 7, T.10N., R.12E., M.D.M.
2022 MAY 11 PM 4:14
RECEIVED
PLANNING DEPARTMENT
BK. 48
R/S 21/74
T.10N., R.11E.
T.10N., R.12E.
P.55
P.03
BK.48
(14) 27.60 A
(17) NA 1.969 A
(19) 3.618A
TR.1 R/S 26/147
TR.1 R/S 21/48
(13) 4.42A
CARSON ROAD
U.S. HIGHWAY 50
RS 32/11
DR22-0004
REV. Nov. 16, 2009
Assessor's Map Bk. 43 –
County of El Dorado, Califo
THIS MAP IS NOT A SURVEY, It is
Assessor's office for assessment purposes only.
NOTE – Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circles

Attachment 4: General Plan



Attachment 5: Zoning



ABBREVIATIONS

&	AND
@	AT
Ø	DIAMETER
#	NUMBER
A/C UNIT	AIR CONDITIONING UNIT
A.C.	ASPHALTIC CONCRETE
A.D.	AREA DRAIN
ADD'L.	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
A.H.U.	AIR HANDLING UNIT
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
BD.	BOARD
BKG.	BACKING
BLDG.	BUILDING
BOT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
CEM.	CEMENT
CEM. PLAS.	CEMENT PLASTER
C.J.	CONSTRUCTION JOINT
CLG.	CEILING
CLR.	CLEAR
CL.	CLOSET
C.M.U.	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CPT.	CARPET
CSWK.	CASEWORK
CTR.	CENTER
DBL.	DOUBLE
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DS.	DOWNSPOUT
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
ELECT.	ELECTRIC
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FLG.	FLOORING
FLR.	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FP.	FIREPROOF
F.R.P.	FIBERGLASS REINFORCED PANEL
FT.	FOOT OR FEET
FTG.	FOOTING
G.	GAS
GA.	GAGE
GALV.	GALVANIZED
GLU. LAM.	GLUED LAMINATED WOOD
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
KIT.	KITCHEN
LAB.	LABORATORY
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
OPP.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT
PROP.	PROPERTY
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
R.	RADIUS
R.	RISER
R.	REFRIGERATOR
R.D.	ROOF DRAIN
REBAR.	REINFORCING STEEL BAR
REF.	REFERENCE
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN
SDST	SELF DRIVING SELF TAPPING
SEC.	SECURITY
SHT.	SHEET
SHTHG.	SHEATHING
SIM.	SIMILAR
S.M.	SHEET METAL
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	SANITARY SEWER
S.ST.	STAINLESS STEEL
STL.	STEEL
ST.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SUSP. CLG.	SUSPENDED CEILING
SYS.	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
T.B.R.	TO BE REMOVED
THK.	THICK(NESS)
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PARAPET
T.O.P.	TOP OF PLATE
TOPO.	TOPOGRAPHY
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
W.I.C.	WALK IN CLOSET
W.H.	WATER HEATER
WT.	WEIGHT
WTR.	WATER

PROJECT DESCRIPTION

SCOPE OF WORK:

1. REMOVAL OF TWO EXISTING SMALL BUILDINGS
2. CONSTRUCTION OF TWO PRE-ENGINEERED METAL COLD STORAGE BUILDINGS

PROJECT DATA

PROJECT LOCATION:	3550 CARSON ROAD CAMINO, CALIFORNIA 95709
APN:	043-020-019-000
ZONING:	CC
SITE AREA:	3.62 ACRES
CONSTRUCTION TYPE:	V-B
FLOOD ZONE:	A99, X-NO ANTICIPATED FLOOD DEVELOPMENT REQUIREMENTS
OCCUPANCY:	S-2
BUILDING SF:	BUILDING A 2,250 GSF BUILDING B 1,750 GSF

SEE SHEET G1.11 FOR ADDITIONAL CODE ANALYSIS INFORMATION

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE LOCAL ORDINANCES AND THE BUILDING CODES AS ADOPTED BY EL DORADO COUNTY.

2019 CBC (CALIFORNIA BUILDING CODE)
2019 CPC (CALIFORNIA PLUMBING CODE)
2019 CMC (CALIFORNIA MECHANICAL CODE)
2019 CEC (CALIFORNIA ELECTRICAL CODE)
2019 CAL GREEN (CALIFORNIA GREEN BUILDING STANDARDS CODE)
2019 CALIFORNIA ENERGY CODE
2019 REFERENCED STANDARDS CODE
2019 CFC (CALIFORNIA FIRE CODE)
STANDARDS OF THE NATIONAL FIRE PREVENTION ASSOCIATION

WHERE LAWS AND CODES ARE FOUND TO BE IN CONFLICT WITH EACH OTHER, THE MORE RESTRICTIVE REQUIREMENT WILL PREVAIL.

CRYSTAL BASIN CELLARS

3550 CARSON ROAD, CAMINO, CA 95709

04.18.2022

PLAN CHECK

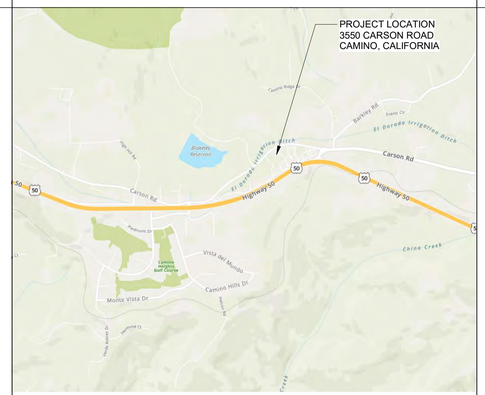
ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS IN THIS SET OF DRAWINGS AND INCORPORATE IN THE CONSTRUCTION OF STRUCTURE(S).
2. CONSTRUCTION MUST CONFORM TO THE DESIGN APPROVED BY THE PLANNING DEPARTMENT IN THE CONDITIONS OF APPROVAL.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CALIFORNIA CODE OF REGULATION AND ALL LOCAL CODES AND AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDINGS ON THE SITE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK.
6. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE IS A DISCREPENCY BETWEEN THE CONSTRUCTION DOCUMENTS AND THE FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS POSSIBLE FOR INSTRUCTIONS ON HOW TO PROCEED.
7. SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL SITE WORK, AND IMPROVEMENTS WITHIN THE RIGHT OF WAY.
8. PROVIDE AND INSTALL DI-ELECTRIC FITTINGS ON PIPING
9. WHERE DISSIMILAR MATERIALS ARE JOINED, ALL FLASHINGS ARE TO BE INSTALLED PER SMACNA STANDARDS.
10. PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
11. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY THE TYPE, EXTENT, AND LOCATION OF ALL UTILITY LINES ALREADY INSTALLED.
12. IF ARTIFACTS OR SKELETAL REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, INCLUDING ADJACENT PROPERTIES ON- AND OFF-SITE WORK.
13. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMITTAL SHALL COMMENCE UNTIL THE SUBMITTAL HAS BEEN REVIEWED BY THE ARCHITECT.
14. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
15. SUBSTITUTIONS SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE ARCHITECT AND THE OWNER, CONSIDERATION WILL BE GIVEN TO LIFE SAFETY, FIRE RATING, ACOUSTICS, WATERPROOFING, STRUCTURAL INTEGRITY, ACCESSIBLITY, AND AESTHETICS WHEN ASSESSING PROPOSED SUBSTITUTIONS.
16. DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL EXTERIOR METAL SHALL BE PRIMED AND PAINTED, U.N.O.
18. THE CONTRACTOR SHALL PROTECT FROM DAMAGE DUE TO CONSTRUCTION INCLUDING ADJACENT PROPERTIES, ON- AND OFF-SITE WORK.

VICINITY MAP



PROJECT DIRECTORY

OWNER:

CRYSTAL BASIN CELLARS
CONTACT: MIKE OWEN
3550 CARSON ROAD, BUILDING A
CAMINO, CA 95709
PH 530-647-1767
EMAIL mike.o@crystalbasin.com

ARCHITECT:

ELLIS ARCHITECTS, INC.
CONTACT: VINCENT K MALONEY
4132 C STREET
SACRAMENTO, CA 95819
PH 916-440-6765
EMAIL vince@ellis-architects.com

CONTRACTOR:

SOUZA'S CUSTOM HOMES
CONTACT: JOHN SOUZA
4091 CAMERON ROAD
CAMERON PARK, CA 95682
PH 530-676-8592
EMAIL fixitmiller@gmail.com

METAL BUILDING ENGINEER:

MB DESIGN 2 / A&A ENGINEERING
CONTACT: OMAR A. ABU-YASEIN
6036 RENAISSANCE PLACE
TOLEDO, OH 43623
PH 419-292-1983
EMAIL omar@aa-engineers.com

SHEET INDEX

SPECIAL INSTRUCTIONS

DEFERRED APPROVALS

1. NONE.

DRAFTING SYMBOLS

SECTION BUBBLE (SIM, 1, A101)
DETAIL BUBBLE (SIM, 1, A101)
ROOM NAME (OFFICE)
ROOM NUMBER (101)
DIMENSION TO FACE OF STUD, U.N.O. (8'-4 1/2")
DIMENSION TO FACE OF FINISH, U.N.O. (8'-4 1/2")
NOTE (TEXT)
WINDOW TYPE (22)
DOOR TYPE (101)
REVISIONS (1)
DATUM POINT
PROPERTY LINE

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

PLAN CHECK

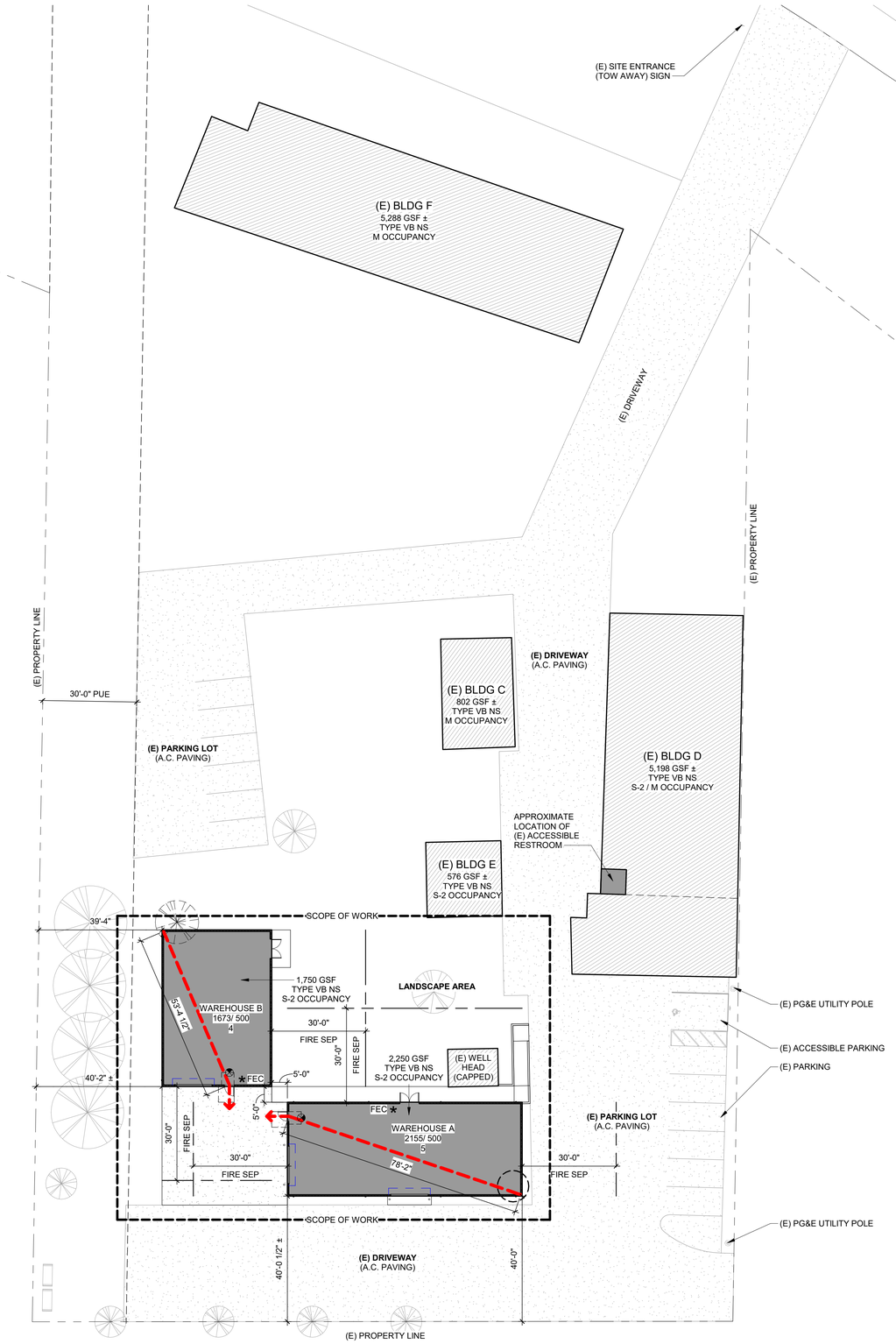
DATE: 04.18.2022

REVISIONS:

SHEET TITLE: GENERAL INFORMATION

SHEET NO. G0.11

IF THIS SHEET IS NOT 24 x 36, IT IS A REDUCED PRINT - SCALE ACCORDINGLY



1 CODE ANALYSIS PLAN
1" = 20'-0"

CODE ANALYSIS

1. **GOVERNING CODE:** 2019 CALIFORNIA BUILDING CODE: CHAPTER 7A REQUIREMENTS FOR BUILDINGS LOCATED WITHIN A WUI

2. **OCCUPANCY TYPE:** (CBC 302) S-2 OCCUPANCY

3. **CONSTRUCTION TYPE:** (CBC 602 & TABLE 601) TYPE V-B, NON-SPRINKLERED

4. **BASIC ALLOWABLE HEIGHT AND BUILDING AREA:** (CBC TABLE 504.3, 504.4 AND 506.2)

OCCUPANCY GROUP	ALLOWABLE BLDG AREA	MAX NO OF STORIES	ALLOWABLE BLDG HT
GROUP S-2	13,500 SF	2 STORIES	40 FT

5. **ACTUAL BUILDING HEIGHT:** 16'
1 STORY

6. **ACTUAL BUILDING AREA:**

GROUP S-2	2,250 SF - BUILDING A
GROUP S-2	1,750 SF - BUILDING B

7. **ALLOWABLE BUILDING AREA MODIFICATIONS:** (CBC 506) NOT REQUIRED

8. **FIRE RESISTIVE REQUIREMENTS:** (CBC TABLE 601)

STRUCTURAL FRAME:	0 HR
BEARING WALLS - EXTERIOR: BEARING WALLS - INTERIOR:	0 HR 0 HR
EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (CBC TABLE 602)	FIRE RATING BASED ON FIRE SEPARATION DISTANCE X < 5 FT = 1 HR 5 FT ≤ X < 10 FT = 1 HR 10 FT ≤ X < 30 FT = 0 HR X ≥ 30 = 0 HR
NON-BEARING WALLS & PARTITIONS - INTERIOR:	0 HR
FLOOR CONSTRUCTION:	0 HR
ROOF CONSTRUCTION:	0 HR
SHAFT ENCLOSURES (CBC 713):	N/A
PROJECTIONS (CBC 705.2):	0 HR - MAY BE ANY APPROVED MATERIAL
EXTERIOR DOORS AND WINDOWS (CBC TABLE 705.8):	NO LIMIT (FIRE SEPARATION DISTANCE X < 30 FT)
STAIRWAY (CBC 1019):	N/A
STAIRWAY CONSTRUCTION:	N/A
CORRIDORS (CBC TABLE 1020.1):	N/A

9. **OCCUPANT LOADS:** (CBC TABLE 1004.1.2) TOTAL: 5 OCCUPANTS - BUILDING A
4 OCCUPANTS - BUILDING B
ONE EXIT REQUIRED PER BUILDING, MAXIMUM COMMON PATH OF EGRESS < 100'
OCC LOAD <30

10. **ALLOWBLE OPENINGS:** (CBC TABLE 705.8) NO LIMIT - UNPROTECTED, NONSPRINKLERED BASED ON FIRE SEPARATION > 30'

CODE ANALYSIS LEGEND

- NON-RATED EXTERIOR WALL
- NON-RATED INTERIOR WALL
- AREA OF BUILDING THAT IS NOT IN THE SCOPE OF THIS PROJECT
- ACCESSIBLE PATH OF TRAVEL
- → 0 — EXIT LOCATION & NUMBER OF OCCUPANTS USING EXIT
- ILLUMINATED EXIT SIGN, SEE ELECTRICAL DRAWINGS
- * — LOCATION OF FIRE EXTINGUISHER
- LIFE SAFETY ROOM TAG (ROOM USE: Name; SQUARE FOOTAGE: 150 SF/ 20; OCCUPANT LOAD: 66; OCCUPANT LOAD FACTOR)

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

PLAN CHECK

DATE: 04.18.2022

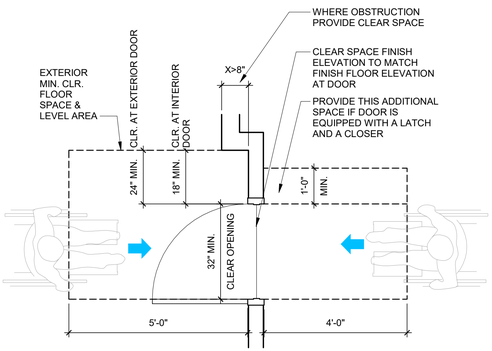
REVISIONS:

SHEET TITLE: CODE ANALYSIS

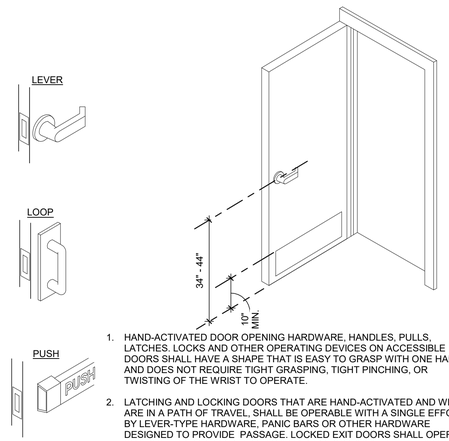
SHEET NO. G1.11

Z:\Ellis Architects Projects\2200s_Crystal Basin Cellars\2200s_Crystal Basin Cellars_BIM\2200s_Crystal Basin_R21.rvt
4/18/2022 8:58:25 AM

NOTE:
1. ALL DOORS SUBJECT TO CBC 11B.
2. SIDE OF ENTRY DOORS AND REQUIRED EXIT DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES AT DWELLING UNITS SUBJECT TO 11A.

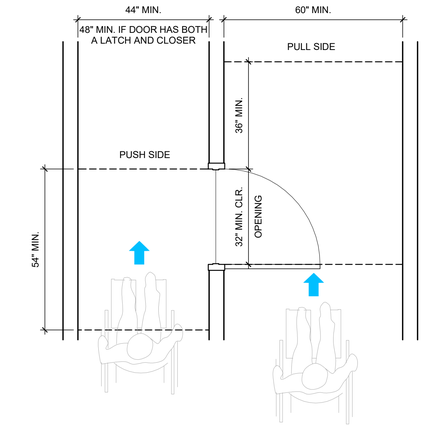


FRONT APPROACH DOOR CLEARANCES

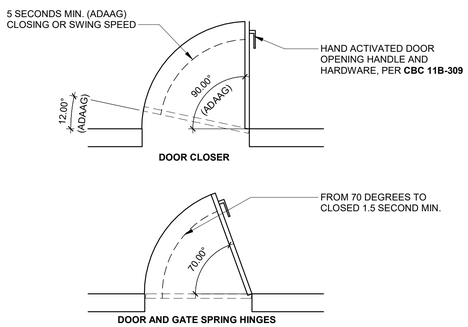


1. HAND-ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES. LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
2. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION. SLIDING DOORS IN THE FULLY OPEN POSITION SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

4 DOOR HARDWARE REQUIREMENTS
1/2" = 1'-0"



HINGE APPROACH DOOR CLEARANCES



NOTE:
1. DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES DOOR AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO 12 DEGREES FROM THE LATCH PER **ADAAG 404.2.8.1**, PER **CBC 11B-404.2.8.1 & 1126A.4.1**.
2. MAXIMUM FORCE REQUIRED TO OPERATE DOOR SHALL BE 5 LBS MAXIMUM PRESSURE TO OPERATE AT INTERIOR AND EXTERIOR DOOR AND 15 LBS MAXIMUM TO OPERATE AT FIRE DOORS PER **CBC 11B-309.4**.

7 DOOR CLOSER REQUIREMENT
1/2" = 1'-0"

ACCESSIBILITY NOTES

CLEAR FLOOR SPACE FOR WHEELCHAIRS

- MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30" x 48". MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT, UNLESS RESTRICTED BY CODE. FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME ELEMENTS AS ALLOWED BY CODE.

HAZARDOUS AND PROJECTING OBJECTS **(11B-307)**

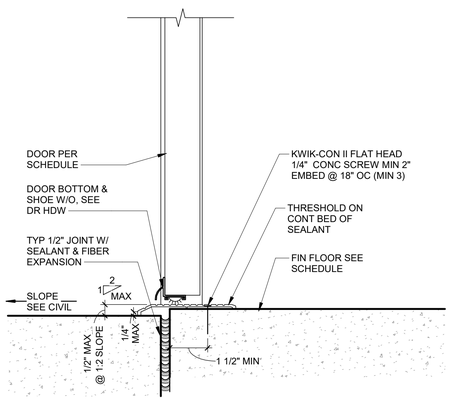
1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
3. FREE-STANDING OBJECTS MOUNTED ON POSTS / PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
4. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
5. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION.

ENTRANCES AND DOORS

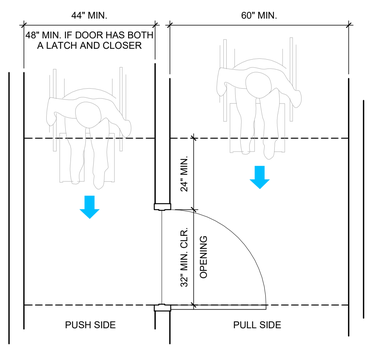
1. ALL PRIMARY ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED
2. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
3. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36" IN WIDTH, AND NOT LESS THAN 80" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE MOUNTED SO THAT THE CLEAR WIDTH THE DOORWAY IS NOT LESS THAN 32".
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS. OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
5. LEVER HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" MAXIMUM ABOVE THE FLOOR.
6. THE FLOOR OR LANDING LENGTH ON EACH SIDE OF AN ENTRANCE OR A PASSAGE DOOR SHALL BE LEVEL AND CLEAR AT LEAST 60" IN THE DIRECTION OF THE DOOR SWING AND AT LEAST 48" OPPOSITE THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE FACE OF THE DOOR IN THE CLOSED POSITION. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24" PAST THE STRIKE EDGE OF THE DOOR FOR DOORS WITH LATCH SIDE APPROACH AND 36" FOR DOORS REQUIRING HINGE SIDE APPROACH. REFER TO DETAILS ON THIS DRAWING FOR ADDITIONAL CLEARANCE REQUIREMENTS.
7. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
8. THE BOTTOM 10" OF ALL DOORS (EXCEPT AUTOMATIC AND SLIDING) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.
9. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY NOT EXCEED 15 LBS.
10. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT". EACH EXIT DOOR THAT LEADS DIRECTLY TO GRADE-LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP IS IDENTIFIED BY A TACTILE SIGN THAT STATES "EXIT STAIR DOWN," "EXIT RAMP DOWN," "EXIT STAIR UP," OR "EXIT RAMP UP" AS APPROPRIATE. EACH EXIT DOOR THAT LEADS DIRECTLY TO GRAFE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR EXIT PASSAGEWAY IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE." EACH ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE". EACH DOOR THROUGH A HORIZONTAL EXIT IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "TO EXIT."

DISCREPANCIES

- THE INFORMATION DEPICTED ON THIS SHEET REPRESENTS BUILDING CODE REQUIREMENTS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THIS PROJECT THAT WOULD CREATE A CONFLICT WITH THE PLANS OR ACCESS COMPLIANCE.



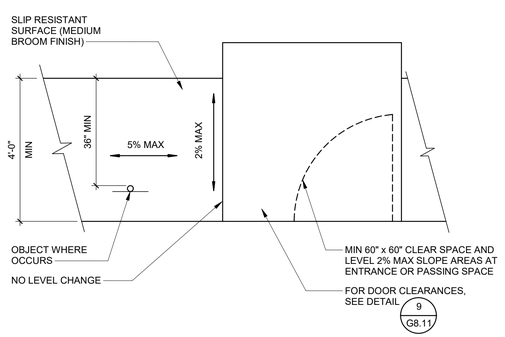
12 EXTERIOR DOOR THRESHOLD
3" = 1'-0"

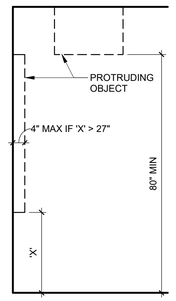


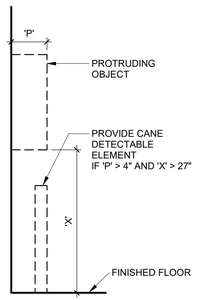
LATCH APPROACH DOOR CLEARANCES, TYP.

9 DOOR CLEARANCES
1/2" = 1'-0"

NOTE:
THE ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON THESE DOCUMENTS IS A BARRIER-FREE ROUTE AT LEAST 48" IN WIDTH. THE SURFACE IS STABLE, FIRM AND SLIP RESISTANT. RUNNING SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%. CROSS SLOPE SHALL NOT EXCEED 2%. VERTICAL LEVEL CHANGES ARE LIMITED TO 1/4" MAXIMUM. CHANGES IN LEVEL GREATER THAN 1/4" AND LESS THAN 1/2" TOTAL SHALL BE BEVELED AT 1:2 MAX SLOPE. LEVEL CHANGES IN EXCESS OF 1/2" AND SLOPES GREATER THAN 5% COMPLY WITH REQUIREMENTS FOR RAMPS. THE ACCESSIBLE ROUTE OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS AND OBJECTS PROJECTING MORE THAN 4" FROM WALLS BETWEEN 27" AND 80" ABOVE FINISH GRADE.







6 ACCESSIBLE PATH OF TRAVEL
1/2" = 1'-0"

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

PLAN CHECK

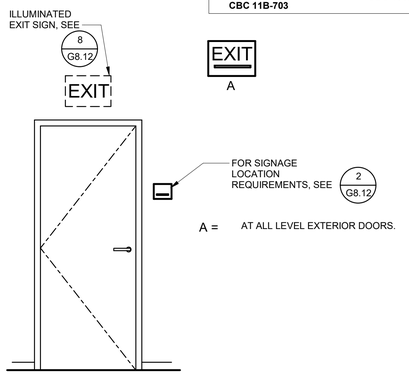
DATE: 04.18.2022

REVISIONS:

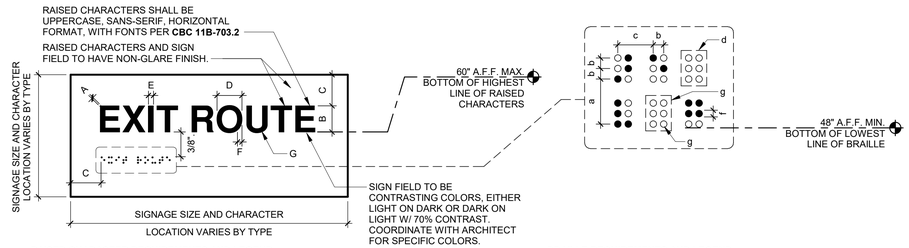
SHEET TITLE: ACCESSIBILITY REQUIREMENTS

SHEET NO. G8.11

NOTES:
- RAISED CHARACTERS AND BRAILLE TO BE CENTER JUSTIFIED (A-E ONLY)
- PROVIDE EXIT SIGNAGE PER: **CBC 1013**, **CBC 11B** & **CBC 11B-703**



7 TACTILE EXIT SIGNAGE REQUIREMENTS
1/2" = 1'-0"



RAISED CHARACTER REQUIREMENTS AND LEGEND:

A. CHARACTERS SHALL BE RAISED 1/32" MINIMUM ABOVE THEIR BACKGROUND.

B. CHARACTER HEIGHT SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH BASED ON THE UPPERCASE "I".

C. CHARACTERS SHALL BE SEPARATED FROM ANY RAISED BORDER OR DECORATIVE ELEMENT BY 3/8".

D. CHARACTER FONT PROPORTION WITH THE UPPERCASE 'O' WIDTH BEING 60 PERCENT MINIMUM TO 110 PERCENT MAXIMUM THE HEIGHT OF THE UPPERCASE 'I'.

E. CHARACTER STROKE THICKNESS OF THE UPPERCASE 'I' SHALL BE 15 PERCENT MAXIMUM THE HEIGHT OF CHARACTER.

F. CHARACTERS THAT ARE RECTANGULAR IN CROSS SECTION SHALL BE 1/8" MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM.

G. RAISED CHARACTERS SHALL HAVE EASED EDGES.

BRAILLE REQUIREMENTS AND LEGEND:

BRAILLE SHALL BE PER **CBC 11B-703.3** INCLUDING, BUT NOT LIMITED TO THE FOLLOWING; DISTANCES IN INCHES, MIN. TO MAX.

a. DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW: 0.395 TO 0.400

b. DISTANCE BETWEEN TWO DOTS IN THE SAME CELL : 0.100

c. DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS: 0.300

d. BASE DIAMETER: 0.059 TO 0.063

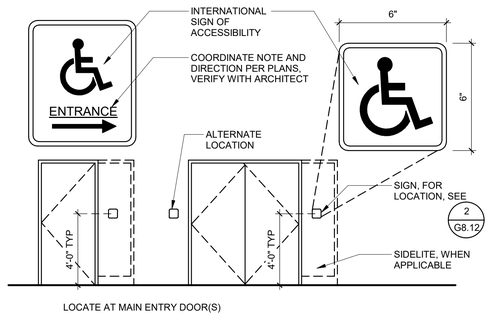
BRAILLE TO BE CONTRACTED GRADE 2, AND DOT HEIGHT TO BE 0.25 TO 0.037

NOTES:

1. LETTERING SHALL BE 6" MIN. IN HEIGHT WITH 3/4" MIN. STROKE. LARGER LETTERING SHALL HAVE THE SAME PROPORTIONS.
2. THE LETTERS "E", "X" AND "T" SHALL BE 2" MIN. IN WIDTH.
3. THE SPACE BETWEEN THE LETTERS SHALL BE 3/8" MAX.
4. THE EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED WITH (5) FOOTCANDLES INTENSITY MIN.
5. THE EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES.
6. EXIT SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE UNLESS SIGN ILLUMINATION IS INDEPENDENT OF EXTERNAL POWER SOURCE FOR A MINIMUM OF 90 MINUTES .

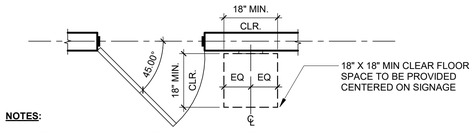
8 ILLUMINATED EXIT SIGN REQUIREMENTS
1 1/2" = 1'-0"

NOTES:
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS TO BE PROVIDED AT ALL ACCESSIBLE ENTRANCE DOORS.
2. ENTRANCES THAT ARE NOT ACCESSIBLE SHALL HAVE SIGNAGE INDICATING DIRECTION TO THE NEAREST ACCESSIBLE ENTRANCE.
3. THESE LOCATIONS SHALL BE VERIFIED WITH THE ARCHITECT.
4. NON GLARE CONTRASTING BACKGROUND DARK ON LIGHT OR LIGHT ON DARK.



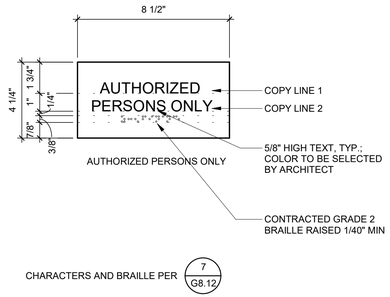
LOCATE AT MAIN ENTRY DOOR(S)

5 BUILDING ENTRY SIGNAGE
1/4" = 1'-0"



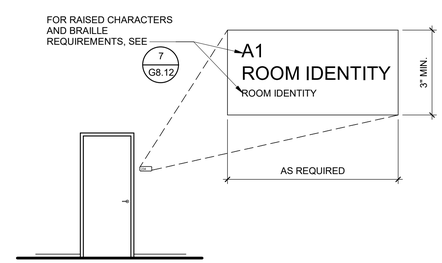
NOTES:
1. WHERE A TACTILE SIGN IS PROVIDED AT DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT EACH LATCH.
2. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF.
3. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THEN THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR.
4. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF A DOUBLE DOOR, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.
5. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE.
6. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR. PROVIDE 18" SQUARE CLEAR FLOOR AREA AT TACTILE SIGNS.
7. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE. SEE DETAIL 7 G8.12
8. TACTILE SIGNS TO BE MOUNTED AT 60" ABOVE THE FLOOR TO THE CENTER OF THE SIGN PROVIDED THAT BASED ON THE SIGN CONTENT THE RAISED CHARACTERS ARE 60" MAXIMUM TO THE BASELINE OF THE HIGHEST RAISED CHARACTER AND 48" MINIMUM TO THE BASELINE OF THE LOWEST RAISED CHARACTER OR BRAILLE.

2 SIGNAGE LOCATION
1/2" = 1'-0"



6 SIGN - AUTHORIZED PERSONS ONLY
3" = 1'-0"

NOTES:
1. VERIFY ROOM NAMES W/ ARCHITECT BEFORE FABRICATION.
2. LEFT JUSTIFY RAISED CHARACTERS & BRAILLE.
3. PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.
4. SIGNS AND IDENTIFICATION SHALL BE FIELD INSPECTED AFTER INSTALLATION AND APPROVED BY THE ENFORCING AGENCY, IN ACCORDANCE WITH SECTION **11B-703.1.1.2** "INSPECTION."
5. FOR SIGNAGE LOCATION REQUIREMENTS, SEE DETAIL 2 G8.12



3 SIGNAGE FOR FUNCTIONAL ROOMS AND SPACES
1/4" = 1'-0"

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

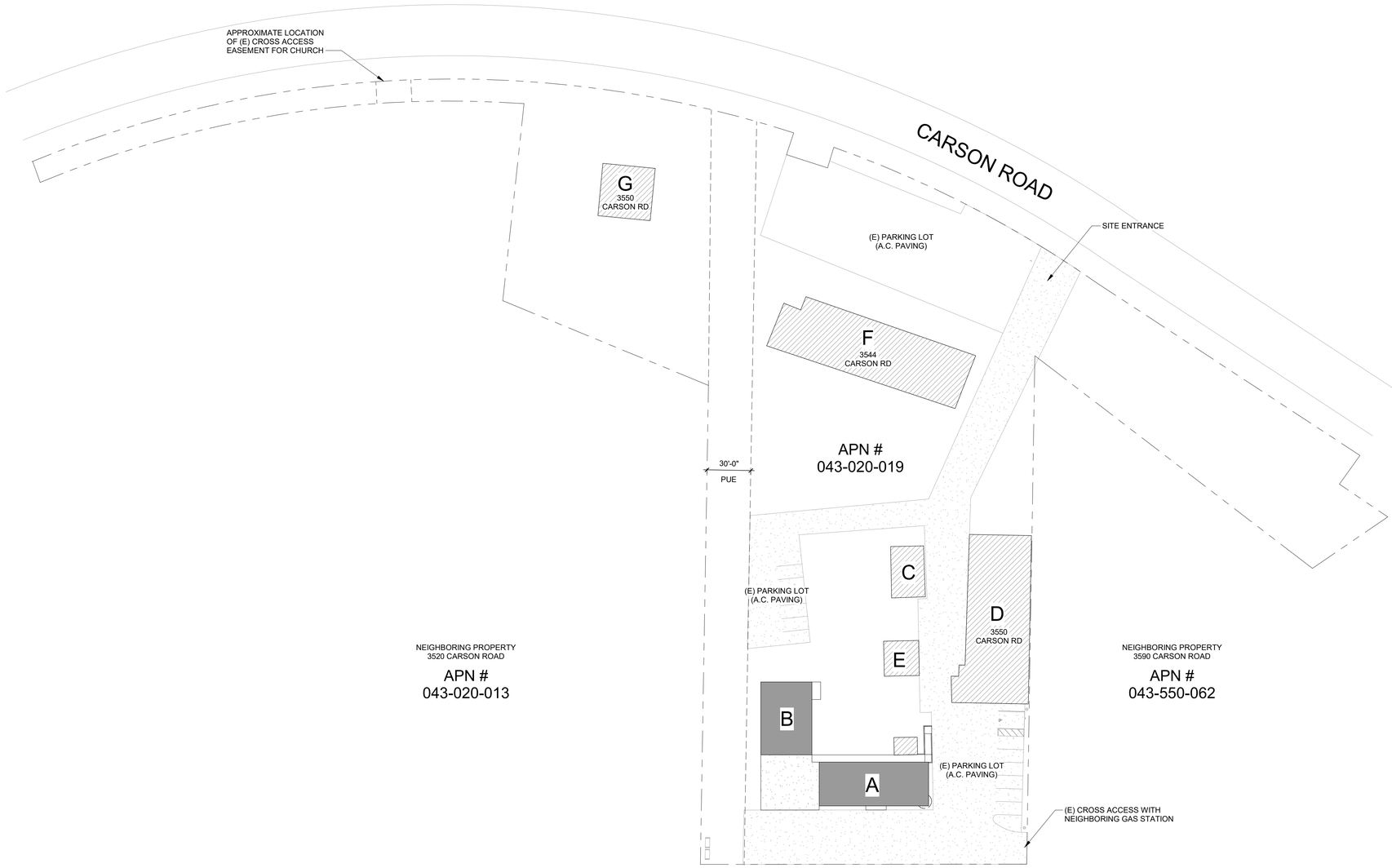
PLAN CHECK

DATE:
04.18.2022

REVISIONS:

SHEET TITLE
ACC DETAILS - SIGNAGE

SHEET NO.
G8.12



1 OVERALL SITE PLAN
1" = 40'-0"

SITE PLAN NOTES

1. GRADE SITE AS INDICATED ON CIVIL PLAN. GRADE TO AVOID ON-SITE WATER RETENTION AND DRAINAGE ONTO ADJACENT SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). WHERE LOT LINES, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN TEN FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. (CBC 1804.4)
3. ANY SURVEY MONUMENT WITHIN THE AREAS OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
4. VERIFY, LOCATE, AND INDICATE ALL PROPERTY CORNERS, SETBACKS. EASEMENTS, AND BUILDING LOCATION CORNERS PRIOR TO FOUNDATION INSPECTION.
5. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR COMPACTED FILL.
6. MAINTAIN SAFETY CLEARANCE AT (E) POWER LINES PER CAL OSHA AND CALIFORNIA PUBLIC UTILITY COMMISSION GENERAL ORDER 95.
7. PROTECT EXISTING TREES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNO.
8. PROVIDE LEVEL LANDING AT EXTERIOR OF ALL DOORS INDICATED ON THIS PLAN TO BE ON ACCESSIBLE PATH OF TRAVEL PER 6/G8.11

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- NEW BUILDING
- AREA OF SCOPE OF WORK

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

PLAN CHECK

DATE:
04.18.2022

REVISIONS:

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
A1.11

1 ENLARGED SITE PLAN
1/16" = 1'-0"

SITE PLAN NOTES

1. GRADE SITE AS INDICATED ON CIVIL PLAN. GRADE TO AVOID ON-SITE WATER RETENTION AND DRAINAGE ONTO ADJACENT SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). WHERE LOT LINES, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN TEN FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. (CBC 1804.4)
3. ANY SURVEY MONUMENT WITHIN THE AREAS OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
4. VERIFY, LOCATE, AND INDICATE ALL PROPERTY CORNERS, SETBACKS. EASEMENTS, AND BUILDING LOCATION CORNERS PRIOR TO FOUNDATION INSPECTION.
5. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR COMPACTED FILL.
6. MAINTAIN SAFETY CLEARANCE AT (E) POWER LINES PER CAL OSHA AND CALIFORNIA PUBLIC UTILITY COMMISSION GENERAL ORDER 95.
7. PROTECT EXISTING TREES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNO.
8. PROVIDE LEVEL LANDING AT EXTERIOR OF ALL DOORS INDICATED ON THIS PLAN TO BE ON ACCESSIBLE PATH OF TRAVEL PER 6 / G8.11

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- LANDSCAPED AREA
- CONCRETE PAVEMENT
- AREA OF SCOPE OF WORK
- (E) TREE TO REMAIN
- (E) TREE TO BE DEMOLISHED
- ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE ROUTE 6 / G8.11

THE ACCESSIBLE PATH OF TRAVEL (POT) AS INDICATED ON THESE DOCUMENTS IS A BARRIER-FREE ROUTE AT LEAST 48" IN WIDTH. THE SURFACE IS STABLE, FIRM AND SLIP RESISTANT. RUNNING SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%. CROSS SLOPE SHALL NOT EXCEED 2%. VERTICAL LEVEL CHANGES ARE LIMITED TO 1/4" MAXIMUM. CHANGES IN LEVEL GREATER THAN 1/4" AND LESS THAN 1/2" TOTAL SHALL BE BEVELED AT 1:2 MAX SLOPE. LEVEL CHANGES IN EXCESS OF 1/2" AND SLOPES GREATER THAN 5% COMPLY WITH REQUIREMENTS FOR RAMPS. THE ACCESSIBLE ROUTE OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS AND OBJECTS PROJECTING MORE THAN 4" FROM WALLS BETWEEN 27" AND 80" ABOVE FINISH GRADE.

ADJUST EXISTING DOORS SUCH THAT MAXIMUM EFFORT TO OPERATE DOES NOT EXCEED 5LBF FOR EXTERIOR AND INTERIOR DOORS.

PROVIDE LEVEL LANDING WITH SLOPES NOT TO EXCEED 2% IN ANY DIRECTION AT EXISTING EXTERIOR DOORS.

VERIFY NEW & EXISTING THRESHOLDS COMPLY WITH CBC 11B-303.2 AND 11B-404.2.5.

ADJUST EXISTING CLOSERS TO COMPLY WITH CBC 11B-404.2.8.1 FOR CLOSER SPEED.

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

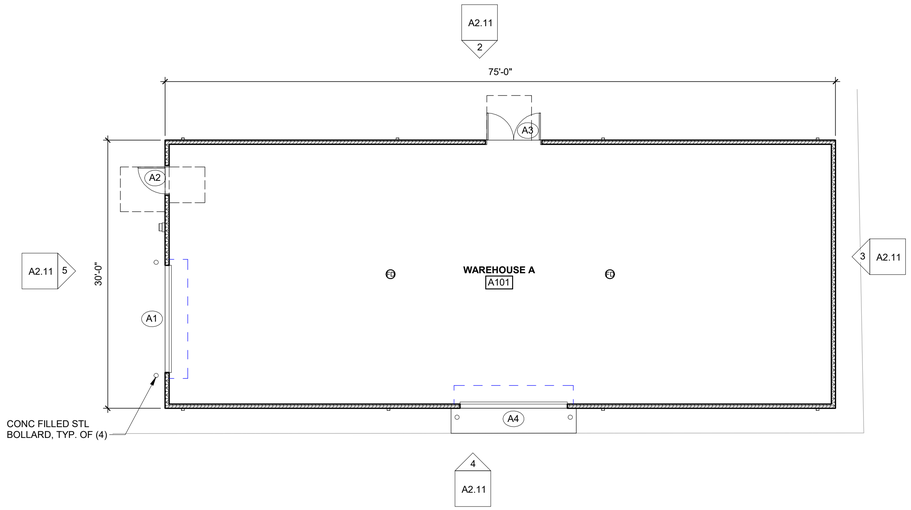
PLAN CHECK

DATE:
04.18.2022

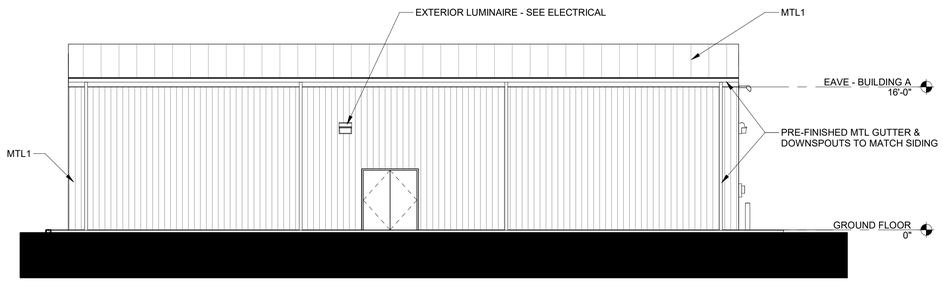
REVISIONS:

SHEET TITLE
ENLARGED SITE PLAN

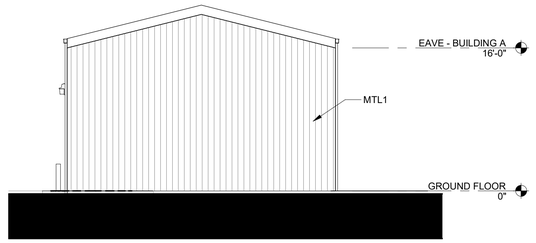
SHEET NO.
A1.12



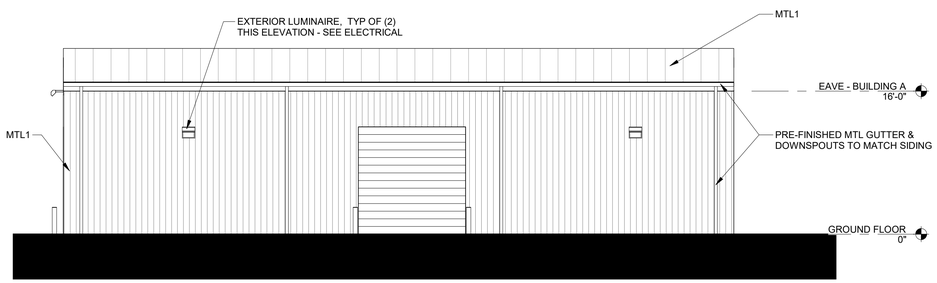
1 GROUND FLOOR PLAN - BUILDING A
1/8" = 1'-0"



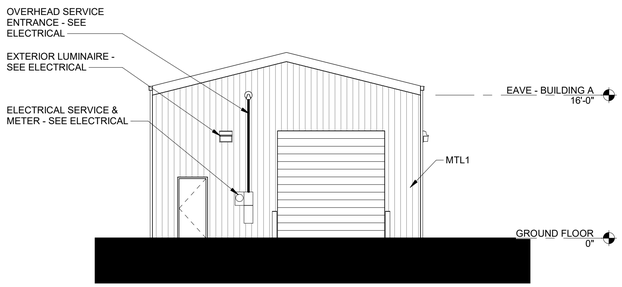
2 NORTH ELEVATION - BUILDING A
1/8" = 1'-0"



3 EAST ELEVATION - BUILDING A
1/8" = 1'-0"



4 SOUTH ELEVATION - BUILDING A
1/8" = 1'-0"



5 WEST ELEVATION - BUILDING A
1/8" = 1'-0"

FLOOR PLAN NOTES

1. FOR SYMBOL LEGEND NOT INDICATED ON THIS SHEET, SEE SHEET G0.21.
2. BUILDING PLANS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL BUILDING INFORMATION, DIMENSIONS, ETC. NOT INDICATED ON THESE PLANS.
3. PROVIDE ALL INSULATION PER TITLE 24 REPORT. INSTALL INSULATION WITH POLYPROPYLENE SCRIM KRAFT FACING.
4. SEE SHEET A3.11 FOR DOOR SCHEDULE.
5. BUILDINGS ARE LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VGFHSZ / WUI) IN STATE RESPONSIBILITY AREA (SRA). CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE CHAPTER 7A.

EXT. FINISH SCHEDULE

NOTES:
- CONSTRUCTION MUST CONFORM TO THE DESIGN APPROVED BY THE PLANNING DEPARTMENT IN THE CONDITIONS OF APPROVAL.

MAT.#	DESCRIPTION	LEGEND
MTL1	PRE-FINISHED CORRUGATED MTL SIDING / ROOFING 29 GAUGE	

FLOOR PLAN LEGEND

- 2x6 EXTERIOR WALL
- 2x4 INTERIOR WALL
- 2x4 PARTIAL HEIGHT WALL
- STEP OR LEVEL CHANGE
- FD — FLOOR DRAIN - CONNECT TO EXISTING ON-SITE SEPTIC SYSTEM

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

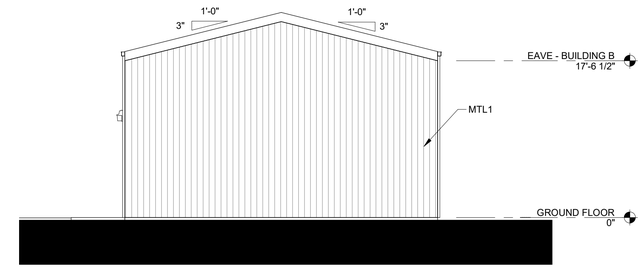
PLAN CHECK

DATE:
04.18.2022

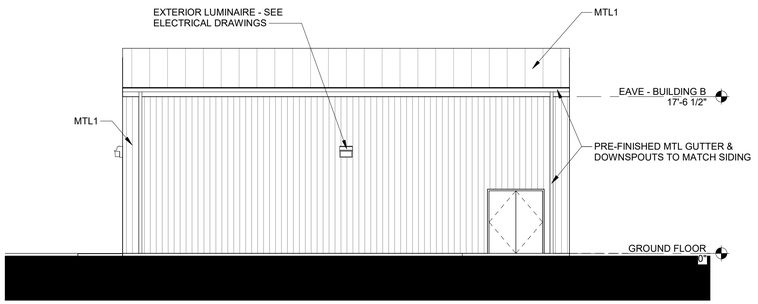
REVISIONS:

SHEET TITLE
STORAGE BUILDING'A' PLAN & ELEVATIONS

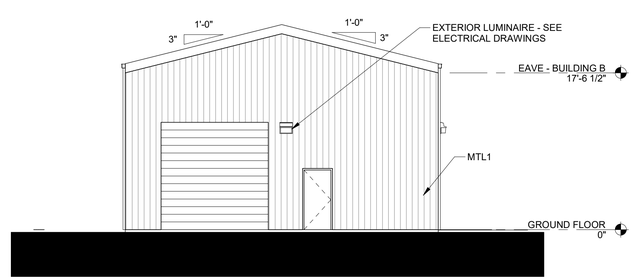
SHEET NO.
A2.11



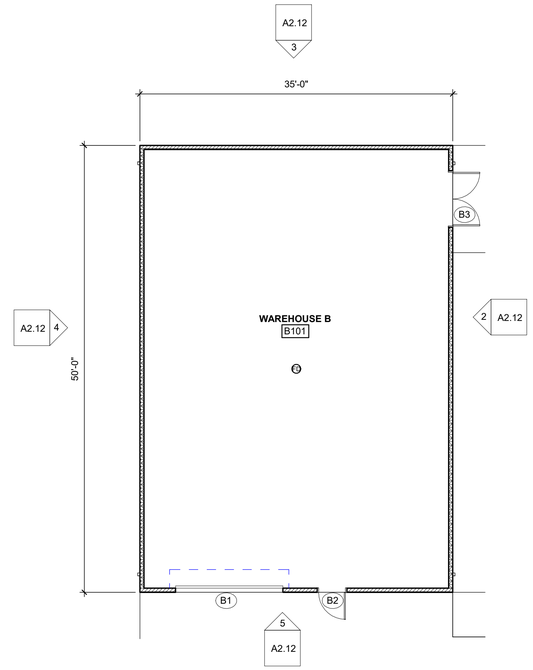
3 NORTH ELEVATION - BUILDING B
1/8" = 1'-0"



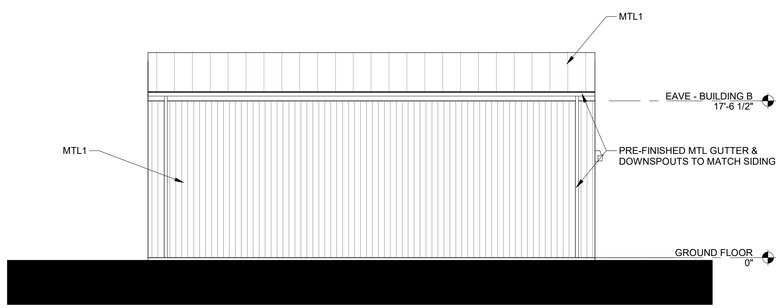
2 EAST ELEVATION - BUILDING B
1/8" = 1'-0"



5 SOUTH ELEVATION - BUILDING B
1/8" = 1'-0"



1 GROUND FLOOR PLAN - BUILDING B
1/8" = 1'-0"



4 WEST ELEVATION - BUILDING B
1/8" = 1'-0"

FLOOR PLAN NOTES

1. FOR SYMBOL LEGEND NOT INDICATED ON THIS SHEET, SEE SHEET G0.21.
2. BUILDING PLANS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL BUILDING INFORMATION, DIMENSIONS, ETC. NOT INDICATED ON THESE PLANS.
3. PROVIDE ALL INSULATION PER TITLE 24 REPORT. INSTALL INSULATION WITH POLYPROPYLENE SCRIM KRAFT FACING.
4. SEE SHEET A3.11 FOR DOOR SCHEDULE.
5. BUILDINGS ARE LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE (VGFHSZ / WUI) IN STATE RESPONSIBILITY AREA (SRA). CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE CHAPTER 7A.

FLOOR PLAN LEGEND

- 2x6 EXTERIOR WALL
- 2x4 INTERIOR WALL
- 2x4 PARTIAL HEIGHT WALL
- STEP OR LEVEL CHANGE
- FD — FLOOR DRAIN - CONNECT TO EXISTING ON-SITE SEPTIC SYSTEM

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

PLAN CHECK

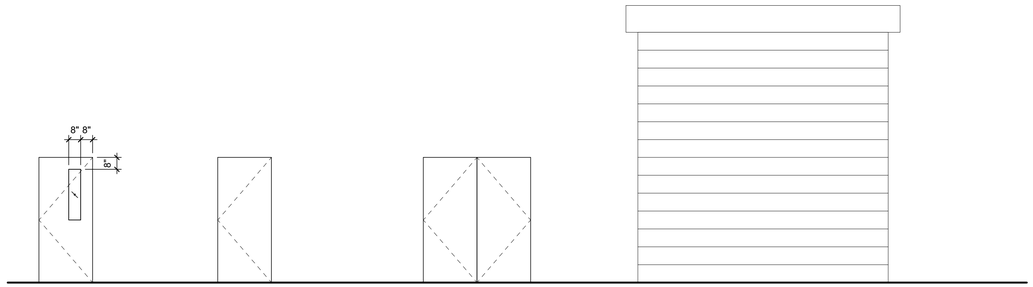
DATE:
04.18.2022

REVISIONS:

SHEET TITLE
STORAGE BUILDING 'B' PLAN & ELEVATIONS

SHEET NO.
A2.12

DOOR TYPES



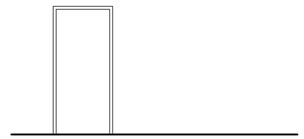
D1
HM VISION

D2
HM FLUSH

D3
PR FLUSH

D4
COILING OVERHEAD

DOOR FRAME TYPES



F1
HM EXTERIOR

DOOR NOTES

1. ALL SIZES INDICATED ON THE SCHEDULE ARE NOMINAL ONLY. REFER TO DETAILS AND FIELD CONDITIONS TO DETERMINE EXACT SIZE.
2. FOR ACCESSIBILITY REQUIREMENTS FOR DOORS AND LANDINGS, SEE SHEETS G8.11 & G8.12.
3. ALL WINDOWS SHALL BE DUAL GLAZED WITH WEATHER-STRIPPED OR LOW INFILTRATION FRAMES MEETING ANSI AIR FILTRATION STANDARDS.
4. SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER **CBC 2406.4**:
   - GLAZING IN INGRESS/EGRESS DOORS.
   - GLAZING IN SLIDING GLASS DOORS INCLUDING THE FIXED PANEL.
   - GLAZING WITH IN 24" ARC OF THE VERTICAL EDGE OF THE DOOR AND LESS THAN 60" ABOVE WALKING SURFACE.
   - GLAZING IN A WALL, ENCLOSED TUB AND/OR SHOWER LESS THAN 60" ABOVE THE STANDING SURFACE AND DRAIN OUTLET.
   - GLAZING IN EXCESS OF 9 SQ. FT. WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR AND THE WALKING SURFACE WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING.
5. VERIFY WALL THICKNESS WHERE DOOR IS TO BE INSTALLED.
6. DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
7. HAND-ACTIVATED DOOR OPENING HARDWARE IS TO BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
8. THERMAL/ACOUSTIC LOW-EXPANSION URETHANE FOAM INSULATION IS TO BE INSTALLED AROUND ALL DOOR FRAME VOIDS AND AT ROUGH OPENINGS BETWEEN SHIMS.
9. DOOR HARDWARE TO COMPLY WITH REGULATORY REQUIREMENTS:
   A. FIRE RATED DOORS: COMPLY WITH REQUIREMENTS OF NFPA 80 AND APPLICABLE CODES FOR FIRE RATED DOOR HARDWARE; PROVIDE HARDWARE BEARING UNDERWRITERS LABORATORY (UL) LABELS.
   B. ACCESS FOR PERSON WITH PHYSICAL DISABILITIES; COMPLY WITH REQUIREMENTS OF THE CALIFORNIA BUILDING CODE CHAPTER 11B.
10. DOOR INSTALLATION TO COMPLY WITH NATIONAL STANDARDS AAMA 2400 AND ASTM 2112.

DOOR HARDWARE

SET #1

3	HINGE(S)	BB1279 4 1/2 X 4 1/2 NRP	US26D	HA
1	STOREROOM LOCK	3480 WTN SFIC	US26D	HA
1	CLOSER	5100 HDCS	ALM	HA
1	COMBINATED CORE	3982-C	US26D	HA
1	WEATHERSTRIP	881S N X LAR	MIL	HA
1	RAIN DRIP CAP	810S X LAR	MIL	HA
1	DOOR SWEEP	770S V X LAR	MIL	HA
1	LATCH PROTECTOR	341D	US32D	HA
1	KICK PLATE	190S 10" X 2" LDW	US32D	HA
1	SEAL	726 X LAR	S	HA

SET #2

6	HINGES	BB1279 4 1/2 X 4 1/2 NRP	US26D	HA
1	SET MANUAL FLUSH BOLT	282D	US26D	HA
1	DUST PROOF STRIKE	280X	US26D	HA
1	STOREROOM LOCK	3480 WTN SFIC	US26D	HA
1	COMBINATED CORE	3982-C	US26D	HA
1	CLOSER	5100 X HO	ALM	HA
2	KICK PLATE	190S 10" X 1" LDW	US32D	HA
2	WALL STOP(S)	232W	US32D	HA
1	WEATHERSTRIP	881S N X LAR	MIL	HA
1	RAIN DRIP CAP	810S X LAR	MIL	HA
2	DOOR SWEEP(S)	770S V X LAR	MIL	HA

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR MATERIAL	DOOR FUNCTION	DOOR FINISH	HARDWARE	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	COMMENTS
A1	D4	12'-0"	12'-0"	ALUM	OH	FF	-	-	-	-	-	HARDWARE, OPERATOR BY DOOR MANUFACTURER
A2	D1	3'-0"	6'-8"	HM	EXT	PNT	1	F1	HM	PNT	-	
A3	D3	6'-0"	6'-8"	HM	EXT	PNT	2	F1	HM	PNT	-	
A4	D4	12'-0"	12'-0"	ALUM	OH	FF	-	-	-	-	-	HARDWARE, OPERATOR BY DOOR MANUFACTURER
B1	D4	12'-0"	12'-0"	ALUM	OH	FF	-	-	-	-	-	HARDWARE, OPERATOR BY DOOR MANUFACTURER
B2	D1	3'-0"	6'-8"	HM	EXT	PNT	1	F1	HM	PNT	-	
B3	D3	6'-0"	7'-0"	HM	EXT	PNT	2	F1	HM	PNT	-	

ABBREVIATIONS

ALUM.	ALUMINUM	PKT.	POCKET
ANO.	ANNODIZED	PNT.	PAINT
AWN.	AWNING	PR.	PAIR
CS.	CASEMENT	SLD.	SLIDING
		S.C.	SOLID CORE DOOR
DBL.	DOUBLE	SF.	ALUM. STOREFRONT
		S.H.	SINGLE HUNG
F.F.	FACTORY FINISH	S.L.	SIDE LIGHT
FG.	FIBERGLASS	STL.	STEEL
FX.	FIXED	STN.	STAIN
H.C.	HOLLOW CORE DOOR	(T)	TEMPERED GLASS
H.M.	HOLLOW METAL	VYL.	VINYL
MTL.	METAL	WD.	WOOD

ELLIS ARCHITECTS
4132 C Street
Sacramento, CA 95819
916.440.6765
ellis-architects.com

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

CRYSTAL BASIN CELLARS
COLD STORAGE BUILDINGS
3550 CARSON ROAD, CAMINO, CA 95709
APN #043-020-019-000

PLAN CHECK

DATE:
04.18.2022

REVISIONS:

SHEET TITLE
DOOR SCHEDULE

SHEET NO.
A3.11

SOUZA'S CUSTOM HOMES

4091 CAMERON RD
CAMERON PARK, CA 95682
30' X 75' X 16'

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH CBC 2019, IBC 2018, ASCE7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS. NO FIELD WELDING IS REQUIRED.
5. ALL FIELD CONNECTIONS SHALL BE #12 (1/4"X1") (ESR-2196) OR APPROVED EQUAL.
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 GALV. STEEL (FY = 50 KSI, FU = 65 KSI) PER RELEVANT ASTM.
8. STRUCTURAL TUBE TS 2½" X 2½" - 14GA. IS EQUIVALENT TO TS 2¼" X 2¼" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. 12GA IS DEFINED AS 0.109" THICKNESS. 14GA IS DEFINED AS 0.083" THICKNESS. 26GA IS DEFINED AS 0.019" THICKNESS. 29GA IS DEFINED AS 0.015" THICKNESS.
10. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

REVISIONS

MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	JUN 24 2021

DESIGN CRITERIA

PREVAILING CODE:	CBC 2019 (IBC 2018)
USE GROUP:	U (CARPORTS, BARNS)
CONSTRUCTION TYPE:	II - B
RISK CATEGORY:	I
BUILDING FOOTAGE:	2250 SQ.FT
1. DEAD LOAD (D)	D = 2.0 PSF
2. ROOF LIVE LOAD (Lr)	Lr = 20 PSF
3. SNOW LOAD (S)	
GROUND SNOW LOAD	Pg = 20 PSF
IMPORTANCE FACTOR	Is = 0.80
THERMAL FACTOR	Ct = 1.2
EXPOSURE FACTOR	Ce = 1.0
ROOF SLOPE FACTOR	Cs = 1.0
FLAT ROOF SNOW LOAD	Pf = 14 PSF
SLOPED ROOF SNOW LOAD	Ps = 14 PSF
MINIMUM SNOW LOAD	Pm = 16 PSF
4. WIND LOAD (W)	
DESIGN WIND SPEED	Vult = 105 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
Ss / S1	0.405/0.206
SDs / SD1	0.399/NULL
DESIGN CATEGORY	C
SITE CLASS	D (DEFAULT)
IMPORTANCE FACTOR	Ie = 1.00

ASD LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

SCOPE OF WORK

1. THIS PLAN SET IS LIMITED IN SCOPE TO THE FIELD OF STRUC. ENGINEERING PER THE SPECIFIED DESIGN LOADS AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. ALL WORKS RELATED BUT NOT LIMITED TO ARCH. / SITE / HVAC / ELEC. / MECH. / ZONING AND EXIST. FOUNDATIONS, ARE BEYOND THE SCOPE OF THIS PLANS SET, AND MUST BE ADDRESSED BY RESPONSIBLE PROFESSIONALS IN CHARGE.

DRAWING INDEX

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE, AS IT MEETS THE EXCEPTIONS OF SECTION 1704 PER CBC 2019 (IBC 2018), UNLESS EXPLICITLY REQUIRED BY THE BUILDING OFFICIAL.

Omar Abu-Yasein

Digitally signed by Omar Abu-Yasein
DN: c=US, st=Ohio, l=Toledo, o=A&A Engineering, Civil and Structural Engineers, Ltd, ou=Engineering, cn=Omar Abu-Yasein, email=omar@aa-engineers.com
Date: 2021.06.30 15:12:00 -04'00'

Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

2.0.166.0

OWNER: SOUZA'S CUSTOM HOMES

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

SHEET TITLE: COVER SHEET

DRAWING NO.: MBD745142BF

PROJECT NO.: 448-21-2029

DRAWN BY: MJ

CHECKED BY:

DATE: 6/24/2021

SHEET NO.: 1 OF 7

A&A SOFTWARE DEVELOPMENT

MB DESIGN

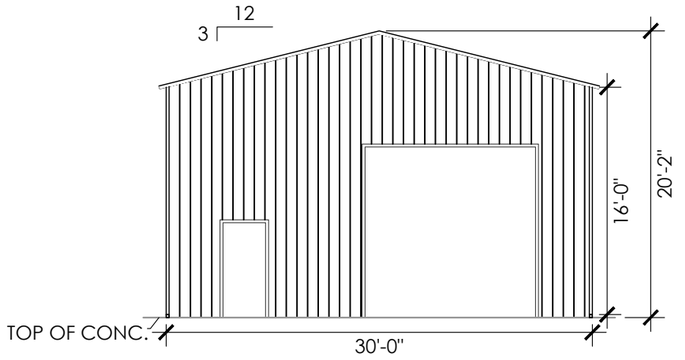
PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

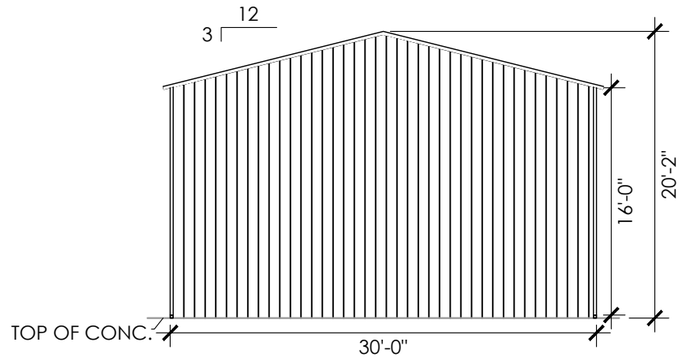
EXPIRES: 12/31/2022

DATE SIGNED: JUN 24 2021



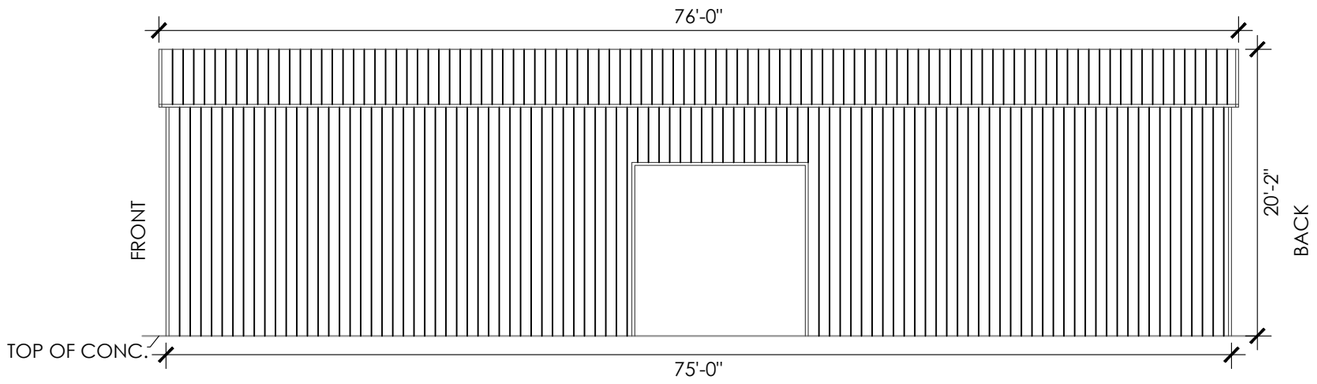
FRONT END WALL ELEVATION

SCALE: 3/32" : 1'



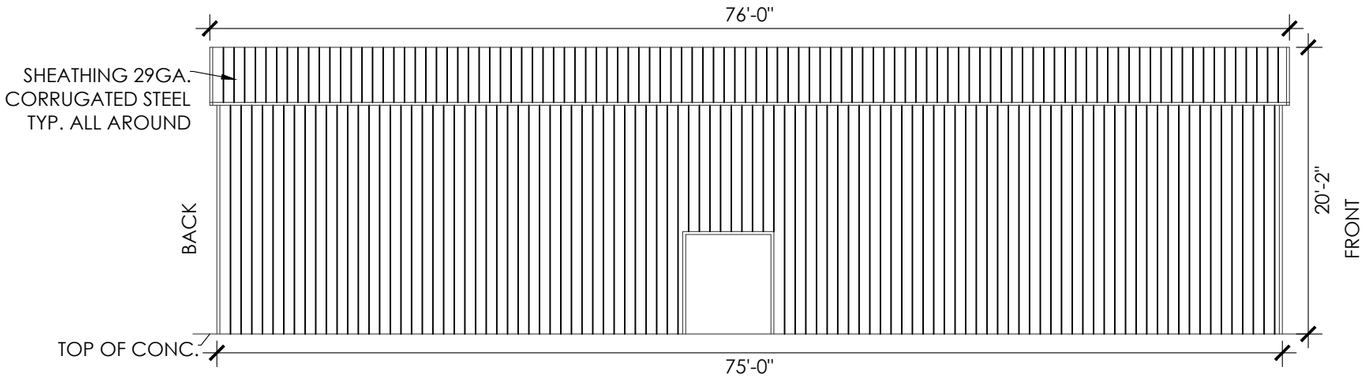
BACK END WALL ELEVATION

SCALE: 3/32" : 1'



RIGHT SIDE WALL ELEVATION

SCALE: 3/32" : 1'



LEFT SIDE WALL ELEVATION

SCALE: 3/32" : 1'

OWNER: SOUZA'S CUSTOM HOMES

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

SHEET TITLE: ELEVATIONS

DRAWING NO.:	MBD745142BF	PROJECT NO.:	448-21-2029
DRAWN BY:	MJ	CHECKED BY:	
DATE:	6/24/2021	SHEET NO.:	2 OF 7

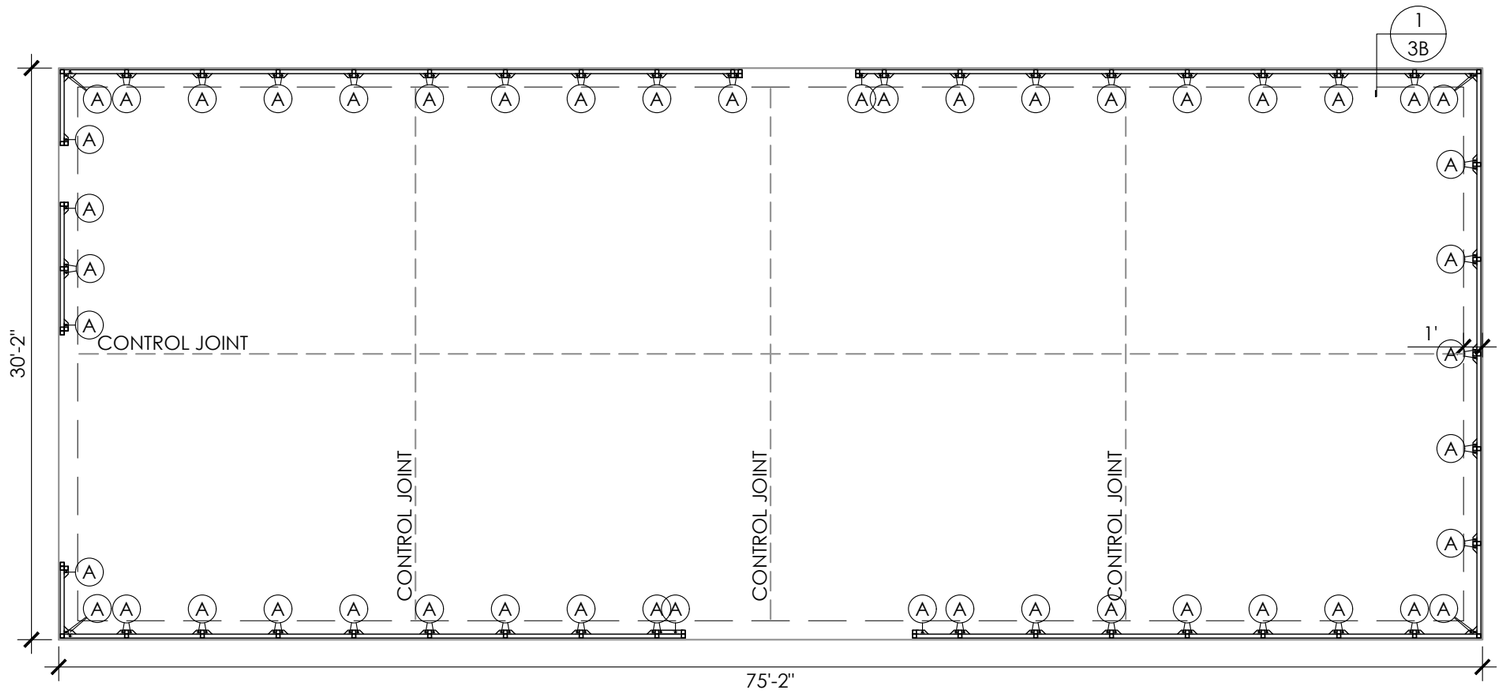
PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

DATE SIGNED: JUN 24 2021



FOUNDATION PLAN

SCALE: 1/8" : 1'

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA TUBE
COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
CONCRETE SLAB	
ANCHOR 'A'	1/2Ø" X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)

FOUNDATION NOTES:

1. MIN. SLAB SIZE SHALL BE 30'-2" X 75'-2" TO ALLOW A MIN. OF 4" ANCHOR-TO-CONCRETE EDGE DISTANCE.
2. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
3. CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
4. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN THE LOCAL FROST LINE DEPTH.
5. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
7. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.
8. CONCRETE SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE.

OWNER: SOUZA'S CUSTOM HOMES

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

SHEET TITLE: FOUNDATION PLAN: CONCRETE SLAB

DRAWING NO.:	MBD745142BF	PROJECT NO.:	448-21-2029
DRAWN BY:	MJ	CHECKED BY:	
DATE:	6/24/2021	SHEET NO.:	3A OF 7

PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

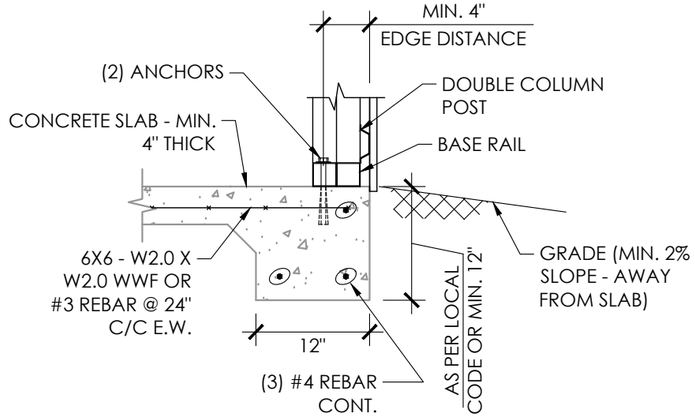
DATE SIGNED: JUN 24 2021

Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA TUBE
COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
CONCRETE SLAB	
ANCHOR 'A'	1/2Ø" X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)

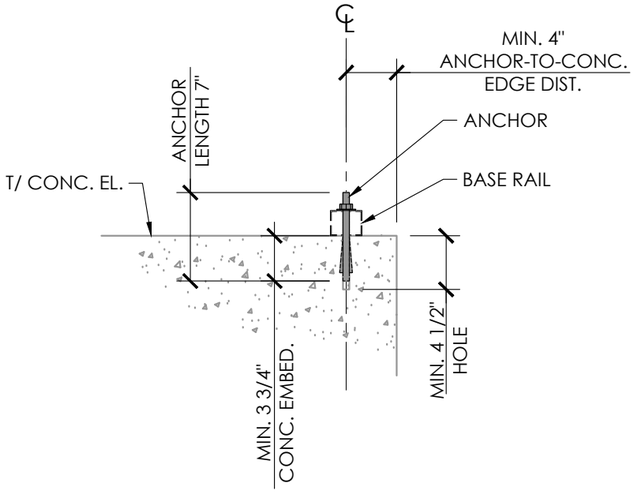
ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS:
   - MIN. ANCHOR EDGE DISTANCE: 4.00"
   - MIN. ANCHOR HOLE DEPTH: 4.50"
   - MIN. CONCRETE EMBEDMENT DEPTH: 3.754"
   - MIN. EFFECTIVE EMBEDMENT: 3.25"
   - MIN. SPACING BETWEEN (2) ANCHORS: 5.00"
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
3. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.
4. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.



FOUNDATION DETAIL 1

SCALE: 3/4" : 1'



ANCHORAGE DETAIL

SCALE: 1" : 1'

Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

OWNER: SOUZA'S CUSTOM HOMES

SHEET TITLE: FOUNDATION DETAILS: CONCRETE SLAB

DRAWING NO.:	MBD7451428F
PROJECT NO.:	448-21-2029
DRAWN BY:	MJ
CHECKED BY:	
DATE:	6/24/2021
SHEET NO.:	3B OF 7

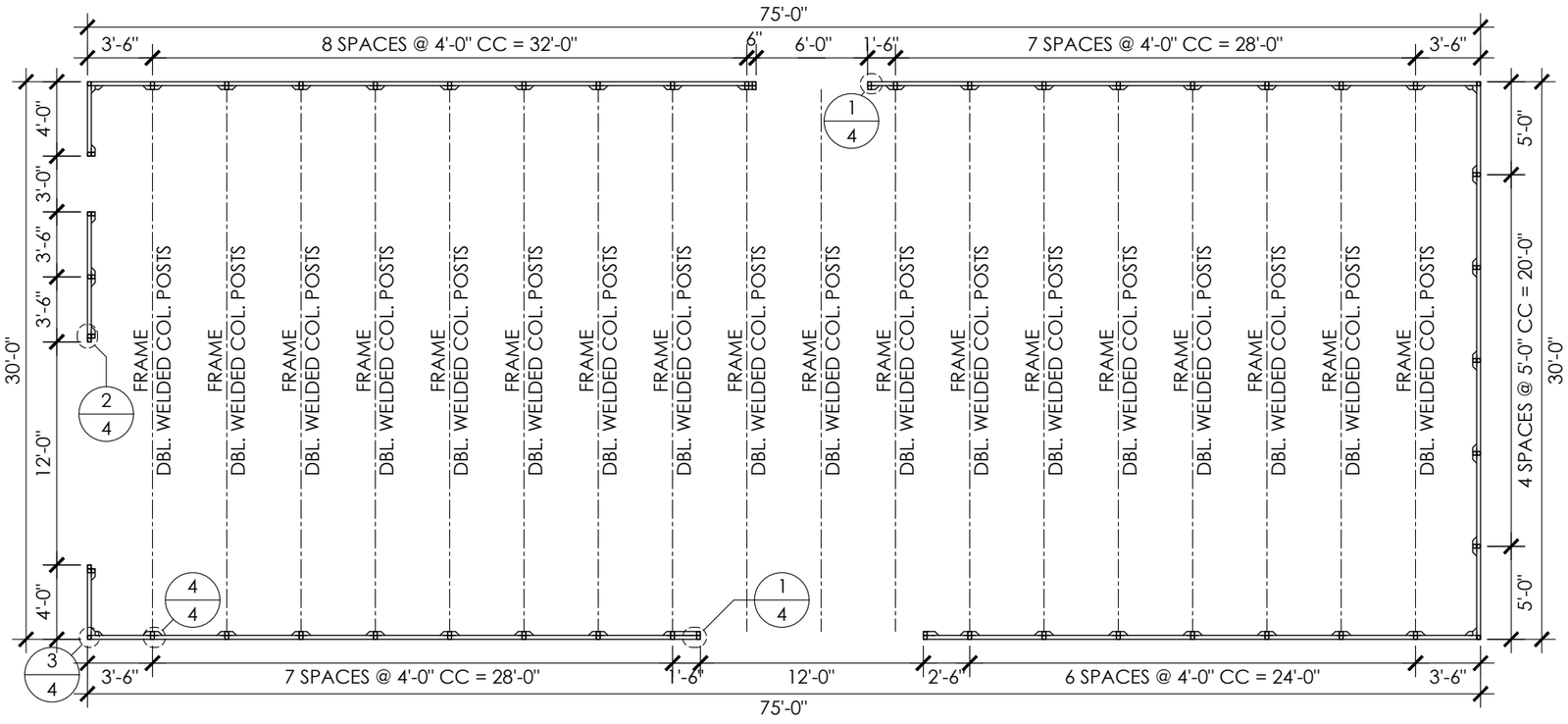
PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

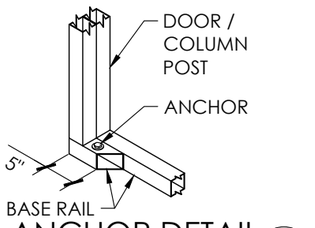
DATE SIGNED: JUN 24 2021



FLOOR PLAN

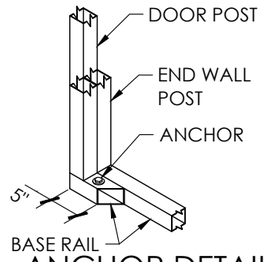
SCALE: 1/8" : 1'

NOTE: SEE SHEET 3 FOR ANCHOR TYPE & MEMBER PROPERTIES



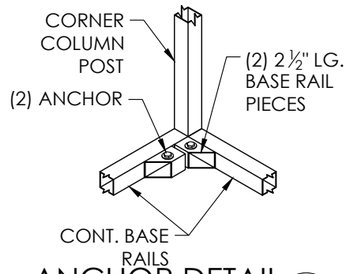
ANCHOR DETAIL 1

SCALE: 1/2" : 1'



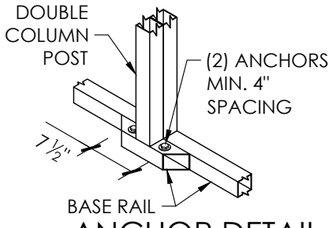
ANCHOR DETAIL 2

SCALE: 1/2" : 1'



ANCHOR DETAIL 3

SCALE: 1/2" : 1'



ANCHOR DETAIL 4

SCALE: 1/2" : 1'

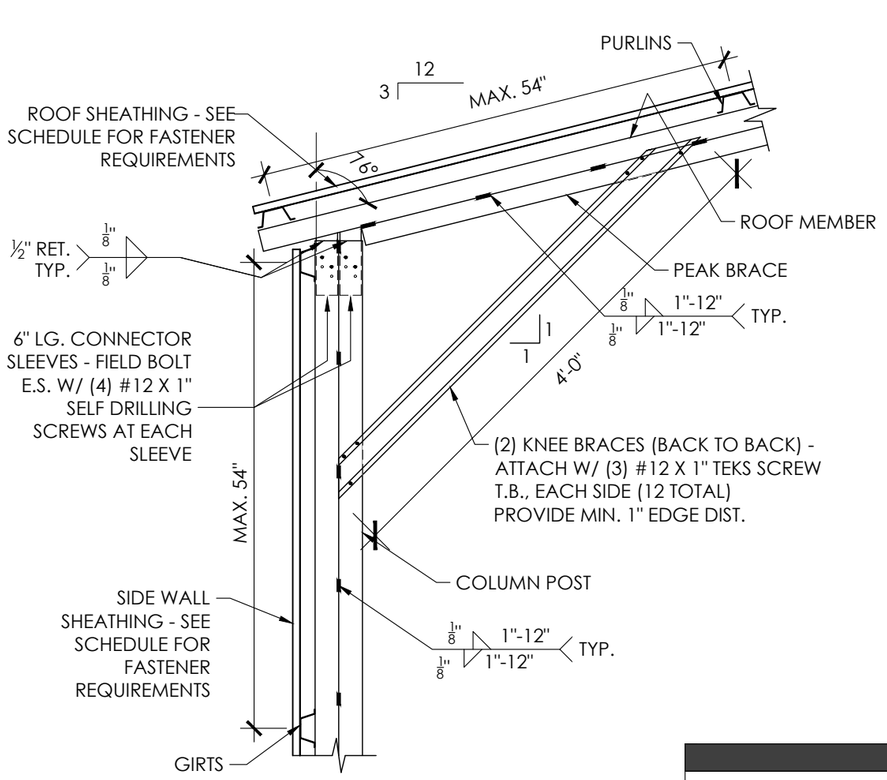
Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

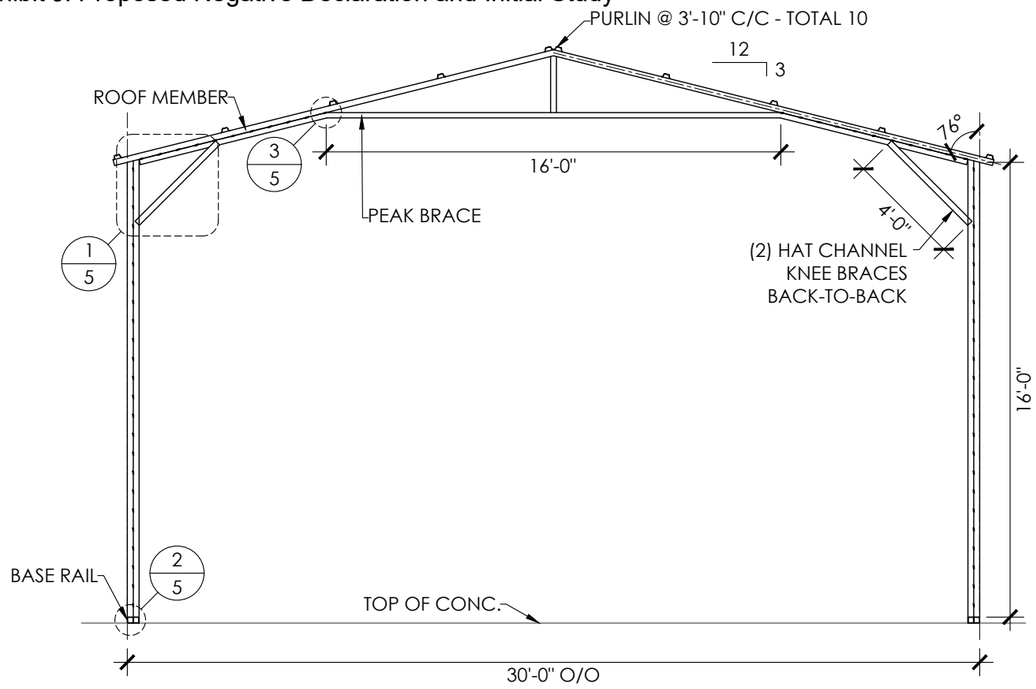
OWNER: SOUZA'S CUSTOM HOMES
LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682
SHEET TITLE: FLOOR PLAN & ANCHORS
DRAWING NO.: MBD745142BF
PROJECT NO.: 448-21-2029
DRAWN BY: MJ
CHECKED BY:
DATE: 6/24/2021
SHEET NO.: 4 OF 7

PREPARED FOR:

SEAL:
REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022
DATE SIGNED: JUN 24 2021





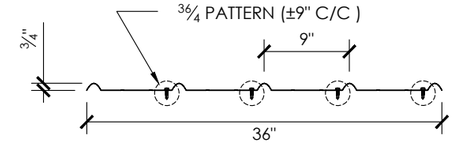
FRAME SECTION
SCALE: 3/16" : 1'

MEMBER PROPERTIES	
COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	(2) 4" X 14GA HAT CHANNEL
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
GIRTS	4" X 14GA HAT CHANNEL
PURLINS	4" X 14GA HAT CHANNEL

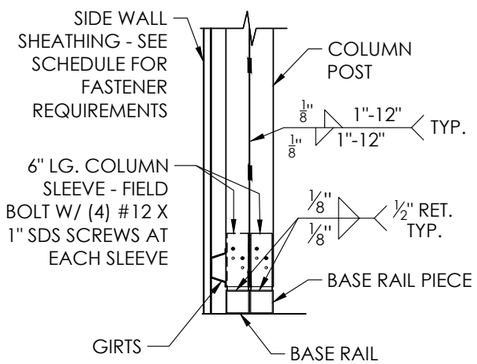
SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4" CC	9" CC

FASTENER TYPE: # 12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER

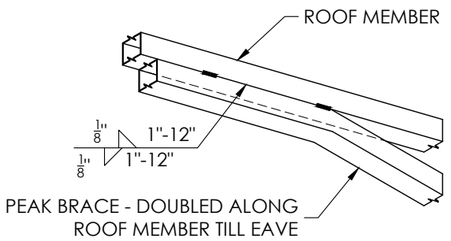
FRAME DETAIL 1
SCALE: 3/4" : 1'



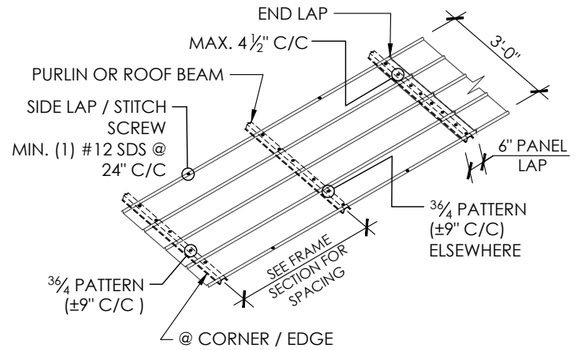
29GA. - ¾" RIB - CORRUGATED SHEET
SCALE: ¾" : 1'



BASE DETAIL 2
SCALE: 3/4" : 1'



PEAK BRACE DETAIL 3
SCALE: 3/4" : 1'



SHEATHING FASTENER PATTERN
SCALE: 3/16" : 1'

OWNER:	SOUZA'S CUSTOM HOMES
LOCATION:	4091 CAMERON RD CAMERON PARK, CA 95682
SHEET TITLE:	FRAME SECTION & DETAILS
DRAWING NO.:	MBD745142BF
PROJECT NO.:	448-21-2029
DRAWN BY:	MJ
CHECKED BY:	
DATE:	6/24/2021
SHEET NO.:	5 OF 7

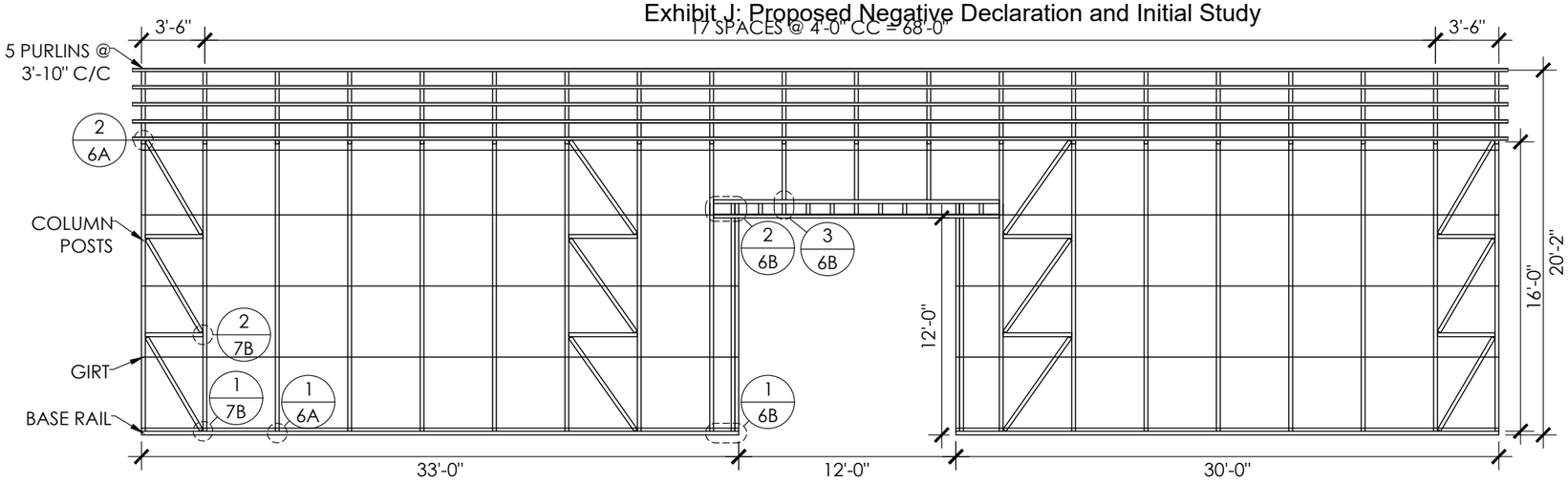
PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

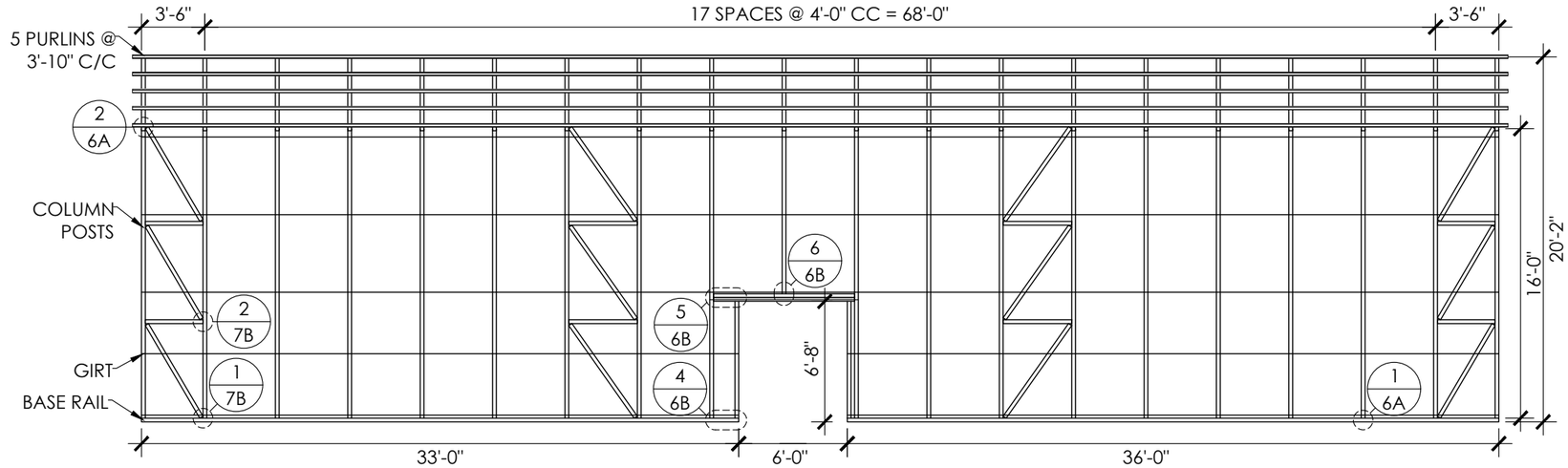
EXPIRES: 12/31/2022

DATE SIGNED: JUN 24 2021



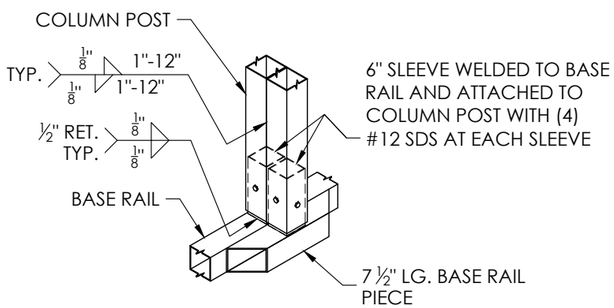
RIGHT SIDE WALL FRAMING

SCALE: 1/8" : 1'



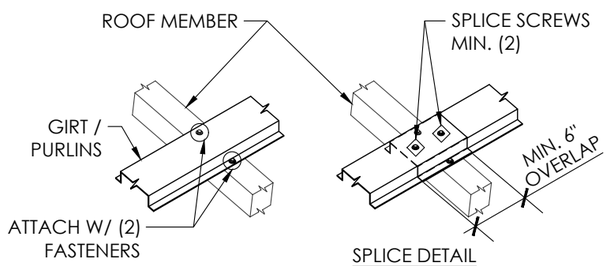
LEFT SIDE WALL FRAMING

SCALE: 1/8" : 1'



COLUMN-BASE DETAIL 1

SCALE: 3/4" : 1'



GIRT/PURLIN DETAIL 2

SCALE: 3/4" : 1'

MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
SIDE WALL POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 14GA HAT CHANNEL
GIRTS	4" X 14GA HAT CHANNEL
DOUBLE DOOR POST	(2) 2 1/2" SQ. X 14GA TUBE
TRUSS HEADER	(2)2 1/2" SQ. X 14GA TUBE W/ 12" TRUSS
DOUBLE HEADER	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
DIAGONAL BRACES	2 1/4" SQ. X 14GA TUBE

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

OWNER: SOUZA'S CUSTOM HOMES

SHEET TITLE:

SIDE WALL FRAMING

PROJECT NO.: 448-21-2029

DRAWING NO.: MBD745142BF

CHECKED BY:

DRAWN BY: MJ

SHEET NO.: 6A OF 7

DATE: 6/24/2021

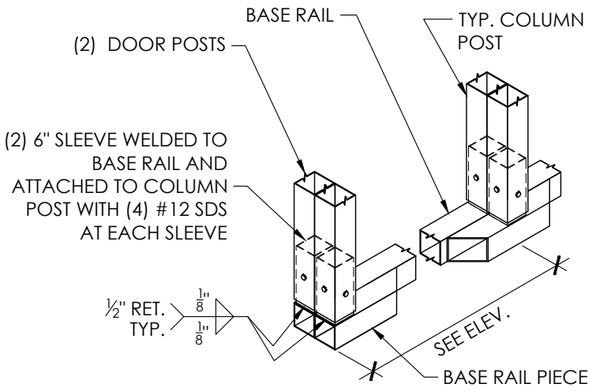
PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

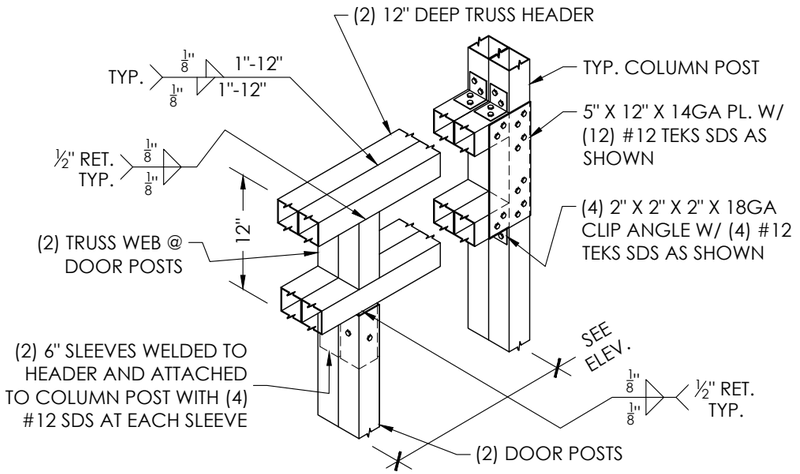
EXPIRES: 12/31/2022

DATE SIGNED: JUN 24 2021



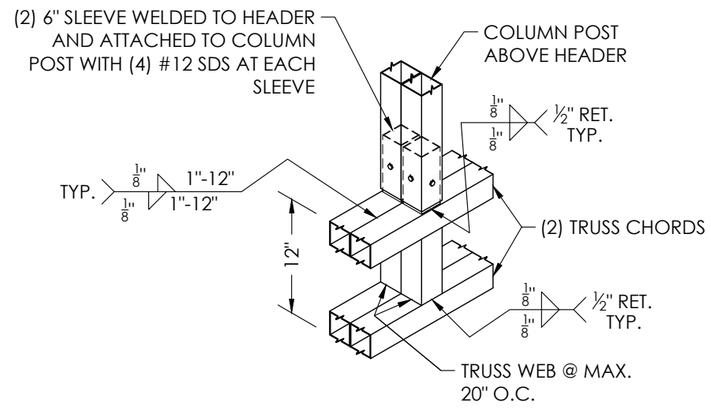
DOOR BASE DETAIL 1

SCALE: 3/4" : 1'



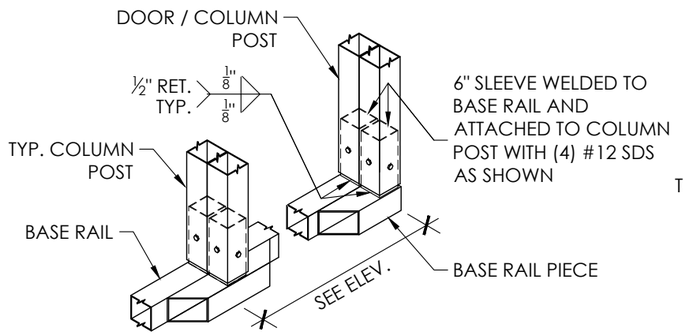
DOOR HEADER DETAIL 2

SCALE: 3/4" : 1'



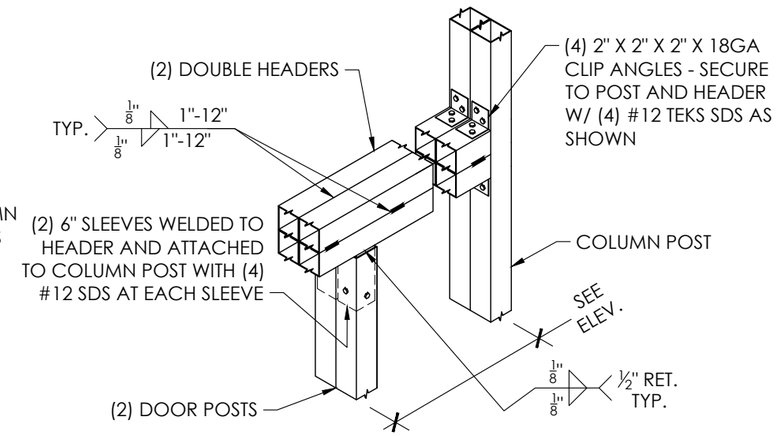
ABOVE HEADER DETAIL 3

SCALE: 3/4" : 1'



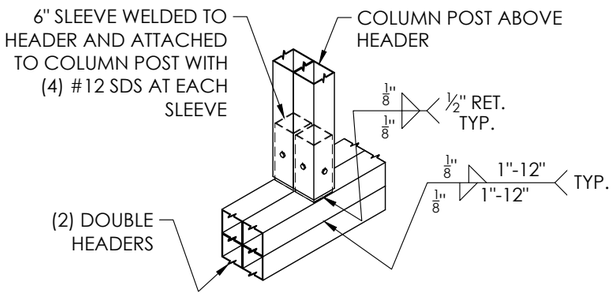
DOOR BASE DETAIL 4

SCALE: 3/4" : 1'



DOOR HEADER DETAIL 5

SCALE: 3/4" : 1'



ABOVE HEADER DETAIL 6

SCALE: 3/4" : 1'

OWNER: SOUZA'S CUSTOM HOMES

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

SHEET TITLE: SIDE WALL FRAMING DETAILS

DRAWING NO.:	MBD745142BF
DRAWN BY:	MJ
DATE:	6/24/2021
PROJECT NO.:	448-21-2029
CHECKED BY:	
SHEET NO.:	6B OF 7

PREPARED FOR:

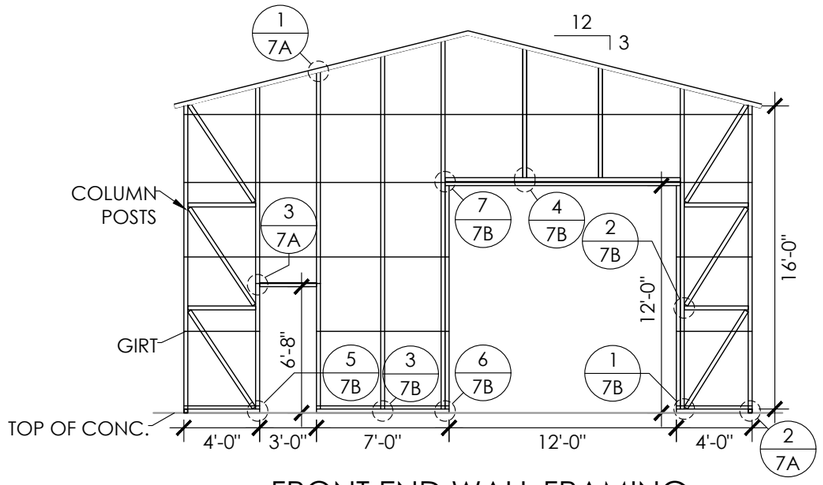
SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

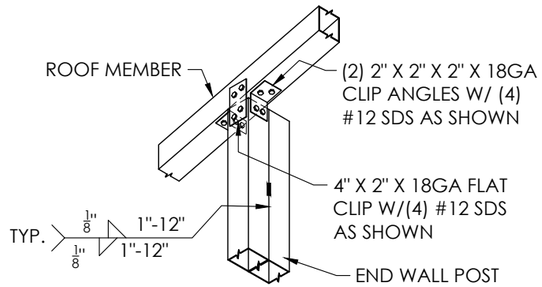
DATE SIGNED: JUN 24 2021

MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
GIRTS	4" X 14GA HAT CHANNEL
DOUBLE HEADER	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
DOOR POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
DIAGONAL BRACES	2 1/4" SQ. X 14GA TUBE



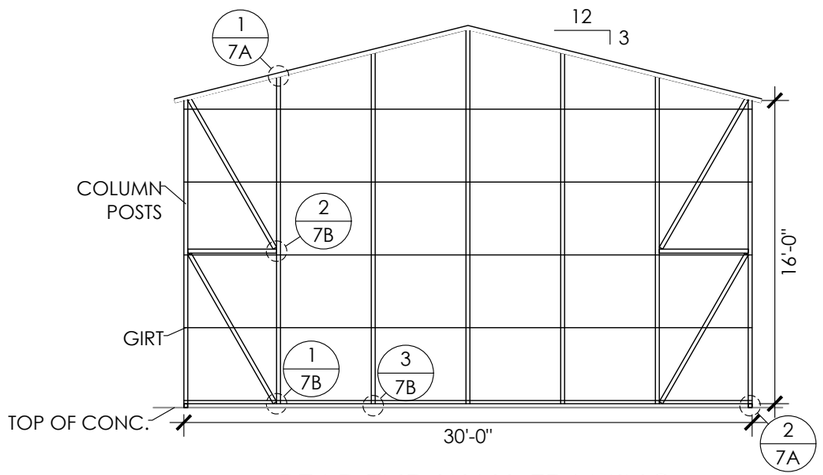
FRONT END WALL FRAMING

SCALE: 1/8" : 1'



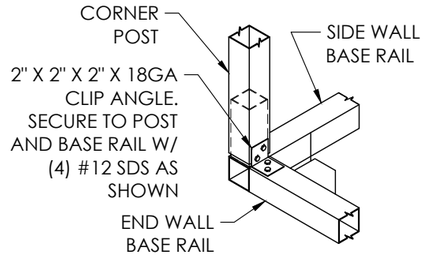
ROOF MEMBER DETAIL 1

SCALE: 3/4" : 1'



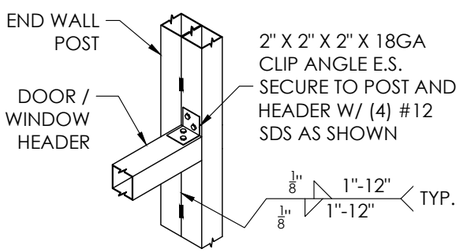
REAR END WALL FRAMING

SCALE: 1/8" : 1'



CORNER DETAIL 2

SCALE: 3/4" : 1'



WINDOW/DOOR DETAIL 3

SCALE: 3/4" : 1'

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

OWNER: SOUZA'S CUSTOM HOMES

SHEET TITLE: END WALL FRAMING & DETAILS

DRAWING NO.: MBD745142BF

DRAWN BY: MJ

DATE: 6/24/2021

PROJECT NO.: 448-21-2029

CHECKED BY:

SHEET NO.: 7A OF 7

PREPARED FOR:

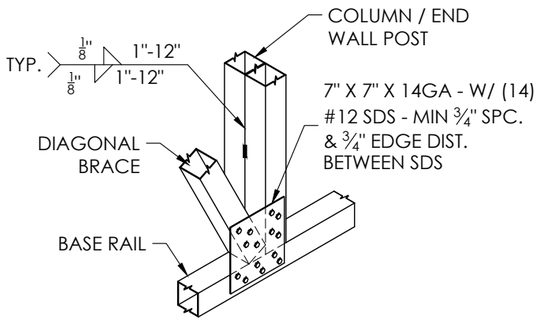
SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

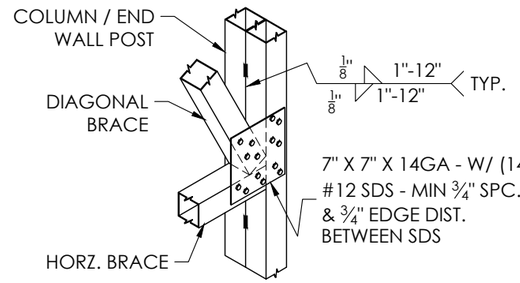
DATE SIGNED: JUN 24 2021

Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019



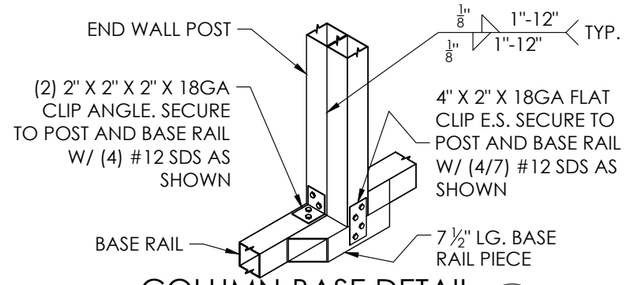
LATTICE BRACE DETAIL 1

SCALE: 3/4" : 1'



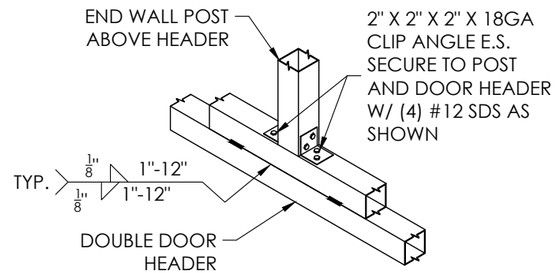
LATTICE BRACE DETAIL 2

SCALE: 3/4" : 1'



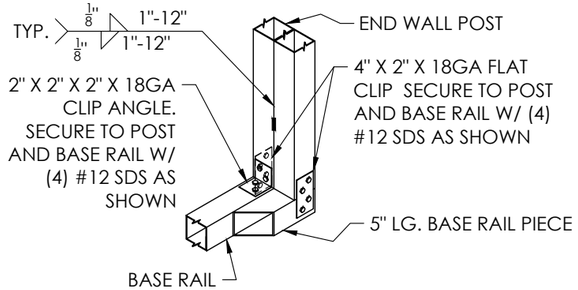
COLUMN-BASE DETAIL 3

SCALE: 3/4" : 1'



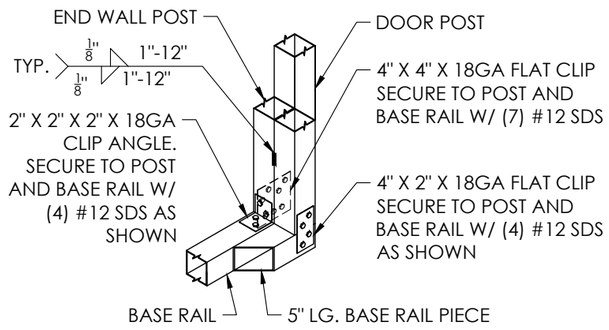
ABOVE HEADER DETAIL 4

SCALE: 3/4" : 1'



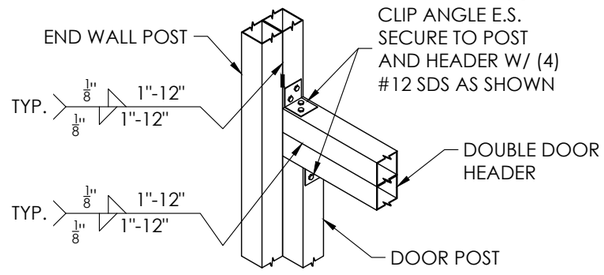
DOOR BASE DETAIL 5

SCALE: 3/4" : 1'



DOOR BASE DETAIL 6

SCALE: 3/4" : 1'



DOOR HEADER DETAIL 7

SCALE: 3/4" : 1'

OWNER: SOUZA'S CUSTOM HOMES

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

SHEET TITLE: END WALL FRAMING DETAILS

DRAWING NO.:	MBD745142BF
DRAWN BY:	MJ
DATE:	6/24/2021
PROJECT NO.:	448-21-2029
CHECKED BY:	
SHEET NO.:	7B OF 7

PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

DATE SIGNED: JUN 24 2021

SOUZA'S CUSTOM HOMES

4091 CAMERON RD
CAMERON PARK, CA 95682
35' X 50' X 16' (17'-6½" EAVE HT.)

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH CBC 2019, IBC 2018, ASCE7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS. NO FIELD WELDING IS REQUIRED.
5. ALL FIELD CONNECTIONS SHALL BE #12 (1/4"X1") (ESR-2196) OR APPROVED EQUAL.
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 GALV. STEEL (FY = 50 KSI, FU = 65 KSI) PER RELEVANT ASTM.
8. ALL HOT ROLLED STEEL SHAPES (BASE ANGLES), IN OPEN STRUCTURES, OR ONES EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
9. STRUCTURAL TUBE TS 2½" X2½" - 14GA. IS EQUIVALENT TO TS 2¼" X 2¼" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
10. 12GA IS DEFINED AS 0.109" THICKNESS. 14GA IS DEFINED AS 0.083" THICKNESS. 26GA IS DEFINED AS 0.019" THICKNESS. 29GA IS DEFINED AS 0.015" THICKNESS.
11. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.
11. ALL HOT ROLLED STEEL SHAPES (BASE ANGLES), IN OPEN STRUCTURES, OR ONES EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.

REVISIONS

MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	

DESIGN CRITERIA

PREVAILING CODE:	CBC 2019 (IBC 2018)
USE GROUP:	S (STORAGE)
CONSTRUCTION TYPE:	II - B
RISK CATEGORY:	II
BUILDING FOOTAGE:	1750 SQ.FT
1. DEAD LOAD (D)	D = 2.0 PSF
2. ROOF LIVE LOAD (Lr)	Lr = 20 PSF
3. SNOW LOAD (S)	
GROUND SNOW LOAD	Pg = 20 PSF
IMPORTANCE FACTOR	Is = 1.00
THERMAL FACTOR	Ct = 1.2
EXPOSURE FACTOR	Ce = 1.0
ROOF SLOPE FACTOR	Cs = 1.0
FLAT ROOF SNOW LOAD	Pf = 17 PSF
SLOPED ROOF SNOW LOAD	Ps = 17 PSF
MINIMUM SNOW LOAD	Pm = 20 PSF
4. WIND LOAD (W)	
DESIGN WIND SPEED	Vult = 115 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
Ss / S1	0.405/0.206
SDs / SD1	0.399/NULL
DESIGN CATEGORY	D
SITE CLASS	D (DEFAULT)
IMPORTANCE FACTOR	Ie = 1.00

LOAD COMBINATIONS:
1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

Omar Abu-Yasein

Digitally signed by Omar Abu-Yasein
DN: c=US, st=Ohio, l=Toledo, o=A&A Engineering, Civil and Structural Engineers, Ltd, ou=Engineering, cn=Omar Abu-Yasein, email=omar@aa-engineers.com
Date: 2021.06.30 15:07:24 -04'00'

SCOPE OF WORK

1. THIS PLAN SET IS LIMITED IN SCOPE TO THE FIELD OF STRUC. ENGINEERING PER THE SPECIFIED DESIGN LOADS AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. ALL WORKS RELATED BUT NOT LIMITED TO ARCH. / SITE / HVAC / ELEC. / MECH. / ZONING AND EXIST. FOUNDATIONS, ARE BEYOND THE SCOPE OF THIS PLANS SET, AND MUST BE ADDRESSED BY RESPONSIBLE PROFESSIONALS IN CHARGE.

DRAWING INDEX

SPECIAL INSPECTIONS

1.	STEEL CONSTRUCTION
1.1	HIGH STRENGTH BOLT
1.2	STRUCTURAL STEEL MATERIALS
1.3	STRUCTURAL STEEL WELDING
1.4	STRUCTURAL STEEL FRAME JOINT DETAILS
2.	CONCRETE CONSTRUCTION
2.1	REINFORCING STEEL PLACEMENT
2.2	ON SITE CONCRETE TESTING
2.3	CONCRETE APPLICATION TECHNIQUES
2.4	CONCRETE CURING TEMPERATURE AND TECHNIQUES
3.	SOILS
3.1	SITE PREPARATION
3.2	COMPACTED FILL MATERIALS (IF REQ'D)
3.3	SOIL LOAD BEARING REQUIREMENTS (IF REQ'D)
4.	POST INSTALLED ANCHOR BOLTS
4.1	ANCHOR BOLTS ARE TO BE INSPECTED AS PER ICC-ESR RECOMMENDATION

THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.

2.0.115.0

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

OWNER: SOUZA'S CUSTOM HOMES

SHEET TITLE: COVER SHEET

PROJECT NO.:	448-21-2028
DRAWING NO.:	MBDEF74EE6E
CHECKED BY:	
DRAWN BY:	A.F
SHEET NO.:	1 OF 7
DATE:	25-JUNE-2021

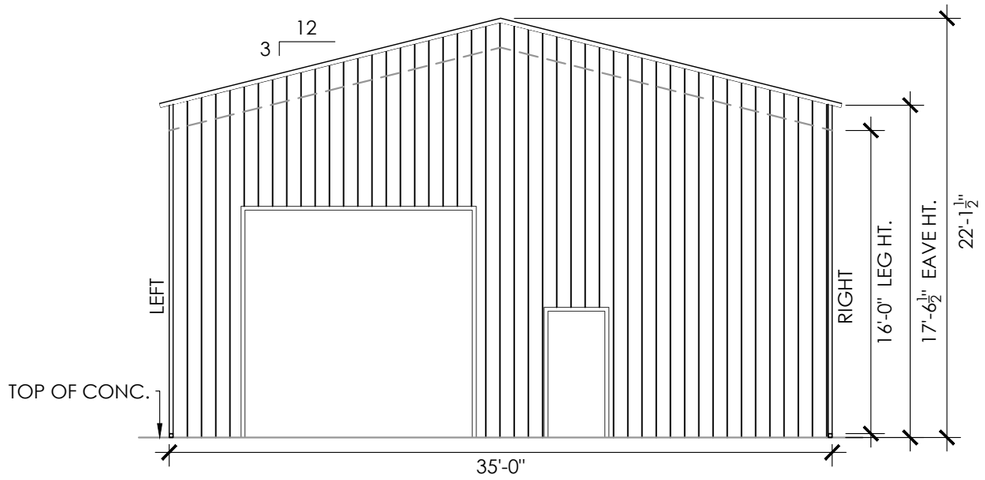
PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

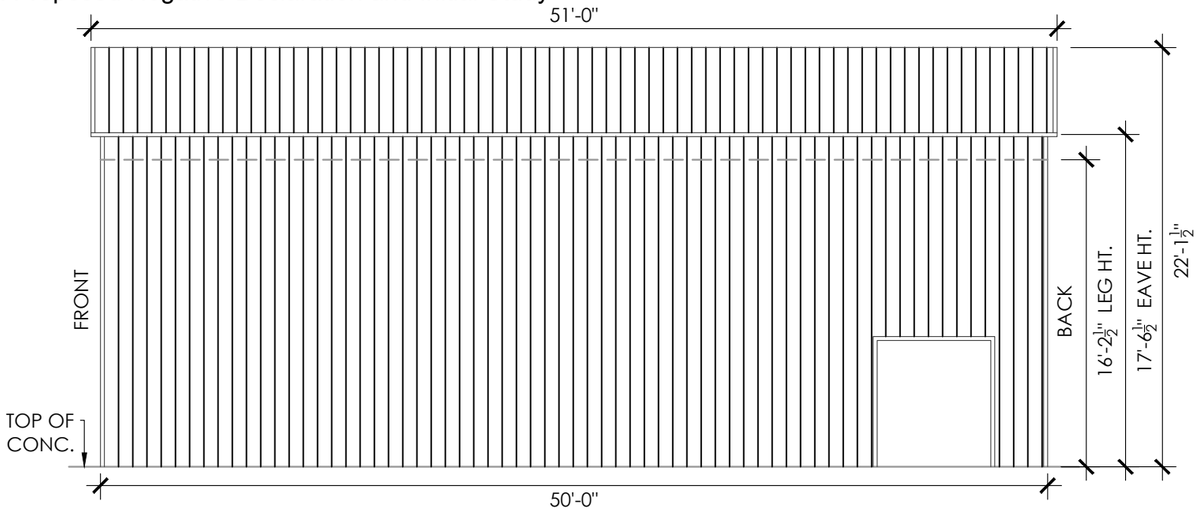
EXPIRES: 12/31/2022

DATE SIGNED: JUN 28 2021



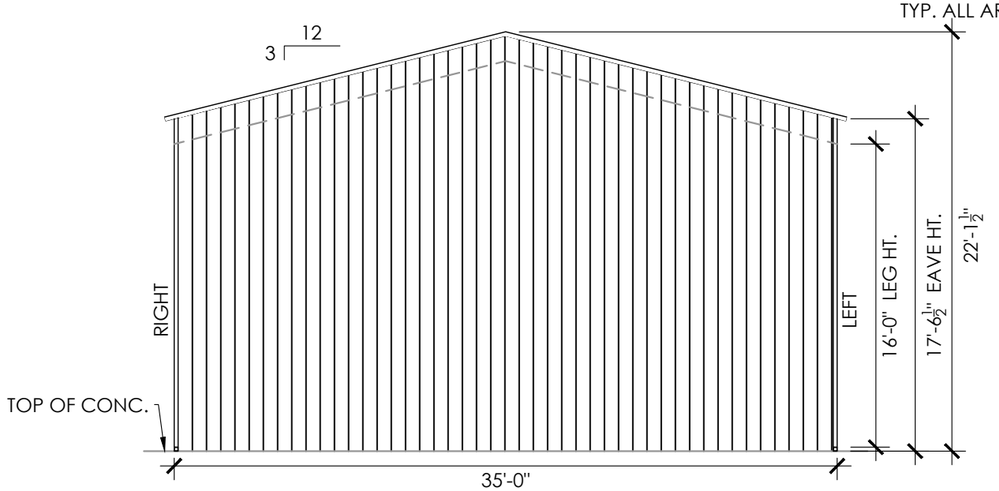
FRONT END WALL ELEVATION

SCALE: 1/8" : 1'



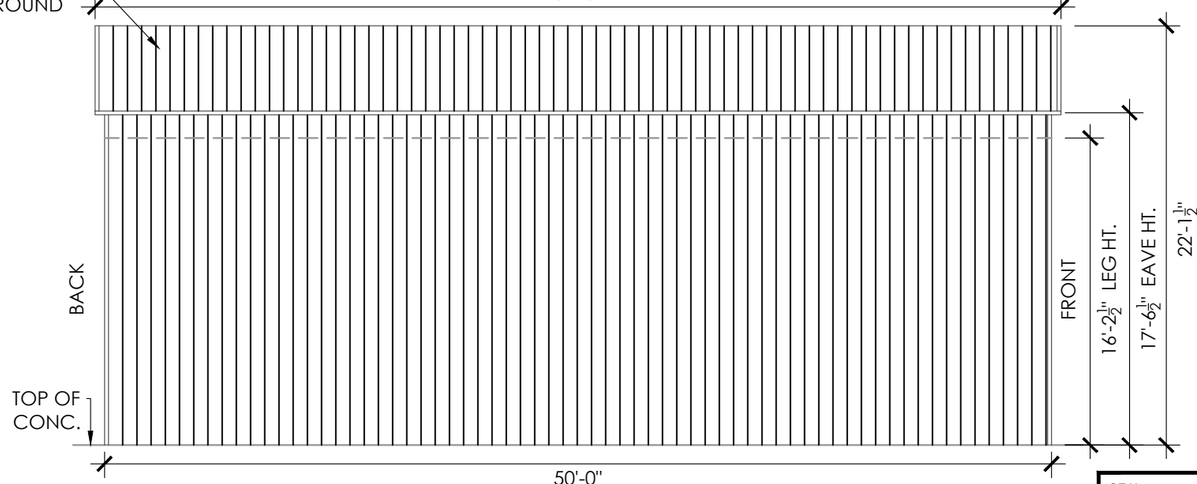
RIGHT SIDE WALL ELEVATION

SCALE: 1/8" : 1'



BACK END WALL ELEVATION

SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION

SCALE: 1/8" : 1'

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

OWNER: SOUZA'S CUSTOM HOMES

SHEET TITLE: ELEVATIONS

PROJECT NO.:	448-21-2028
DRAWING NO.:	MBDEF74EE6E
CHECKED BY:	
DRAWN BY:	A.F
DATE:	25-JUNE-2021
SHEET NO.:	2 OF 7

PREPARED FOR:

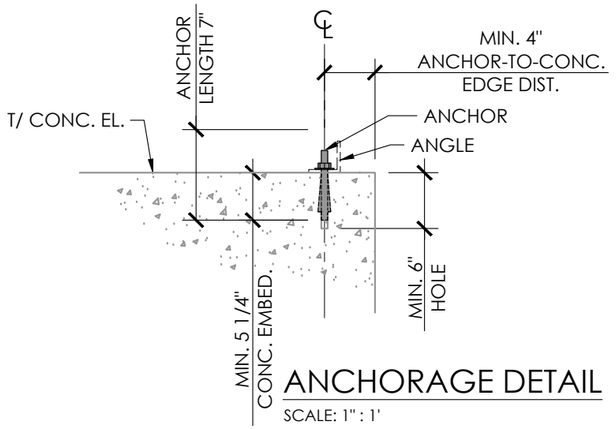
SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

DATE SIGNED: JUN 25 2021

Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019



ANCHORAGE DETAIL

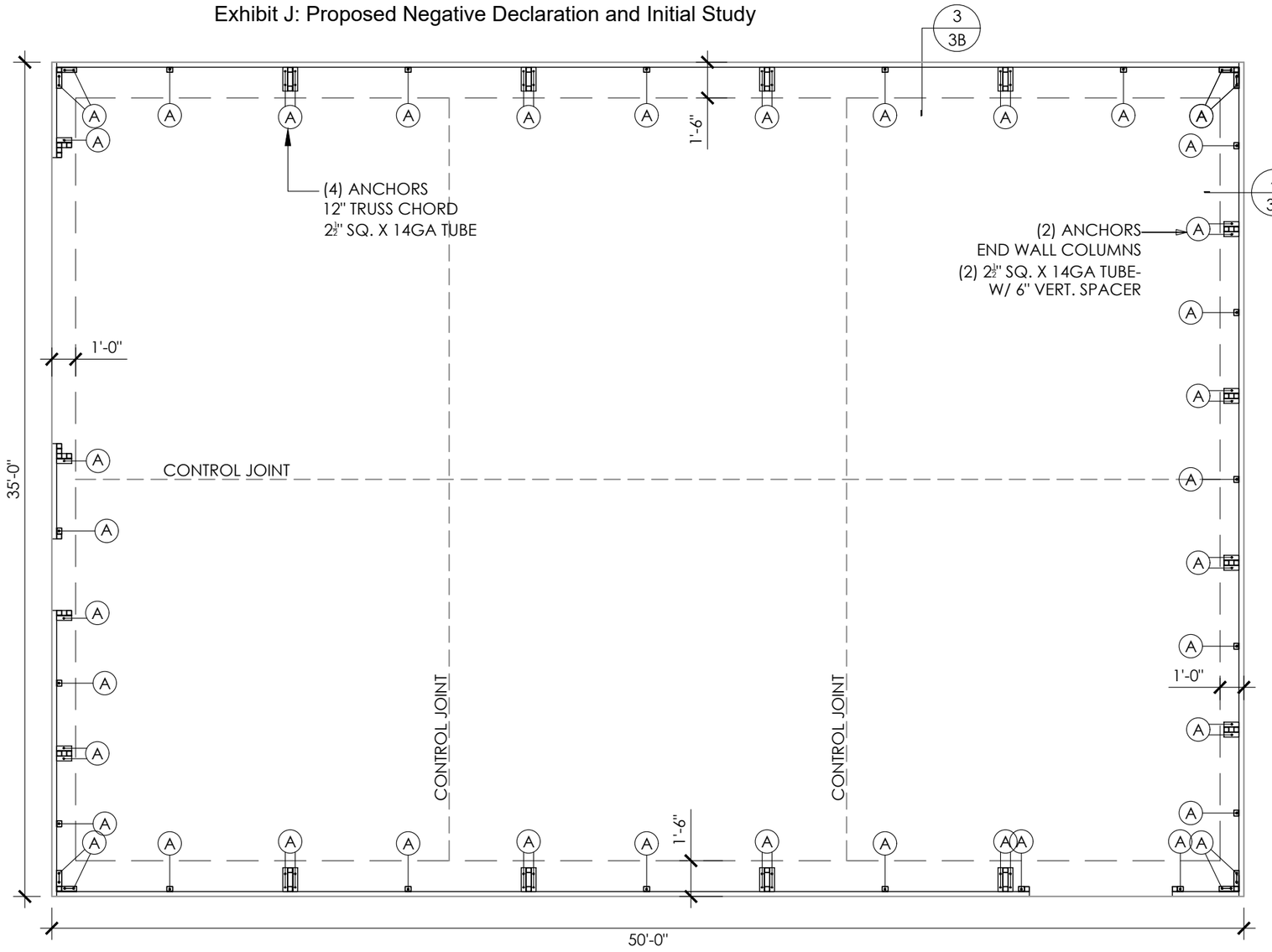
SCALE: 1" : 1'

ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS:
   - MIN. ANCHOR EDGE DISTANCE: 4.00"
   - MIN. ANCHOR HOLE DEPTH: 6.00"
   - MIN. CONCRETE EMBEDMENT DEPTH: 5.25"
   - MIN. EFFECTIVE EMBEDMENT: 4.75"
   - MIN. SPACING BETWEEN (2) ANCHORS: 3.75"
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
3. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.
   ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.
4. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.

CONCRETE SLAB	
ANCHOR (A)	1/2Ø" X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)

MEMBER PROPERTIES	
TRUSS CHORD	2½" SQ. X 14GA TUBE
TRUSS WEB	2½" SQ. X 14GA TUBE
CORNER POST / ROOF	2½" SQ. X 14GA TUBE
PEAK BRACE	2½" SQ. X 14GA TUBE
KNEE BRACE	2½" SQ. X 14GA TUBE
CROSS BRACE	2½" SQ. X 14GA TUBE
PURLIN	2½" SQ. X 14GA TUBE
GIRT	2½" SQ. X 14GA TUBE
LATERAL BRACE	2½" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2¼" SQ. X 14GA TUBE
DOUBLE DOOR POST	(2) 2½" SQ. X 14GA TUBES STITCH WELDED
END WALL COLUMN POST	(2) 2½" SQ. X 14GA TUBES W/ 6" VERT. SPACER @ 18" C/C
WALK-IN DOOR FRAMING	2½" SQ. X 14GA TUBE



FOUNDATION PLAN

SCALE: 3/16" : 1'

FOUNDATION NOTES:

1. MIN. SLAB SIZE SHALL BE 35'-0" X 50'-0" TO ALLOW A MIN. OF 4" ANCHOR-TO-CONCRETE EDGE DISTANCE.
2. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
3. CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN BELOW:
   - A MINIMUM OF 4 ANCHORS SHALL BE PROVIDED AT EACH SIDE WALL TRUSS POST BASE.
   - A MINIMUM OF 2 ANCHORS SHALL BE PROVIDED AT EACH END WALL POSTS BASE..
4. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

OWNER: SOUZA'S CUSTOM HOMES

SHEET TITLE: FOUNDATION PLAN: CONCRETE SLAB

DRAWING NO.:	MBDEF74EE6E
PROJECT NO.:	448-21-2028
DRAWN BY:	A.F
CHECKED BY:	
DATE:	25-JUNE-2021
SHEET NO.:	3A OF 7

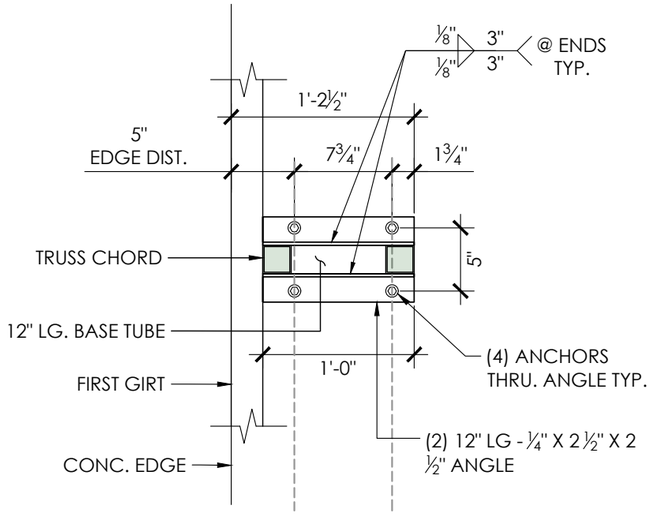
PREPARED FOR:

SEAL:

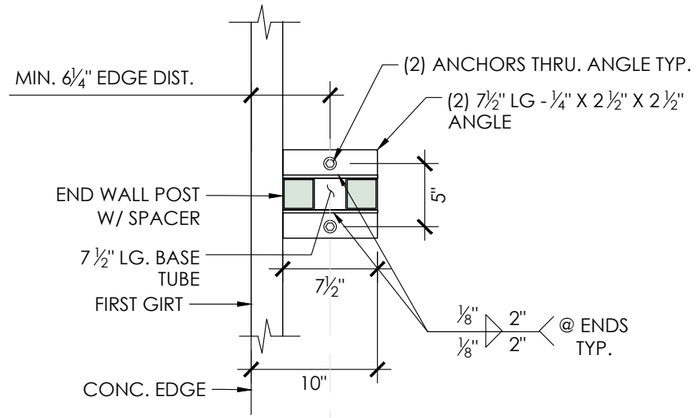
REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

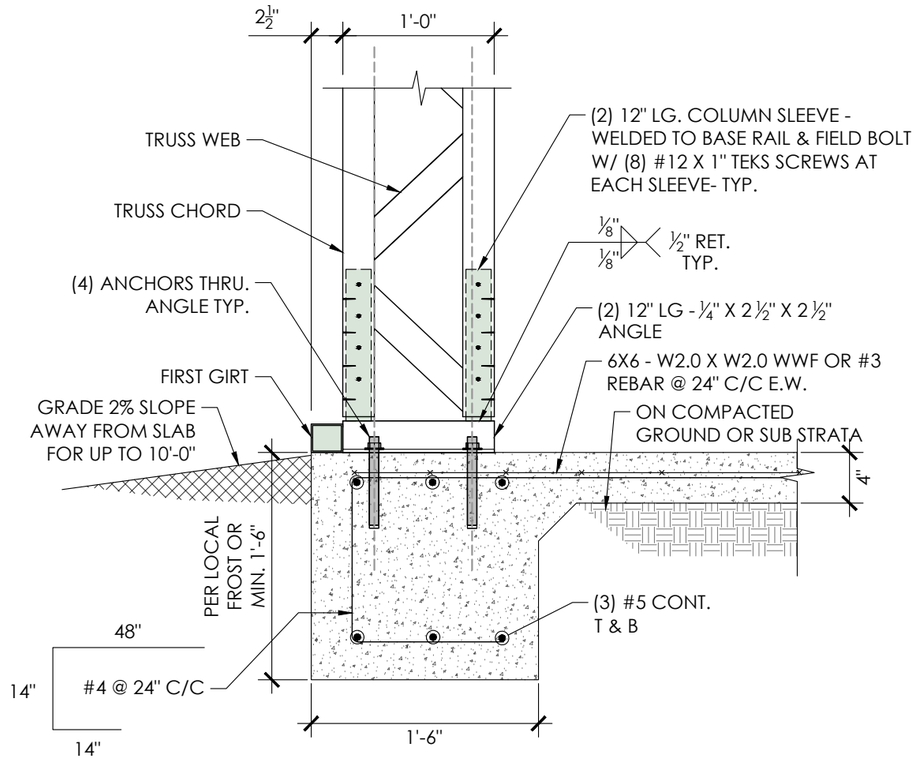
DATE SIGNED: JUN 28 2021



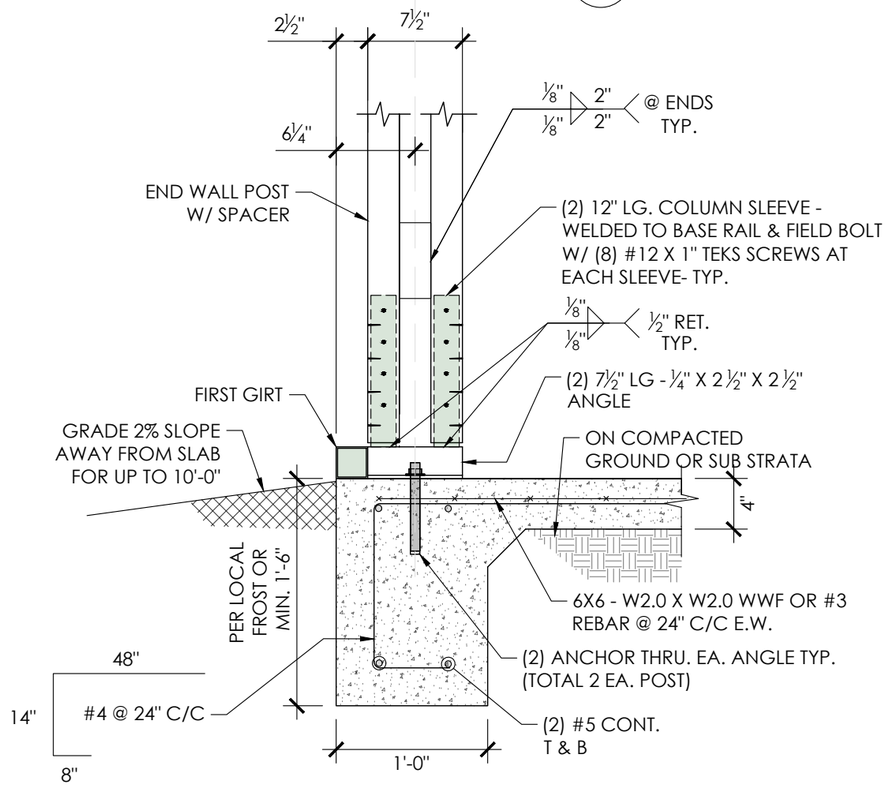
TRUSS BASE DETAIL 1
SCALE: 1" : 1'



END WALL BASE DETAIL 2
SCALE: 1" : 1'



FOUNDATION @ SIDE WALL 3
SCALE: 1" : 1'

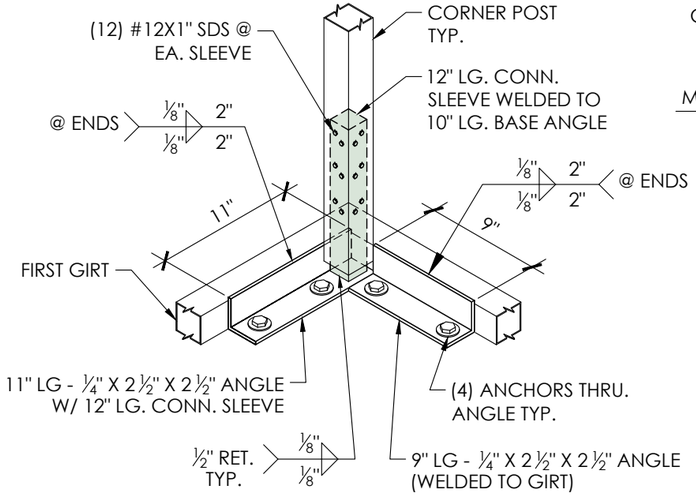


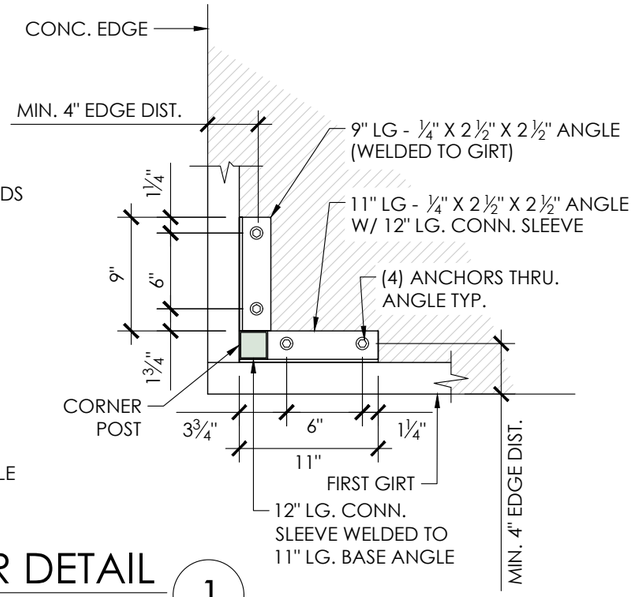
FOUNDATION @ END WALL 4
SCALE: 1" : 1'

OWNER: SOUZA'S CUSTOM HOMES
LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682
SHEET TITLE: FOUNDATION DETAILS: CONCRETE SLAB
DRAWING NO.: MBDEF74EE6E
PROJECT NO.: 448-21-2028
DRAWN BY: A.F
CHECKED BY:
DATE: 25-JUNE-2021
SHEET NO.: 3B OF 7
PREPARED FOR:

SEAL:
REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA
EXPIRES: 12/31/2022
DATE SIGNED: JUN 25 2021

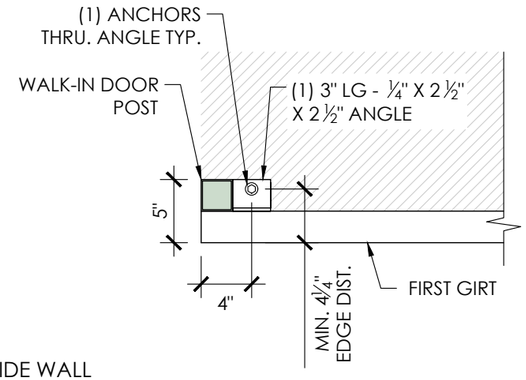
Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019





ANCHORAGE @ CORNER DETAIL 1

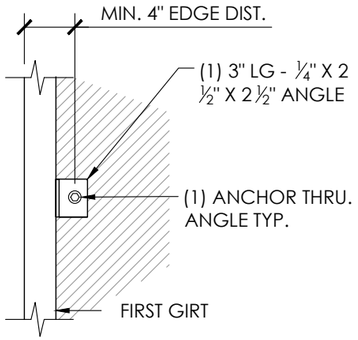
SCALE: 1" : 1'



SIDE WALL

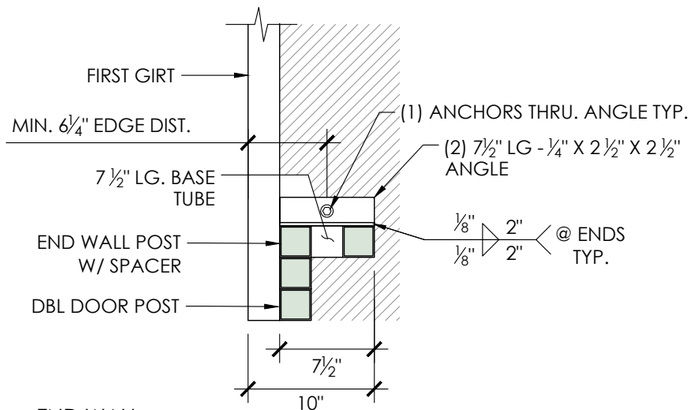
ANCHORAGE @ W.I. DOOR 2

SCALE: 1" : 1'



ANCHORAGE DETAIL 3

SCALE: 1" : 1'



END WALL

ANCHORAGE @ DBL. DOOR 4

SCALE: 1" : 1'

OWNER:	SOUZA'S CUSTOM HOMES
SHEET TITLE:	
DRAWING NO.:	MBDEF74EE6E
DRAWN BY:	A.F
DATE:	25-JUNE-2021
LOCATION:	4091 CAMERON RD CAMERON PARK, CA 95682
FOUNDATION DETAILS:	CONCRETE SLAB
PROJECT NO.:	448-21-2028
CHECKED BY:	
SHEET NO.:	3C OF 7

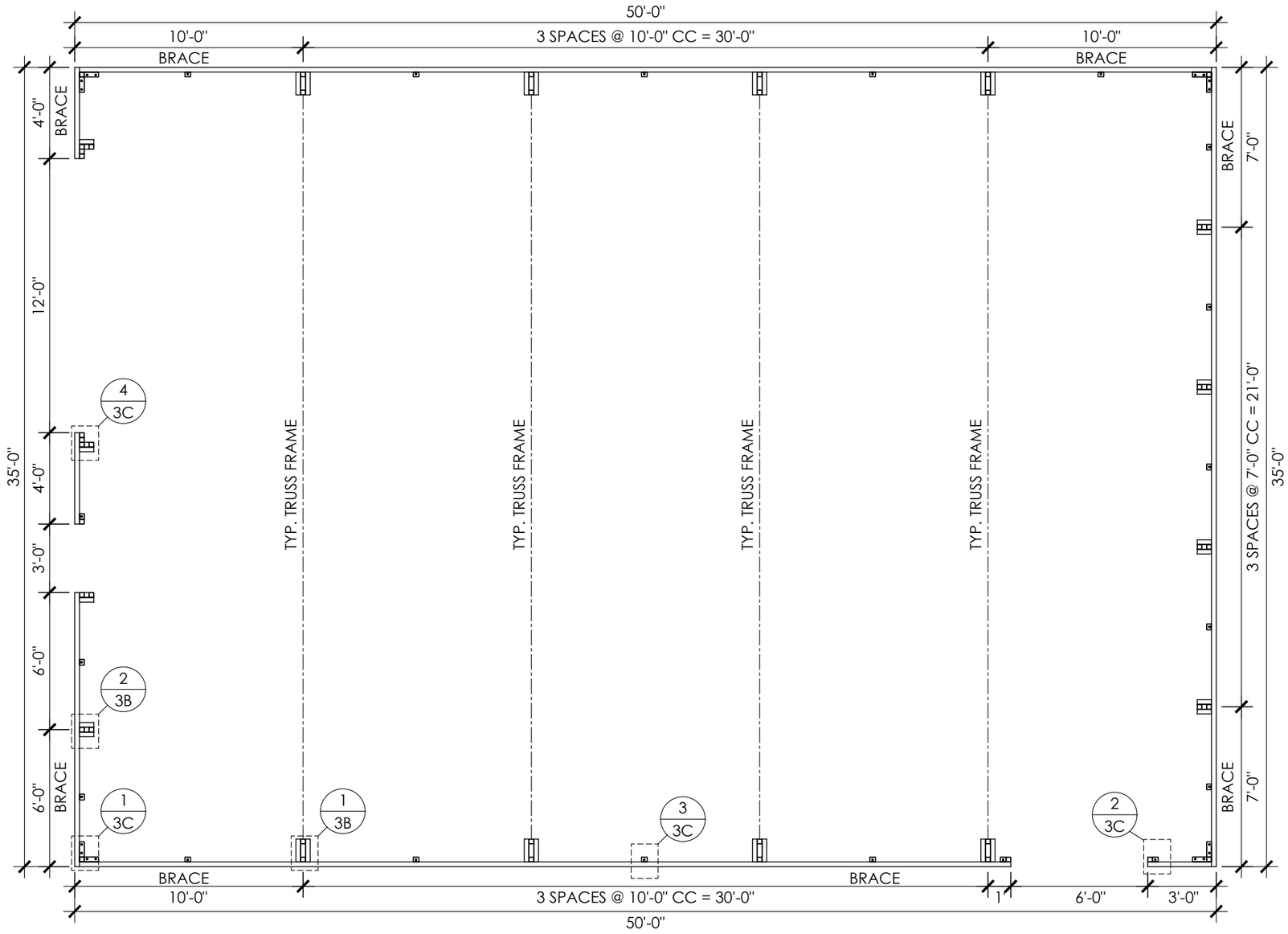
PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

DATE SIGNED: JUN 28 2021



FLOOR PLAN

SCALE: 3/16" : 1'

NOTE: SEE SHEET 3A, 3B & 3C FOR ANCHOR TYPE & MEMBER PROPERTIES

OWNER:	SOUZA'S CUSTOM HOMES
LOCATION:	4091 CAMERON RD CAMERON PARK, CA 95682
SHEET TITLE:	FLOOR PLAN
DRAWING NO.:	MBDEF74EE6E
PROJECT NO.:	448-21-2028
DRAWN BY:	A.F
CHECKED BY:	
DATE:	25-JUNE-2021
SHEET NO.:	4 OF 7

PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

DATE SIGNED: JUN 28 2021

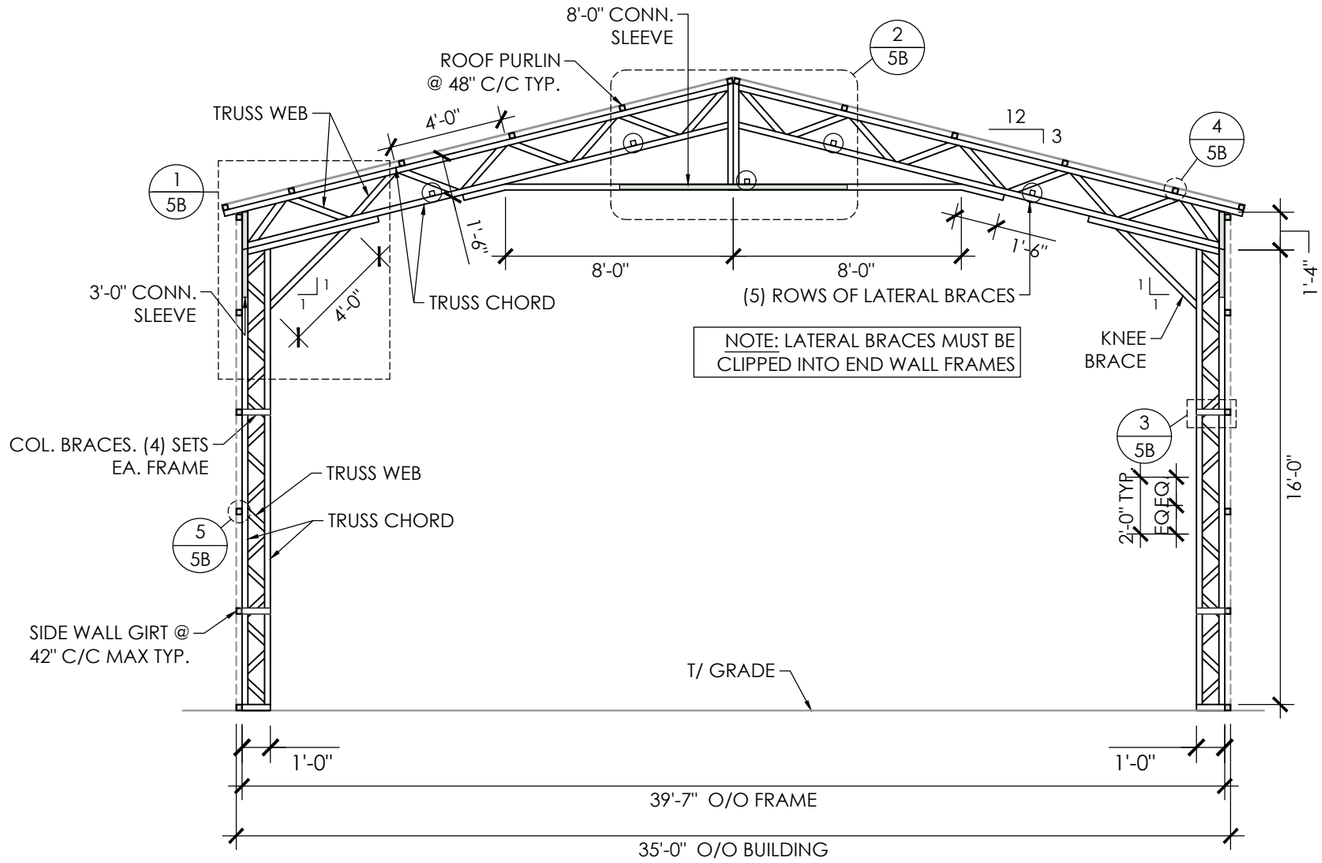
Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

MEMBER PROPERTIES	
TRUSS CHORD	2½" SQ. X 14GA TUBE
TRUSS WEB	2½" SQ. X 14GA TUBE
CORNER POST / ROOF	2½" SQ. X 14GA TUBE
PEAK BRACE	2½" SQ. X 14GA TUBE
KNEE BRACE	2½" SQ. X 14GA TUBE
CROSS BRACE	2½" SQ. X 14GA TUBE
PURLIN	2½" SQ. X 14GA TUBE
GIRT	2½" SQ. X 14GA TUBE
LATERAL BRACE	2½" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2¼" SQ. X 14GA TUBE
DOUBLE DOOR POST	(2) 2½" SQ. X 14GA TUBES STITCH WELDED
END WALL COLUMN POST	(2) 2½" SQ. X 14GA TUBES W/ 6" VERT. SPACER @ 18" C/C
WALK-IN DOOR FRAMING	2½" SQ. X 14GA TUBE

FASTENER TYPE:

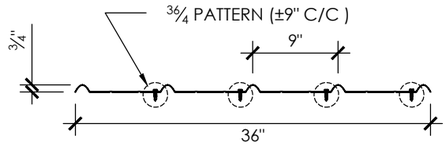
1. ¼" x 1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER
2. #12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER

SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4" CC	9" CC



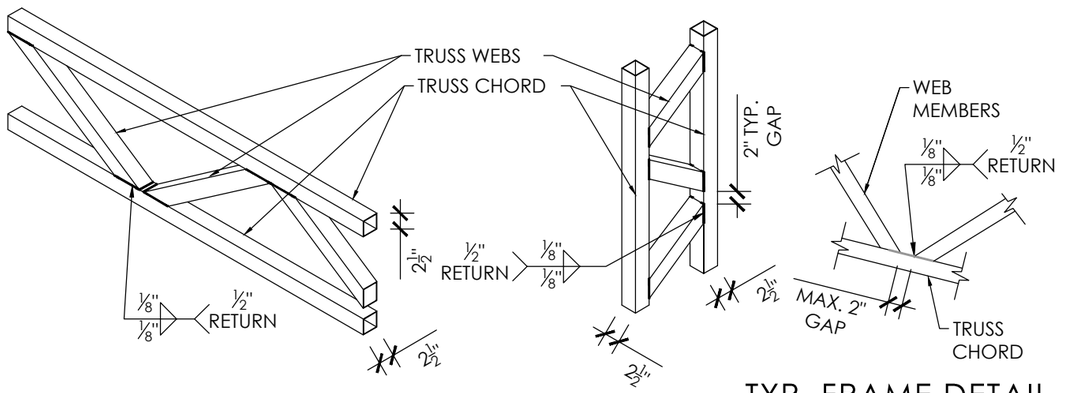
FRAME SECTION

SCALE: 3/16" : 1'



29GA. - ¾" RIB - CORRUGATED SHEET

SCALE: ¾" : 1'

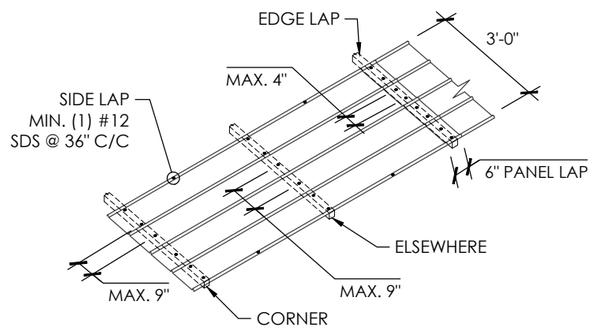


TYP. WELD DETAIL

SCALE: 1/2" : 1'

TYP. FRAME DETAIL

SCALE: 1/2" : 1'



SHEATHING FASTENER PATTERN

SCALE: 3/16" : 1'

Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

OWNER: SOUZA'S CUSTOM HOMES

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

SHEET TITLE: FRAME SECTION & DETAILS

DRAWING NO.:	MBDEF74EE6E
DRAWN BY:	A.F
DATE:	25-JUNE-2021
PROJECT NO.:	448-21-2028
CHECKED BY:	
SHEET NO.:	5A OF 7

PREPARED FOR:

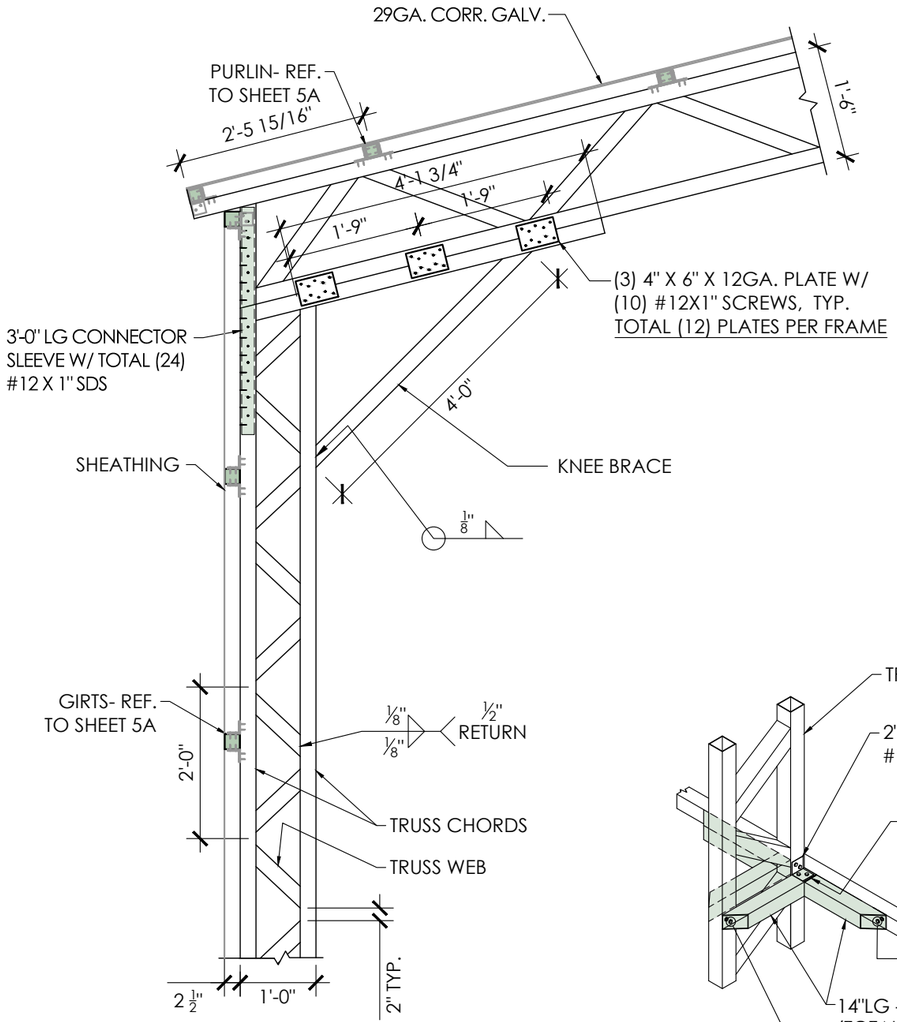
SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

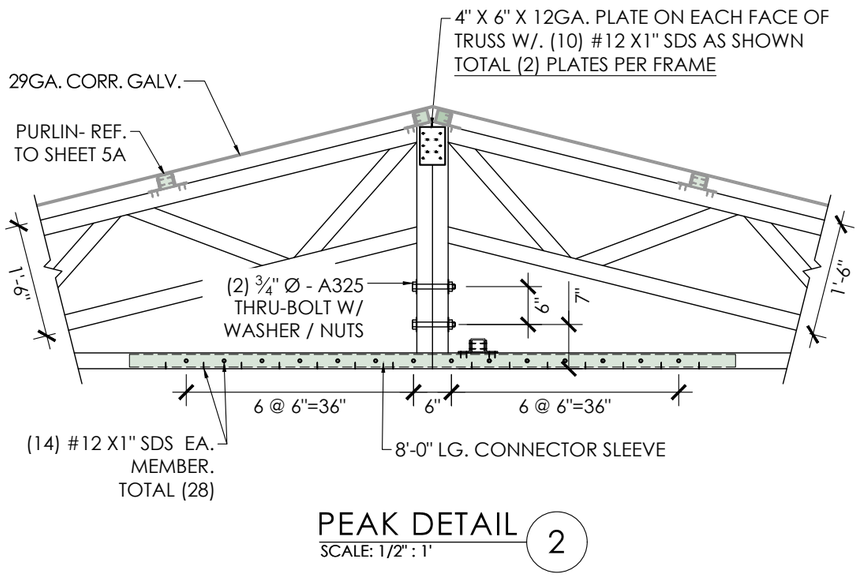
EXPIRES: 12/31/2022

DATE SIGNED: JUN 25 2021

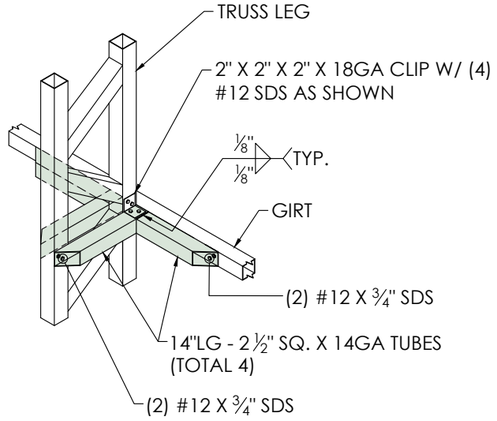
FASTENER TYPE:
1. ¼" x 1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER
2. #12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER



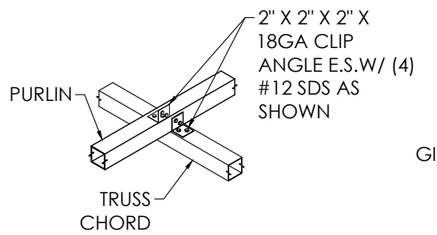
TYP. FRAME DETAIL 1
SCALE: 1/2" : 1'



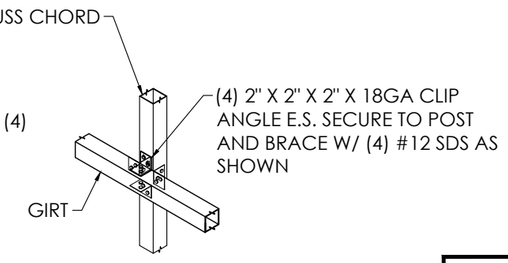
PEAK DETAIL 2
SCALE: 1/2" : 1'



COL. BRACE DETAIL 3
SCALE: 1/2" : 1'



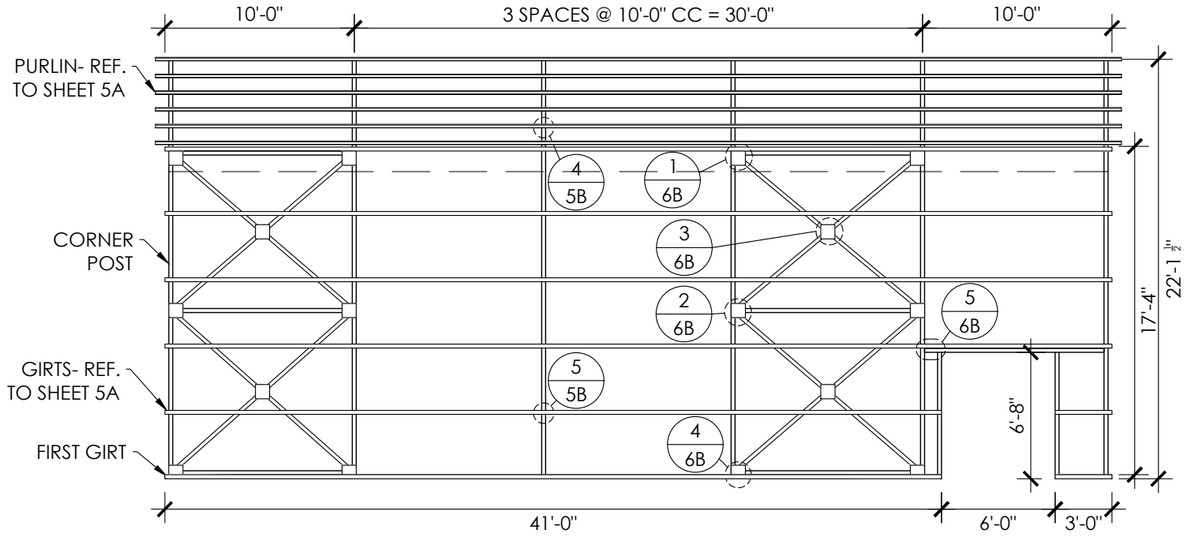
PURLIN DETAIL 4
SCALE: 1/2" : 1'



GIRT DETAIL 5
SCALE: 1/2" : 1'

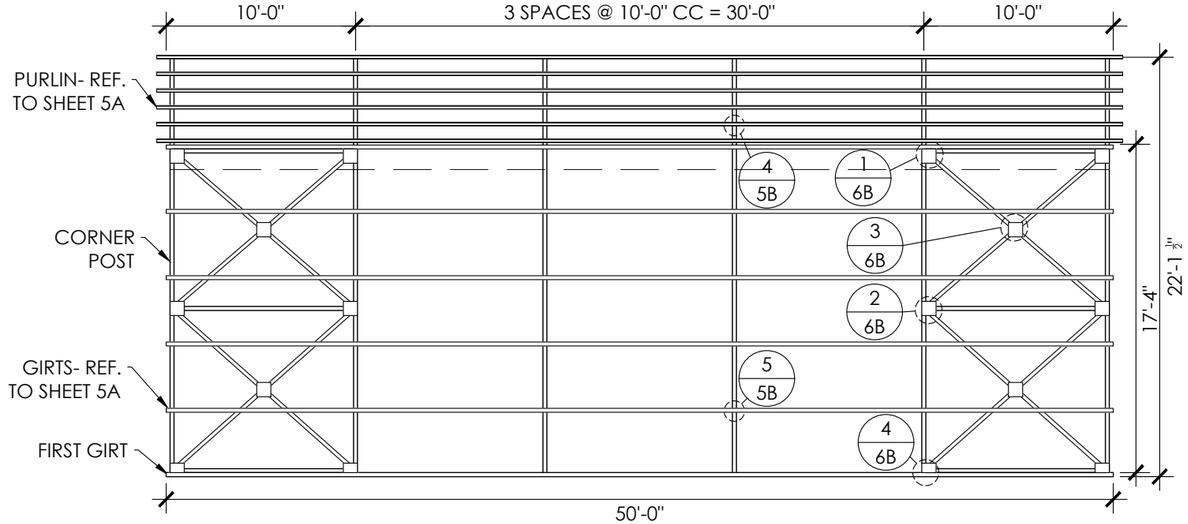
OWNER: SOUZA'S CUSTOM HOMES
LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682
SHEET TITLE: FRAME SECTION DETAILS
DRAWING NO.: MBDEF74EE6E
PROJECT NO.: 448-21-2028
DRAWN BY: A.F
CHECKED BY:
DATE: 25-JUNE-2021
SHEET NO.: 5B OF 7
PREPARED FOR:

SEAL:
REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA
EXPIRES: 12/31/2022
DATE SIGNED: JUN 25 2021



RIGHT SIDE WALL FRAMING

SCALE: 1/8" : 1'



LEFT SIDE WALL FRAMING

SCALE: 1/8" : 1'

MEMBER PROPERTIES	
TRUSS CHORD	2½" SQ. X 14GA TUBE
TRUSS WEB	2½" SQ. X 14GA TUBE
CORNER POST / ROOF	2½" SQ. X 14GA TUBE
PEAK BRACE	2½" SQ. X 14GA TUBE
KNEE BRACE	2½" SQ. X 14GA TUBE
CROSS BRACE	2½" SQ. X 14GA TUBE
PURLIN	2½" SQ. X 14GA TUBE
GIRT	2½" SQ. X 14GA TUBE
LATERAL BRACE	2½" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2¼" SQ. X 14GA TUBE
DOUBLE DOOR POST	(2) 2½" SQ. X 14GA TUBES STITCH WELDED
END WALL COLUMN POST	(2) 2½" SQ. X 14GA TUBES W/ 6" VERT. SPACER @ 18" C/C
WALK-IN DOOR FRAMING	2½" SQ. X 14GA TUBE

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

OWNER: SOUZA'S CUSTOM HOMES

SHEET TITLE: SIDE WALL FRAMING

DRAWING NO.: MBDEF74EE6E

DRAWN BY: A.F

DATE: 25-JUNE-2021

PROJECT NO.: 448-21-2028

CHECKED BY:

SHEET NO.: 6A OF 7

PREPARED FOR:

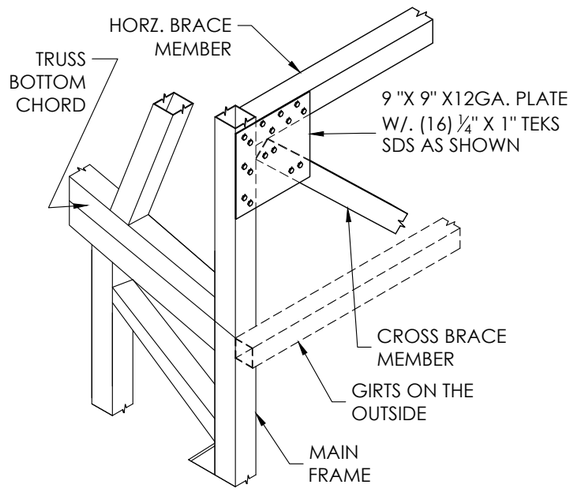
SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

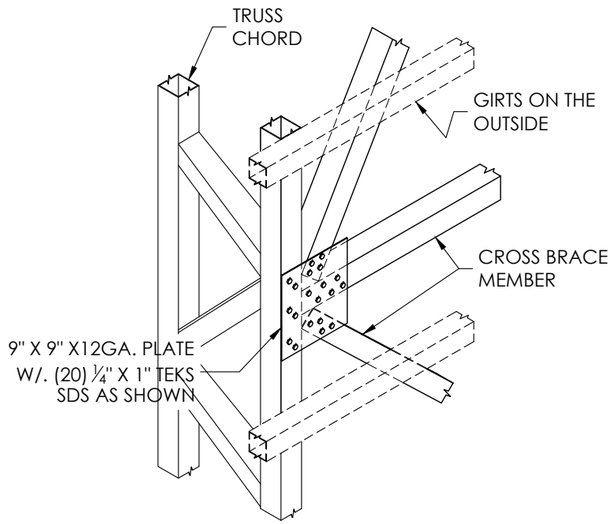
EXPIRES: 12/31/2022

DATE SIGNED: JUN 25 2021

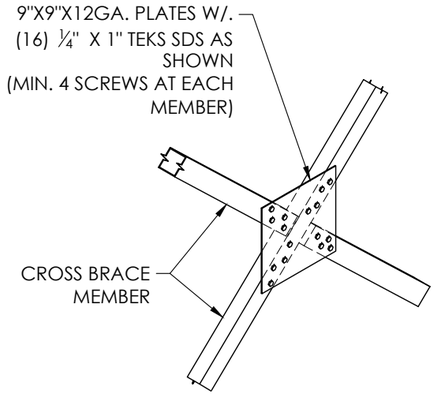
FASTENER TYPE:
1. ¼" x 1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER
2. #12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER



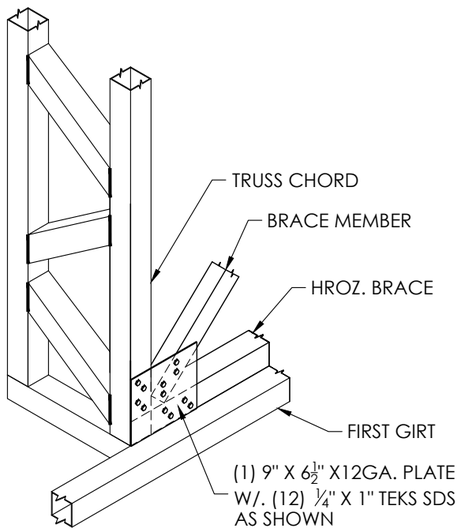
BRACE DETAIL 1
SCALE: 3/4" : 1'



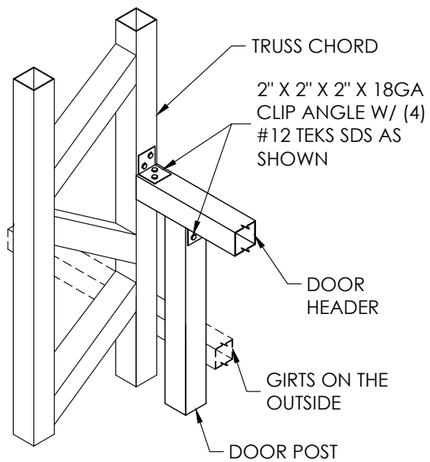
BRACE DETAIL 2
SCALE: 3/4" : 1'



BRACE DETAIL 3
SCALE: 3/4" : 1'



BRACE DETAIL 4
SCALE: 3/4" : 1'



DOOR HEADER DETAIL 5
SCALE: 3/4" : 1'

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

OWNER: SOUZA'S CUSTOM HOMES

SHEET TITLE: SIDE WALL FRAMING DETAILS

DRAWING NO.:	MBDEF74EE6E
PROJECT NO.:	448-21-2028
DRAWN BY:	A.F
CHECKED BY:	
DATE:	25-JUNE-2021
SHEET NO.:	6B OF 7

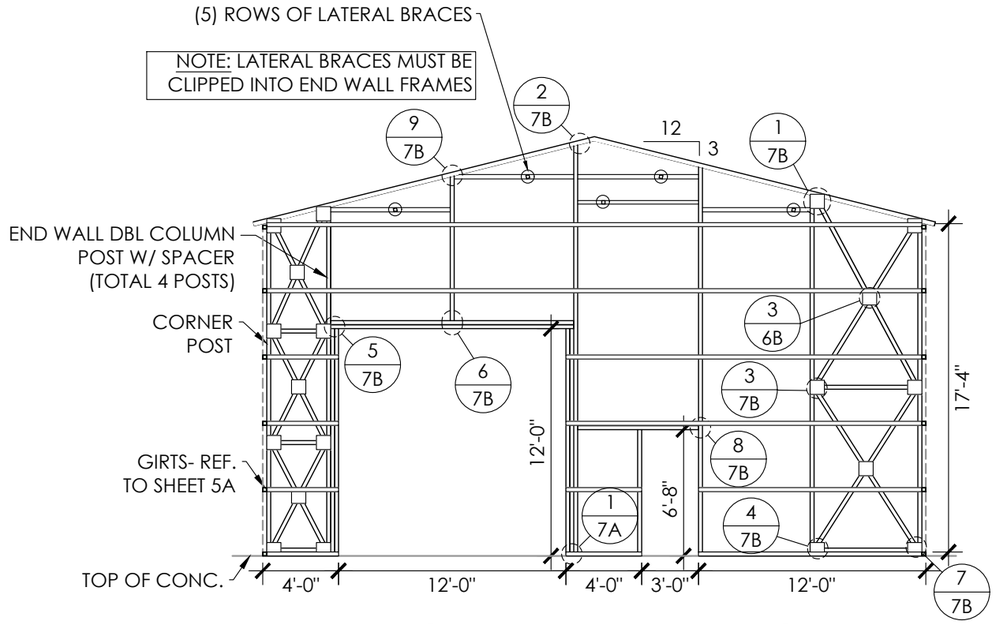
PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

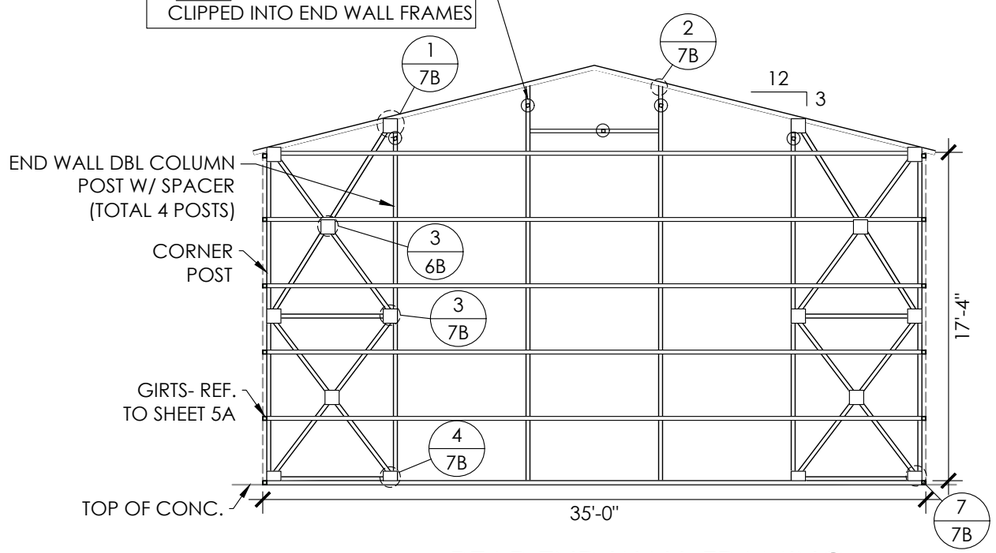
EXPIRES: 12/31/2022

DATE SIGNED: JUN 28 2021



FRONT END WALL FRAMING

SCALE: 1/8" : 1'



REAR END WALL FRAMING

SCALE: 1/8" : 1'

MEMBER PROPERTIES	
TRUSS CHORD	2½" SQ. X 14GA TUBE
TRUSS WEB	2½" SQ. X 14GA TUBE
CORNER POST / ROOF	2½" SQ. X 14GA TUBE
PEAK BRACE	2½" SQ. X 14GA TUBE
KNEE BRACE	2½" SQ. X 14GA TUBE
CROSS BRACE	2½" SQ. X 14GA TUBE
PURLIN	2½" SQ. X 14GA TUBE
GIRT	2½" SQ. X 14GA TUBE
LATERAL BRACE	2½" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2¼" SQ. X 14GA TUBE
DOUBLE DOOR POST	(2) 2½" SQ. X 14GA TUBES STITCH WELDED
END WALL COLUMN POST	(2) 2½" SQ. X 14GA TUBES W/ 6" VERT. SPACER @ 18" C/C
WALK-IN DOOR FRAMING	2½" SQ. X 14GA TUBE

OWNER: SOUZA'S CUSTOM HOMES

LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682

SHEET TITLE: END WALL FRAMING & DETAILS

DRAWING NO.: MBDEF74EE6E | PROJECT NO.: 448-21-2028

DRAWN BY: A.F | CHECKED BY:

DATE: 25-JUNE-2021 | SHEET NO.: 7A OF 7

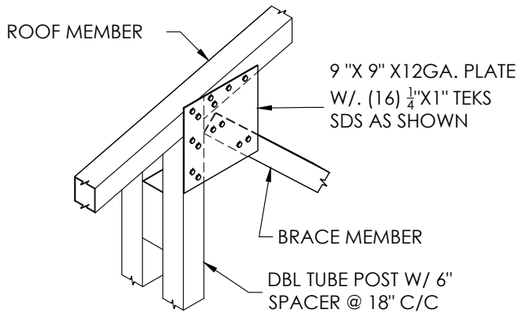
PREPARED FOR:

SEAL:

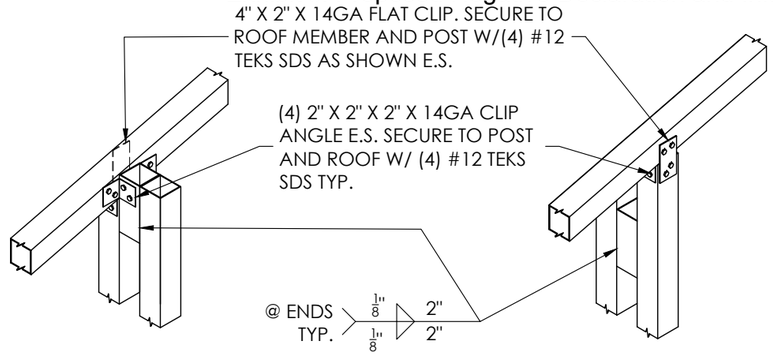
REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

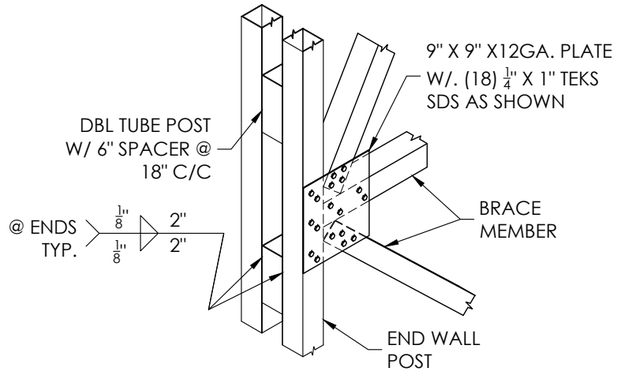
DATE SIGNED: JUN 25 2021



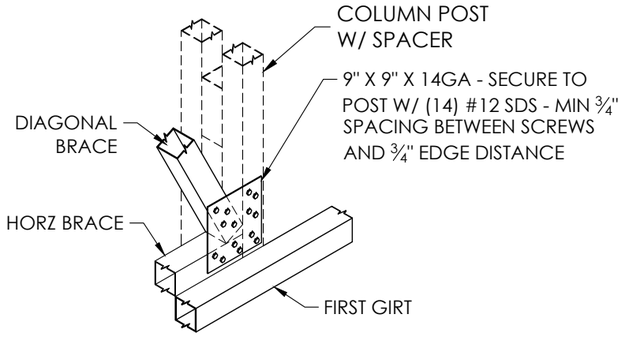
END WALL BRACE DETAIL 1
SCALE: 3/4" : 1'



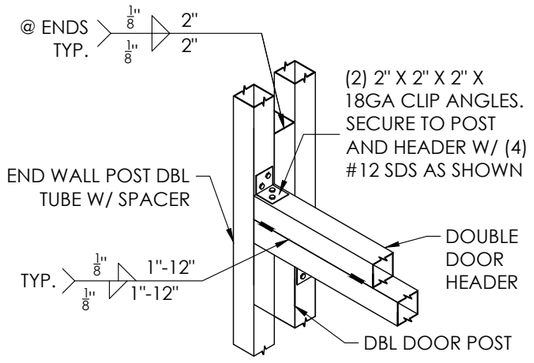
END WALL ROOF MEMBER DETAIL 2
SCALE: 3/4" : 1'



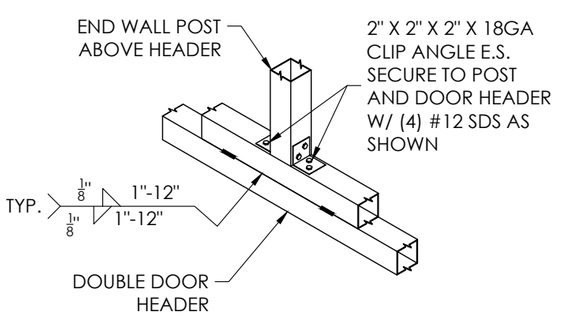
END WALL BRACE DETAIL 3
SCALE: 3/4" : 1'



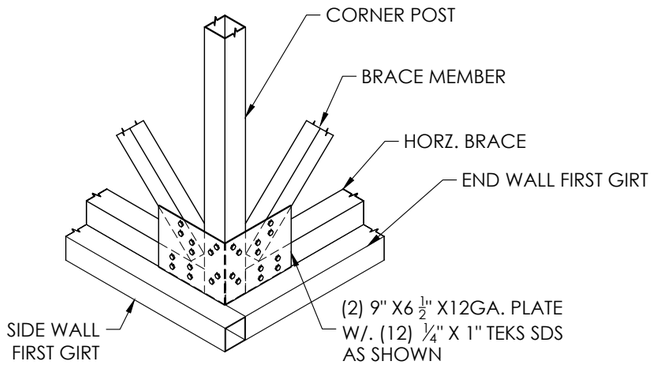
END WALL LATTICE BRACE DETAIL 4
SCALE: 3/4" : 1'



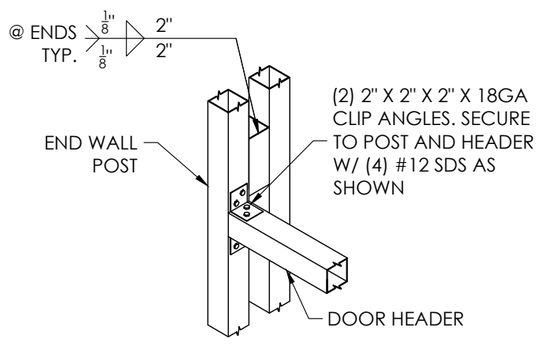
DOOR HEADER DETAIL 5
SCALE: 3/4" : 1'



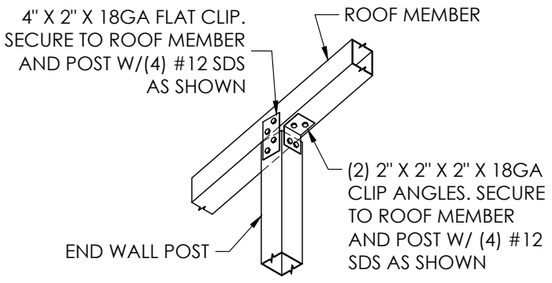
ABOVE HEADER DETAIL 6
SCALE: 3/4" : 1'



LATTICE BRACE DETAIL 7
SCALE: 3/4" : 1'



DOOR HEADER DETAIL 8
SCALE: 3/4" : 1'



ROOF MEMBER DETAIL 9
SCALE: 3/4" : 1'

Design Review DR22-0004
Crystal Basin Cellars
APN: 043-020-019

OWNER: SOUZA'S CUSTOM HOMES
LOCATION: 4091 CAMERON RD CAMERON PARK, CA 95682
SHEET TITLE: END WALL FRAMING DETAILS

DRAWING NO.:	MBDEF74EE6E	PROJECT NO.:	448-21-2028
DRAWN BY:	A.F	CHECKED BY:	
DATE:	25-JUNE-2021	SHEET NO.:	7B OF 7

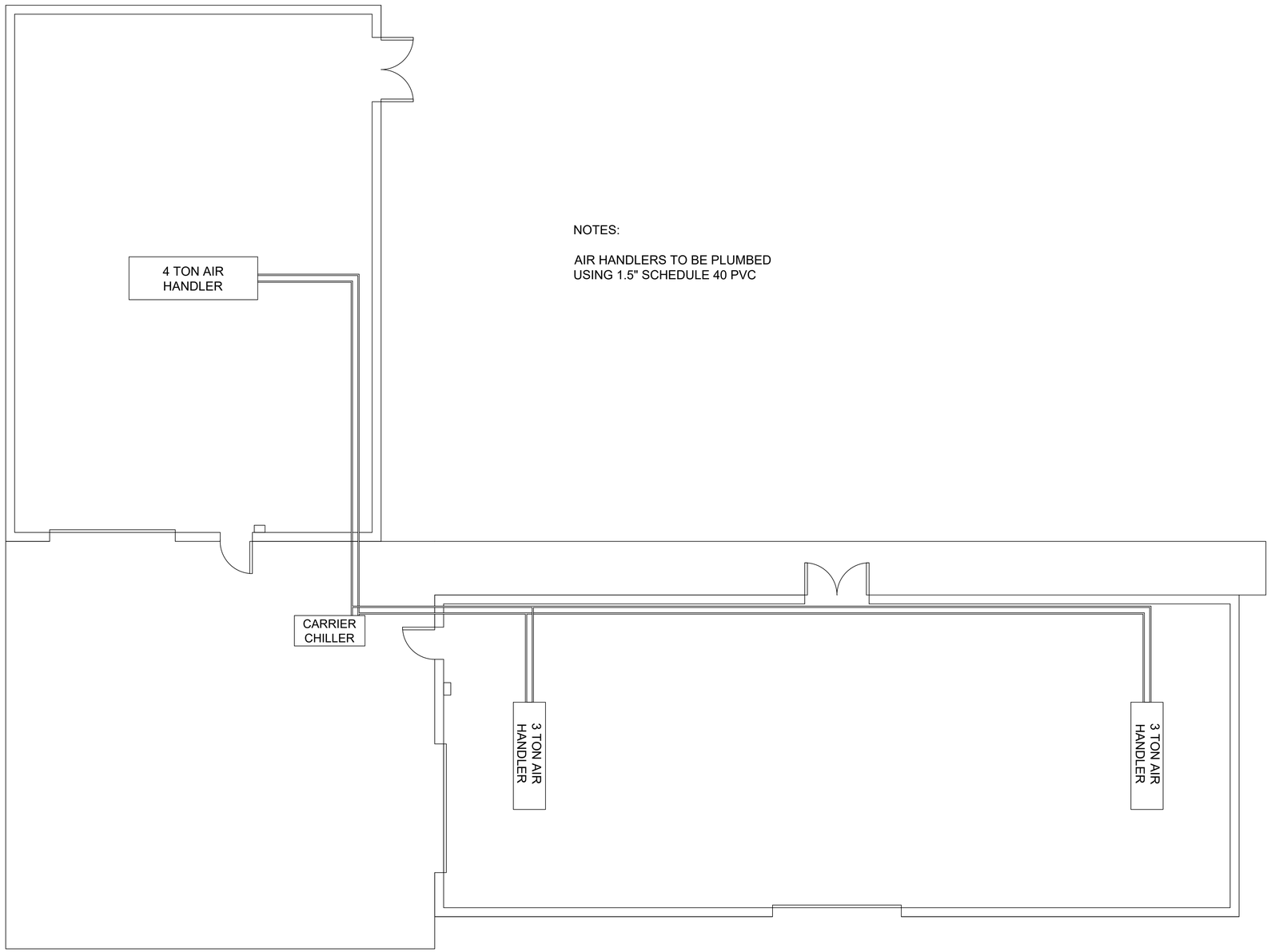
PREPARED FOR:

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

EXPIRES: 12/31/2022

DATE SIGNED: JUN 28 2021



NOTES:

AIR HANDLERS TO BE PLUMBED USING 1.5" SCHEDULE 40 PVC

JACKSON MECHANICAL
530.391.1600
CA. LIC.#984660

CRYSTAL BASIN CELLARS
3550 CARSON ROAD, CAMINO, CA 95709

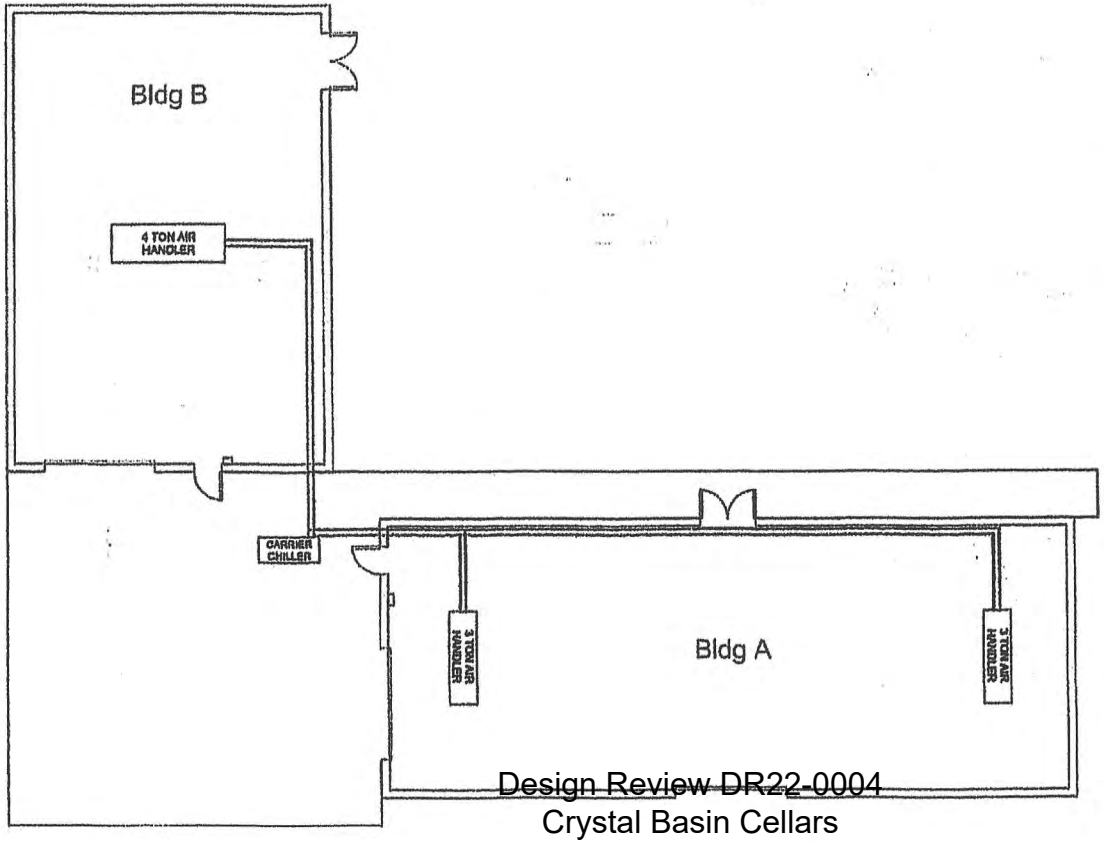
Drawn By:	D. Eisner
Date:	04/18/2022
Scale:	3/16" = 1'

SHEET NO.

M.1

MECHANICAL

MECHANICAL EQUIPMENT SCHEDULE						
Unit Description	Size	Weight	Electrical	Capacity	Location	Mounting
Used Carrier Chiller Model # 30RAN010	6.5 ftL x 3.5 ftW x 4.5 ftT	868 Lbs	208/230 3 Phase	120,000 BTU	On pad South of Bldg B East of Bldg A	Anchord to Pad
2 New Quantor Mdl# KR 3C-A 3445	2.3ftW x 6.5ftL x 2.6ftT	60 Lbs each	120/240 volt 1 phase	36,000 BTU	Bldg A East and West ends of bldg	Suspended from Ceiling 1/2 inch all thread Hangers
1 New Quantor MDL# TA-W-7L-4	7.5ft L x 2.8ftWx 1 ftT	130 LBS	120/240 volt 1 phase	48,000 BTU	Bldg B Center	Suspended from Ceiling 1/2 inch all thread Hangers

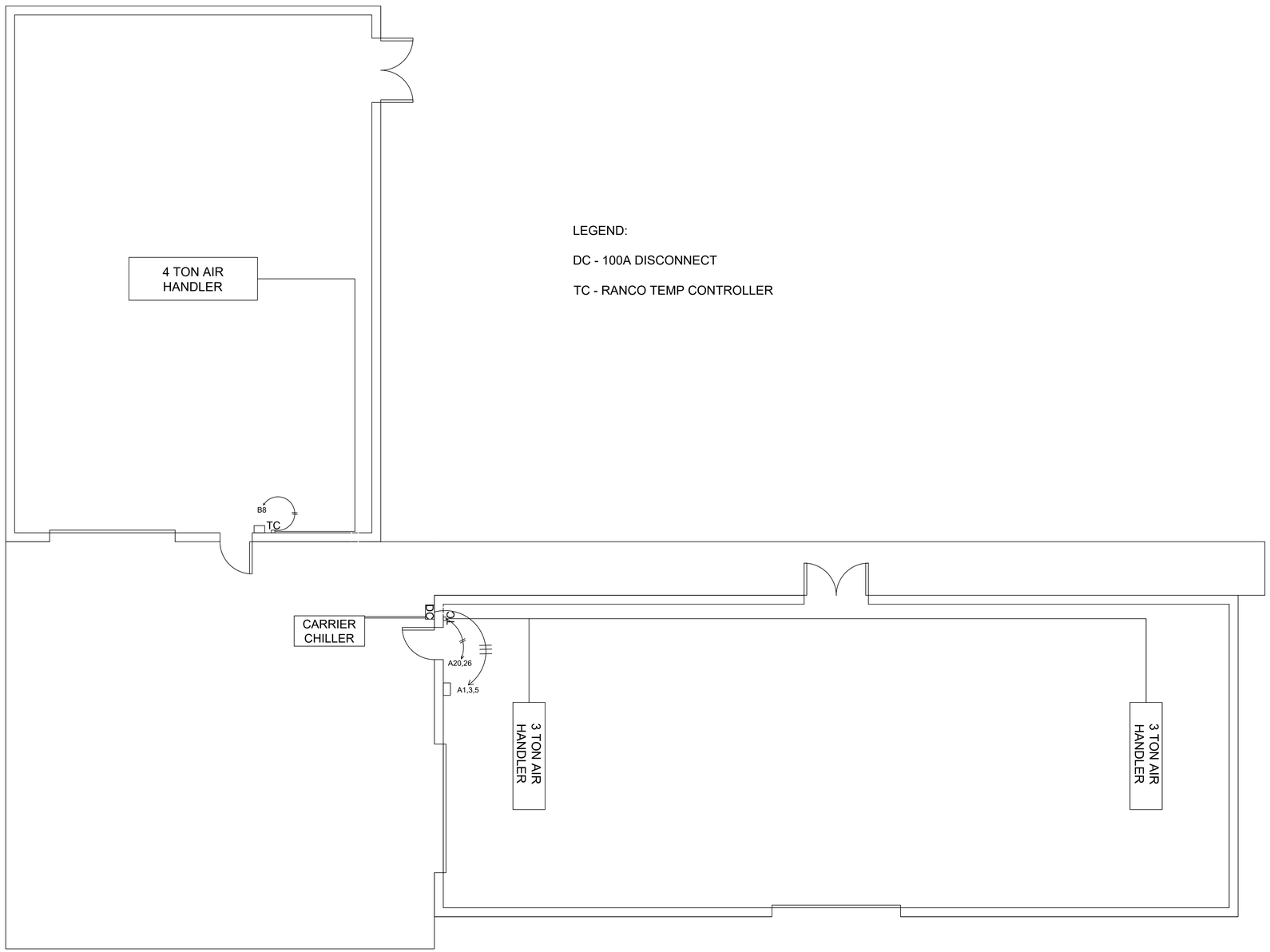


JACKSON MECHANICAL
530.391.1600
CA. LIC.#984660

CRYSTAL BASIN CELLARS
3550 CARSON ROAD, CAMINO, CA 95709

Drawn By:	D. Eisner
Date:	04/18/2022
Scale:	3/16" = 1'
SHEET NO.	M-2

MECHANICAL



LEGEND:

DC - 100A DISCONNECT

TC - RANCO TEMP CONTROLLER

JACKSON MECHANICAL
530.391.1600
CA. LIC.#984660

CRYSTAL BASIN CELLARS

3550 CARSON ROAD, CAMINO, CA 95709

Drawn By: D. Eisner

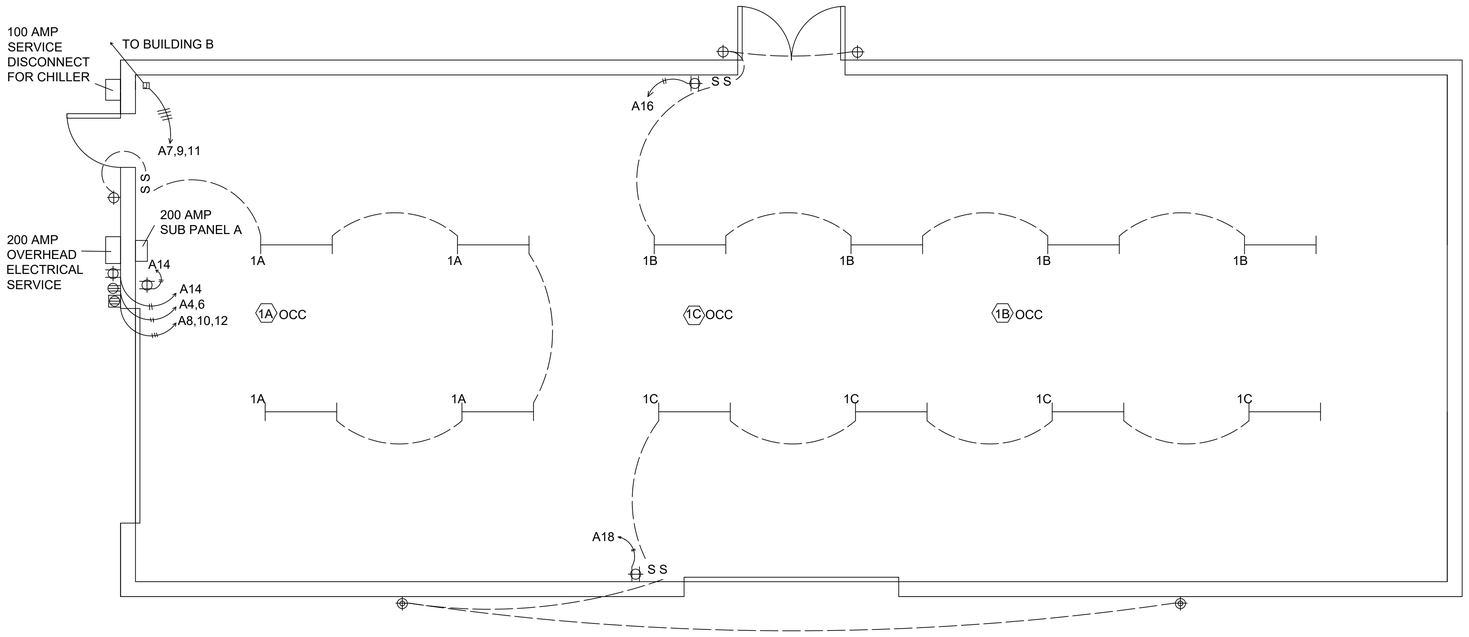
Date: 04/18/2022

Scale: 3/16" = 1'

SHEET NO.

E.1

CHILLER ELECTRICAL



LEGEND	
	40 WATT LINEAR LED STRIP
	25 WATT LED WALLPACK
	80 WATT LED WALLPACK
	GFCI RECEPTACLE
	OCCUPANCY CONTROL
S	SINGLE POLE LIGHT SWITCH
	240v RECEPTACLE
	3ϕ RECEPTACLE
J	JUNCTION

JACKSON MECHANICAL
530.391.1600
CA. LIC.#984660

CRYSTAL BASIN CELLARS
3550 CARSON ROAD, CAMINO, CA 95709

Drawn By: D. Eisner

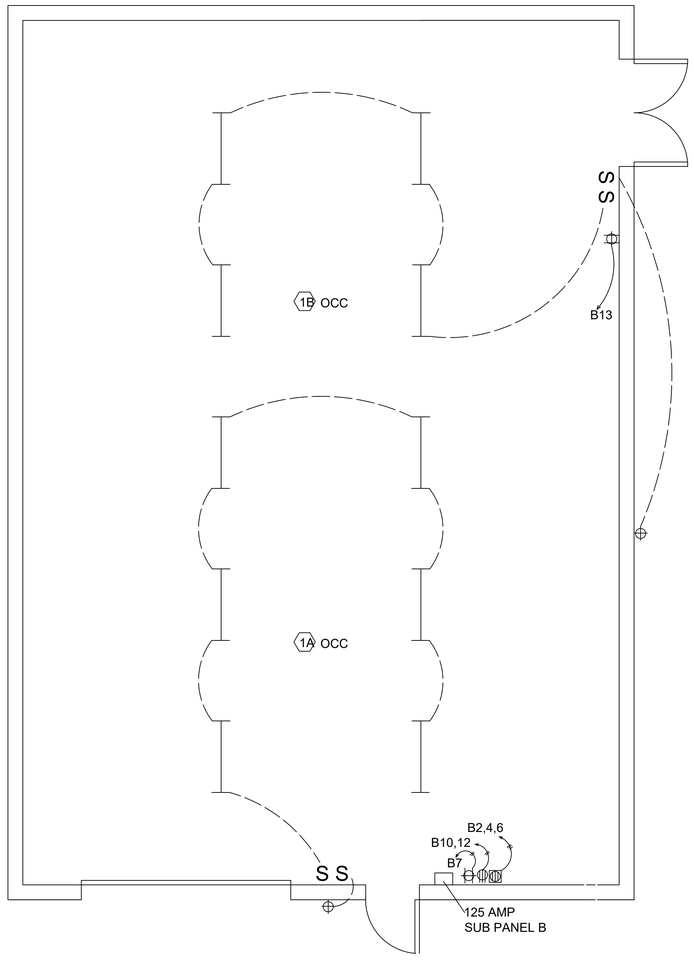
Date: 04/21/2022

Scale: 1/4" = 1'

SHEET NO.

E.2

ELECTRICAL - BUILDING A



LEGEND

	40 WATT LINEAR LED STRIP
	25 WATT LED WALLPACK
	80 WATT LED WALLPACK
	GFCI RECEPTACLE
	OCCUPANCY CONTROL
S	SINGLE POLE LIGHT SWITCH
	240v RECEPTACLE
	3ϕ RECEPTACLE
J	JUNCTION

JACKSON MECHANICAL
530.391.1600
CA. LIC.#984660

CRYSTAL BASIN CELLARS
3550 CARSON ROAD, CAMINO, CA 95709

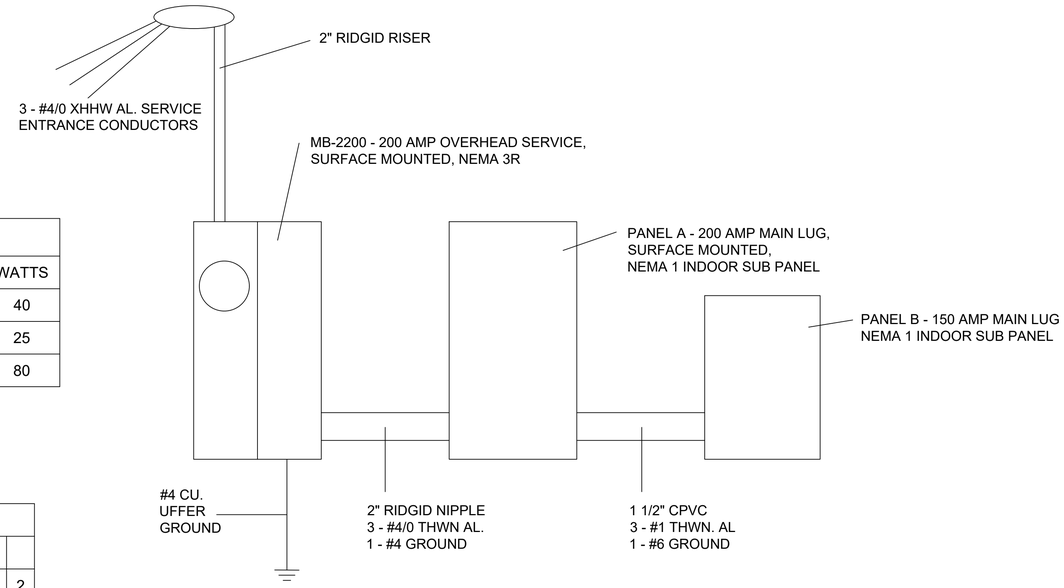
Drawn By:	D. Eisner
Date:	04/21/2022
Scale:	1/4" = 1'

SHEET NO.

E.3

ELECTRICAL - BUILDING B

FIXTURE SCHEDULE						
SYMBOL	VOLTAGE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	WATTS
⊢⊣	120	LINEAR STRIP	ALEO	LSEX-4HE-40/840 XE G3	LED	40
⊕	120	WALLPACK	SAYLITE	DC056L25W2700MV50K	LED	25
◎	120	WALLPACK	ALEO	WP-80UX/CT	LED	80



PANEL A - 120/240v - 200A - 3ϕ - BUILDING A												
	FEEDER	A	B	C	AMP		AMP	A	B	C	FEEDER	
1	CHILLER	3557			100		20	1200			LIGHTING	2
3	CHILLER		3557		100		20		3600		240V RECEPTACLE	4
5	CHILLER			3557	100		20			3600	240V RECEPTACLE	6
7	SUB PANEL B	6525			100		20	2400			3ϕ RECEPTACLE	8
9	SUB PANEL B		6000		100		30		2400		3ϕ RECEPTACLE	10
11	SUB PANEL B			6000	10		30			2400	3ϕ RECEPTACLE	12
13					10		20	1200			RECEPTACLES	14
15							20		1200		RECEPTACLES	16
17							20			1200	RECEPTACLES	18
19							10	525			AIR HANDLER	20
21												22
23												24
25							10	525			AIR HANDLER	26
27												28
29												30
		10082						5850				
			9557						7200			
				9557						7200		

PANEL B - 120/240v - 150A - 3ϕ - BUILDING B												
	FEEDER	A	B	C	AMP		AMP	A	B	C	FEEDER	
1	LIGHTING	1200			10		30	2400			3ϕ RECEPTACLE	2
3							30		2400		3ϕ RECEPTACLE	4
5							30			2400	3ϕ RECEPTACLE	6
7	RECEPTACLES	1200			20		10	525			AIR HANDLER	8
9							30		3600		240V RECEPTACLE	10
11							30			3600	240V RECEPTACLE	12
13	RECEPTACLES	1200			20							14
15												16
17												18
		3600						2925				
									6000			
										6000		

PANEL A - TOTAL AMPERAGE							
A	15932	/	120	VOLTS	=	132.8	AMPS
B	16757	/	120	VOLTS	=	139.6	AMPS
C	16757	/	120	VOLTS	=	139.6	AMPS

PANEL B - TOTAL AMPERAGE							
A	6525	/	120	VOLTS	=	54.4	AMPS
B	6000	/	120	VOLTS	=	50.0	AMPS
C	6000	/	120	VOLTS	=	50.0	AMPS

JACKSON MECHANICAL
530.391.1600
CA. LIC.#984660

CRYSTAL BASIN CELLARS
3550 CARSON ROAD, CAMINO, CA 95709

Drawn By: D. Eisner

Date: 04/21/2022

Scale: NONE

SHEET NO.

E.4

SINGLE LINE DRAWING

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	Page 6 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name:	Derrick Yeung	Documentation Author Signature:	
Company:	DuctTesters, Inc	Signature Date:	03-08-2022
Address:	336 W. Main Street	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Ripon, CA 95366	Phone:	209.579.5000

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:		Responsible Designer Signature:	
Company :		Date Signed:	
Address:		License:	
City/State/Zip:		Phone:	

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	Page 2 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

Controls Compliance (See Table H for Details):	COMPLIES
Rated Power Reduction Compliance (See Table Q for Details):	Not Applicable

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unedittable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector Pass	Field Inspector Fail
L1	40W LED	☐	☐	40	Mfr. Spec[3]	12	☐	480	☐	☐
					Total Designed Wattts CONDITIONED SPACES:			**480**		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*
[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This Section Does Not Apply

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)

*Table Instructions: Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	Page 3 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

Building Level Controls

01	02	03	
Mandatory Demand Response §110.12(c)	Shut-Off Controls §130.1(c)	Field Inspector Pass	Field Inspector Fail
Not Required ≤ 10,000 SF	See Area/Space Level Controls	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12		
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector Pass	Field Inspector Fail
Whole Building	Commercial and Industrial Warehouse	Manual ON/ OFF	Bi-level Switch	Occ. Sensor	NA	NA	☐	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.*
EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2

13
Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA-CATEGORY METHODS

Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment: Area Category	Additional Allowances / Adjustment: PAF
Whole Building	Commercial and Industrial Storage	0.6	2,250	1,350	☐	☐
		TOTAL:	**2,250**	**1,350**	See Tables I or P for detail	

J. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This Section Does Not Apply

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	Page 4 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This Section Does Not Apply

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This Section Does Not Apply

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This Section Does Not Apply

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This Section Does Not Apply

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This Section Does Not Apply

R. 80% LIGHTING POWER FOR ALTERATIONS - CONTROLS EXCEPTIONS

This Section Does Not Apply

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This Section Does Not Apply

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://ww2.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	Page 5 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	○	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
○	◉	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	○	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐
○	◉	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐
○	◉	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐
○	◉	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	☐	☐
○	◉	NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	☐	☐

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	(Page 1 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

H. WALL ASSEMBLY SCHEDULE

02	03	04	05	06	07	08	09	10		11
Calculate Area-Weighted Average U-factor for Metal Building Walls[1]	Occupancy & Status	How Design U-factor was determined	Insulation System	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance	U-factor per Design		Net Area[2] ft²
BACK WALL	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Double layer - Batt w/R 19+R 13	32	0	U-factor	0.061	per JA4 per Software/ Other	0.048	543
RIGHT WALL	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Double layer - Batt w/R 19+R 13	32	0	U-factor	0.061	per JA4 per Software/ Other	0.048	1056

[1] *FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal Building walls may not be combined with other wall types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in §141.0(b)1B1.*
[2] *If "R-value" is shown in cell 08 as the Thermal Performance Unit, the R-value shown here is for cavity insulation per §141.0(b)1B1.*
[3] *Wall area minus any fenestration area*

Area-Weighted Average U-factor Compliance Calculation for Metal Building Walls

01	02	03		04	
Wall Type	Total Area of Wall Type (ft²)	Area-weighted U-factor for Wall Type: Required		Designed	Compliance Results Using Area-Weighted Calculation Option
Metal Building	3136	0.061		0.048	COMPLIES

I. FLOOR ASSEMBLY SCHEDULE

This section does not apply to this project.

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-03-08 17:10:43

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	(Page 6 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

J. EXTERIOR DOOR SCHEDULE

This table demonstrates compliance with prescriptive exterior door requirements in §140.3(a)7 for new construction or additions. Doors which are being replaced (alterations) do not need to be documented in this table because there are no Title 24, Part 6 requirements that apply. Exterior doors separate conditioned space from unconditioned space or from ambient air. Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on Table K with fenestration per Table B.

01	02	03	04	05	06	07	
Tag/Plan Detail ID	Name/Description	Occupancy Type	Door Type	Door Insulation	Maximum Allowed U-factor	U-factor per Design	
	METAL DOOR	Nonresidential/ Relocatable 1 CZ	Swinging	Any other wood door	0.7	per JA4	0.7

K. FENESTRATION AND GLAZED DOOR SCHEDULE

This section does not apply to this project.

L. DAYLIGHT IN LARGE ENCLOSED SPACES

This section does not apply to this project.

M. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Form/Title	Field Inspector Pass	Field Inspector Fail
NRCI-ENV-01-E - Must be submitted for all buildings	☐	☐

N. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-03-08 17:10:43

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	(Page 7 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Derrick Yeung	Documentation Author Signature:	
Company:	DuctTesters, Inc	Signature Date:	2022-03-08
Address:	336 W Main Street	CEA/ HERS Certification Identification (if applicable):	R19-15-30018 | NR19-19-30007
City/State/Zip:	Ripon CA 95366	Phone:	209.579.5000

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:		Responsible Designer Signature:	
Company:		Date Signed:	2022-03-08
Address:		License:	
City/State/Zip:		Phone:	

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-03-08 17:10:43

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6, and §141.0(b)2 for indoor lighting scopes using the prescriptive path.		
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	Page 1 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

A. GENERAL INFORMATION

01	Project Location (city)	CAMINO	04	Total Conditioned Floor Area (ft²)	2,250
02	Climate Zone	12	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

☐ Office ☐ Retail ☐ Warehouse ☐ Hotel/Motel ☐ School ☐ Support Areas
☐ Parking Garage ☐ High-Rise Residential ☐ Relocatable ☐ Healthcare ☑ Other (write in):

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☑ New Lighting System	Area Category	2,250		
☐ Altered Lighting System				
Total Area of Work (ft²):	**2,250**			

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

	Allowed Lighting Power per §140.6(b) (Watts)						Adjusted Lighting Power per §140.6(a) (Watts)				Compliance Results
	01	02	03	04	05		06	07	08		09
Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1.	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2(i) (+)	Tailored §140.6(c)3 (+)	**Total Allowed** (Watts)	≥	Total Designed (Watts)	Adjustments: PAF Control Credits §140.6(a)2 (-)	**Total Adjusted** (Watts) *Includes Adjustments	≥	**05 Must be ≥ 08** §140.6
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned:		1,350			= **1,350**	≥	480		= **480**		**COMPLIES**
Unconditioned:					=	≥			=		

Table Continued

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	(Page 2 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

A. GENERAL INFORMATION

01	Project Location (city)	CAMINO	05	# of Stories (Habitable Above Grade)	1
02	Zipcode	95709	06	Total Conditioned Floor Area (ft²)	2250
03	Climate Zone	12	07	Total Unconditioned Floor Area (ft²)	0
04	Occupancy Types Within Project: (select all that apply): If one occupancy constitutes >= 80% of the conditioned floor area, the entire building envelope may be designed to comply with the provisions of that occupancy per §100.0(f).		08	☐ Project includes unconditioned enclosed space(s) > 5,000 ft² under a roof with a ceiling height of at least 15 ft.[1]	

☑ All Nonresidential, including Relocatable Public School Building certified for use in one climate zone Occupancy: A / B / E / F / H / M / S / U ☐ Relocatable Public School Building for use in all climate zones Occupancy: F ☐ High-Rise Residential Occupancy: R-2 / R-3 ☐ Hotel/Motel Guest Rooms Occupancy: R-1

[1] *FOOTNOTE: Enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15 ft in climate zones 2 through 15 are required to meet the minimum daylighting requirements defined in §140.3(c). Compliance with §140.3(c) is documented in Table L. This is the only prescriptive requirement which applies to unconditioned spaces.*

B. PROJECT SCOPE

This table specifies project envelope components within the permit application demonstrating compliance using the prescriptive paths outlined in §140.3, and §141.0(b)1 and §141.0(b)2, and 2 for additions and alterations.

My project consists of (check all that apply)		Component Types					
01		02					
☒	New Construction or Newly Conditioned Space	☒	Roof	☒	Walls	☒	Exterior Doors
☐	☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft			☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐	Addition of conditioned space	☐	Roof	☐	Walls	☐	Exterior Doors
	☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft			☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐	Alteration of conditioned space	☐	Roof Assembly	☐	Walls		Exterior Doors NA. for Alts.
	☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft and lighting system installed for the first time	☐	Roofing Material	☐	Floors	☐	Fenestration/ Glazed Doors

[1] *FOOTNOTE: Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on table K with fenestration.*

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through L. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable table referenced below.

Opaque Envelope Components					Fenestration	Daylighting Spaces > 5,000ft²	Compliance Results
Roof Assembly	Roofing Materials	Walls	Floors	Doors			
01	02	03	04	05	06	07	08
(See Table F)	(See Table G)	(See Table H)	(See Table I)	(See Table J)	(See Table K)	(See Table L)	COMPLIES
Yes	Yes	Yes		Yes			

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unedittable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. ROOF ASSEMBLY SCHEDULE

This table demonstrates compliance for prescriptive roof assembly requirements in §140.3(a)1B for new construction or additions, or §141.0(b)2Bii for alterations.

01 Indicate roof types included in the project: ☐ Framed ☐ SIPS ☐ Span Deck & Concrete ☐ Metal Panels ☒ Metal Building

Framed Roof Assemblies

Structural Insulated Panels (SIPS) Roof/Ceiling Assemblies

Span Deck And Concrete Roof Assemblies

Metal Panel Assemblies

Metal Building Roof Assemblies

01	☒	Calculate Area-Weighted Average U-factor for Metal Building Roof[1]				
02	03	04	05			06
Tag/Plan Detail ID	Name/Description	Status	Exception to Roof Insulation Requirements in §141.0(b)2Bii (Alts. Only)			Occupancy Type

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-03-08 17:10:43

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	(Page 3 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

F. ROOF ASSEMBLY SCHEDULE

Metal Building Roof Assemblies

Roof	METAL BLDG ROOF	New							Nonresidential/ Relocatable 1 CZ:Nonresidential
07	08	09	10	11	12	13	14		15
Tag/Plan Detail ID	How Design U-factor was determined	Insulation System	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance[2]	U-factor per Design		Net Area[3] ft²
Roof	JA4 Tables	Filled Cavity	29	0	U-factor	0.041	per JA4 per Software/ Other	0.041	2250

[1] *FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal building roofs may not be combined with other roof types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.*
[2] *If "R-value" is shown in cell 13 as the Thermal Performance Unit, the R-value shown here is for continuous insulation per Table 141.0-C.*
[3] *Roof area minus any fenestration/ skylight area*

Area-Weighted Average U-factor Compliance Calculation for Framed/ SIPs/ Span Deck & Concrete/ Metal Panel Roofs

Area-Weighted Average U-factor Compliance Calculation for Metal Building Roof

01	02	03	04	05
Roof Type	Total Area of Roof Type (ft²)	Area-weighted U-factor for Roof Type: Required	Designed	Compliance Results Using Area-Weighted Calculation Option
Metal Building	**2250**	**0.041**	**0.041**	**COMPLIES**

G. RATED ROOFING MATERIAL (COOL ROOF)

This table demonstrates compliance with prescriptive roof material requirements in §140.3(a)1A for new construction or additions, or §141.0(b)2B for alterations.

01	02	03	04	05	06	07	08	09	10
Tag/Plan Detail ID	Name/Description	Status	Occupancy Type	Roof Slope	Roof Material	Compliance Method	Required Minimum Material Performance	Designed Material Performance	U-factor of Assembly

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-03-08 17:10:43

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING A 2250 SQ FT BLDG	Report Page:	(Page 4 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

G. RATED ROOFING MATERIAL (COOL ROOF)

METAL BLDG ROOF	Roof	New	Nonresidential/ Relocatable 1 CZ	>= 2:12 (Steep)	To Be Determined	Solar Reflectance (Aged)/ Emittance	Reflectance	0.2	Reflectance 0.2
							Emittance	0.75	Emittance 0.75
							SRI		SRI

H. WALL ASSEMBLY SCHEDULE

This table demonstrates compliance with prescriptive wall assembly requirements in §140.3(a)2 and §140.3(a)3 for new constructions or additions, or mandatory wall assembly requirements in §141.0(b)1B for alterations.

01 Indicate wall types included in the project:[1] ☐ Framed ☐ Mass (new only) ☐ Concrete Sandwich Panel (new only) ☐ SIPS ☐ ICF (new only) ☐ Metal Panels ☒ Metal Building ☐ Spandrel/ Curtain Wall ☐ Straw Bale ☐ Log Home (new only)

[1] *FOOTNOTES: Wall types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.*

Metal Building Walls

01	☒	Calculate Area-Weighted Average U-factor for Metal Building Walls[1]								
02	03	04	05	06	07	08	09	10		11
Calculate Area-Weighted Average U-factor for Metal Building Walls[1]	Occupancy & Status	How Design U-factor was determined	Insulation System	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance	U-factor per Design		Net Area[2] ft²
FRONT WALL	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Double layer - Batt w/R 19+R 13	32	0	U-factor	0.061	per JA4 per Software/ Other	0.048	379
LEFT WALL	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Double layer - Batt w/R 19+R 13	32	0	U-factor	0.061	per JA4 per Software/ Other	0.048	1158

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance — Report Version: 2019.1.003 Schema Version: rev 20200601 — Report Generated: 2022-03-08 17:10:43

No.	REVISION	DATE

Crystal Basin Cellars
Building A 2250 SQ FT BLDG

ENERGY FORMS
TITLE-24 COMPLIANCE DOCUMENTS

336 W. Main Street
Ripon, CA 95366
(209) 579-5000
(209) 522-5001

DuctTesters

DATE CREATED
03/08/2022

SHEET
EN-1.0

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	Page 6 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name:	Derrick Yeung	Documentation Author Signature:	Derrick Yeung
Company:	DuctTesters, Inc	Signature Date:	03-08-2022
Address:	336 W. Main Street	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Ripon, CA 95366	Phone:	209.579.5000

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. **The information provided on this Certificate of Compliance is true and correct.**
2. **I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)**
3. **The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.**
4. **The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.**
5. **I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.**

Responsible Designer Name:		Responsible Designer Signature:	
Company :		Date Signed:	
Address:		License:	
City/State/Zip:		Phone:	

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	Page 2 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

Controls Compliance (See Table H for Details):	
Rated Power Reduction Compliance (See Table Q for Details):	**Not Applicable**

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector	
									Pass	Fail
L1	40W LED	☐	☐	40	Mfr. Spec[2]	10	☐	400	☐	☐
					Total Designed Wattg CONDITIONED SPACES:			**400**		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This Section Does Not Apply

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)

This Section Does Not Apply

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	Page 3 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment	
					Area Category	PAF
Whole Building	Commercial and Industrial Warehouse	0.45	1,750	787.5	☐	☐
		TOTAL:	**1,750**	**787.5**	See Tables J or P for detail	

J. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This Section Does Not Apply

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This Section Does Not Apply

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This Section Does Not Apply

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This Section Does Not Apply

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This Section Does Not Apply

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	Page 4 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This Section Does Not Apply

R. 80% LIGHTING POWER FOR ALTERATIONS - CONTROLS EXCEPTIONS

This Section Does Not Apply

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This Section Does Not Apply

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://ww2.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
◉	◯	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
◯	◉	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐
◯	◉	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐	☐
◯	◉	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐
◯	◉	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	Page 5 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
◯	◉	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐
◯	◉	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐
◯	◉	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐
◯	◉	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	☐	☐
◯	◉	NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	☐	☐

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	(Page 1 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

H. WALL ASSEMBLY SCHEDULE

02	03	04	05	06	07	08	09	10		11
Calculate Area-Weighted Average U-factor for Metal Building Walls[1]	Occupancy & Status	How Design U-factor was determined	Insulation System	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance	U-factor per Design		Net Area[2] ft²
BACK WALL	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Double layer - Batt w/R 19+R 13	32	0	U-factor	0.061	per JA4 per Software/ Other	0.048	642
RIGHT WALL	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Double layer - Batt w/R 19+R 13	32	0	U-factor	0.061	per JA4 per Software/ Other	0.048	760

[1] *FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal Building walls may not be combined with other wall types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in §141.0(b)1B1.*

[2] *If "R-value" is shown in cell 08 as the Thermal Performance Unit, the R-value shown here is for cavity insulation per §141.0(b)1B1.*

[3] *Wall area minus any fenestration area*

Area-Weighted Average U-factor Compliance Calculation for Metal Building Walls

01	02	03		04	05
Wall Type	Total Area of Wall Type (ft²)	Area-weighted U-factor for Wall Type			Compliance Results Using Area-Weighted Calculation Option
		Required		Designed	
Metal Building	2680	0.061		0.048	COMPLIES

I. FLOOR ASSEMBLY SCHEDULE

This section does not apply to this project.

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	(Page 6 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

J. EXTERIOR DOOR SCHEDULE

This table demonstrates compliance with prescriptive exterior door requirements in §140.3(a)7 for new construction or additions. Doors which are being replaced (alterations) do not need to be documented in this table because there are no Title 24, Part 6 requirements that apply. Exterior doors separate conditioned space from unconditioned space or from ambient air. Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on Table K with fenestration per Table B.

01	02	03	04	05	06	07	
Tag/Plan Detail ID	Name/Description	Occupancy Type	Door Type	Door Insulation	Maximum Allowed U-factor	U-factor per Design	
	METAL DOOR	Nonresidential/ Relocatable 1 CZ	Swinging	Any other wood door	0.7	per JA4	0.7

K. FENESTRATION AND GLAZED DOOR SCHEDULE

This section does not apply to this project.

L. DAYLIGHT IN LARGE ENCLOSED SPACES

This section does not apply to this project.

M. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-ENV-01-E - Must be submitted for all buildings	☐	☐

N. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	(Page 7 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Derrick Yeung	Documentation Author Signature:	Derrick Yeung
Company:	DuctTesters, Inc	Signature Date:	2022-03-08
Address:	336 W Main Street	CEA/ HERS Certification Identification (if applicable):	R19-15-30018 | NR19-19-30007
City/State/Zip:	Ripon CA 95366	Phone:	209.579.5000

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:		Responsible Designer Signature:	
Company:		Date Signed:	2022-03-08
Address:		License:	
City/State/Zip:		Phone:	

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 04/22) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6, and §141.0(b)2 for indoor lighting scopes using the prescriptive path.		
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	Page 1 of 6
Project Address: 3550 CARSON ROAD	Date Prepared:	3-8-2022

A. GENERAL INFORMATION

01	Project Location (city)	CAMINO	04	Total Conditioned Floor Area (ft²)	1,750
02	Climate Zone	12	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

☐ Office ☐ Retail ☐ Warehouse ☐ Hotel/Motel ☐ School ☐ Support Areas
☐ Parking Garage ☐ High-Rise Residential ☐ Relocatable ☐ Healthcare ☑ Other (write in):

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☑ New Lighting System	Area Category	1,750		
☐ Altered Lighting System				
Total Area of Work (ft²):	**1,750**			

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1.	Allowed Lighting Power per §140.6(b) (Watts)					Adjusted Lighting Power per §140.6(a) (Watts)				Compliance Results
	01	02	03	04	05	06	07	08		09
	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2(i) (+)	Tailored §140.6(c)3 (+)	**Total Allowed** (Watts)	Total Designed (Watts)	Adjustments: PAF Control Credits §140.6(a)2 (-)	**Total Adjusted** (Watts) *Includes Adjustments		**05 Must be ≥ 08** §140.6
	(See Table I)	(See Table I)	(See Table J)	(See Table K)		(See Table F)	(See Table P)			
Conditioned:		787.5			= **787.5** ≥	400		= **400**		**COMPLIES**
Unconditioned:					= ≥			=		

Table Continued

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	(Page 1 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

A. GENERAL INFORMATION

01	Project Location (city)	CAMINO	05	# of Stories (Habitable Above Grade)	1
02	Zipcode	95709	06	Total Conditioned Floor Area (ft²)	1750
03	Climate Zone	12	07	Total Unconditioned Floor Area (ft²)	0
04	Occupancy Types Within Project: (select all that apply): If one occupancy constitutes >= 80% of the conditioned floor area, the entire building envelope may be designed to comply with the provisions of that occupancy per §100.0(f).		08	☐ Project includes unconditioned enclosed space(s) > 5,000 ft² under a roof with a ceiling height of at least 15 ft.[1]	

☒ All Nonresidential, including Relocatable Public School Building certified for use in one climate zone Occupancy: A / B / E / F / H / M / S / U ☐ Relocatable Public School Building for use in all climate zones Occupancy: R-2 / R-3 ☐ High-Rise Residential Occupancy: R-2 / R-3 ☐ Hotel/Motel Guest Rooms Occupancy: R-1

[1] *FOOTNOTE: Enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15 ft in climate zones 2 through 15 are required to meet the minimum daylighting requirements defined in §140.3(c). Compliance with §140.3(c) is documented in Table L. This is the only prescriptive requirement which applies to unconditioned spaces.*

B. PROJECT SCOPE

This table specifies project envelope components within the permit application demonstrating compliance using the prescriptive paths outlined in §140.3, and §141.0(b)1 and §141.0(b)2, and 2 for additions and alterations.

My project consists of (check all that apply)		Component Types					
01		02					
☒	New Construction or Newly Conditioned Space	☒	Roof	☒	Walls	☒	Exterior Doors
☐	☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft	☐		☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐	Addition of conditioned space	☐	Roof	☐	Walls	☐	Exterior Doors
	☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft	☐		☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐	Alteration of conditioned space	☐	Roof Assembly	☐	Walls		Exterior Doors NA. for Alts.
	☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft and lighting system installed for the first time	☐	Roofing Material	☐	Floors	☐	Fenestration/ Glazed Doors

[1] *FOOTNOTE: Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on table K with fenestration.*

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through L. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable table referenced below.

Opaque Envelope Components					Fenestration	Daylighting Spaces > 5,000ft²	Compliance Results
Roof Assembly	Roofing Materials	Walls	Floors	Doors			
01	02	03	04	05	06	07	08
(See Table F)	(See Table G)	(See Table H)	(See Table I)	(See Table J)	(See Table K)	(See Table L)	COMPLIES
Yes	Yes	Yes		Yes			

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. ROOF ASSEMBLY SCHEDULE

This table demonstrates compliance for prescriptive roof assembly requirements in §140.3(a)1B for new construction or additions, or §141.0(b)2Bii for alterations.

01	Indicate roof types included in the project:	☐ Framed	☐ SIPS	☐ Span Deck & Concrete	☐ Metal Panels	☒ Metal Building

Framed Roof Assemblies

Structural Insulated Panels (SIPS) Roof/Ceiling Assemblies

Span Deck And Concrete Roof Assemblies

Metal Panel Assemblies

Metal Building Roof Assemblies

01	☒	Calculate Area-Weighted Average U-factor for Metal Building Roof[1]					
02	03	04	05				06
Tag/Plan Detail ID	Name/Description	Status	Exception to Roof Insulation Requirements in §141.0(b)2Bii (Alts. Only)				Occupancy Type

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	(Page 3 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

F. ROOF ASSEMBLY SCHEDULE

Metal Building Roof Assemblies

Roof	METAL BLDG ROOF	New								Nonresidential/ Relocatable 1 CZNonresidential
07	08	09	10	11	12	13	14			15
Tag/Plan Detail ID	How Design U-factor was determined	Insulation System	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance[1]	U-factor per Design			Net Area[2] ft²
Roof	JA4 Tables	Filled Cavity	29	0	U-factor	0.041	per JA4 per Software/ Other	0.041		1750

[1] *FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal building roofs may not be combined with other roof types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.*

[2] *If "R-value" is shown in cell 13 as the Thermal Performance Unit, the R-value shown here is for continuous insulation per Table 141.0-C.*

[3] *Roof area minus any fenestration/ skylight area*

Area-Weighted Average U-factor Compliance Calculation for Framed/ SIPs/ Span Deck & Concrete/ Metal Panel Roofs

Area-Weighted Average U-factor Compliance Calculation for Metal Building Roof

01	02	03	04	05
Roof Type	Total Area of Roof Type (ft²)	Area-weighted U-factor for Roof Type		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
Metal Building	**1750**	**0.041**	**0.041**	**COMPLIES**

G. RATED ROOFING MATERIAL (COOL ROOF)

This table demonstrates compliance with prescriptive roof material requirements in §140.3(a)1A for new construction or additions, or §141.0(b)2B for alterations.

01	02	03	04	05	06	07	08	09	10
Tag/Plan Detail ID	Name/Description	Status	Occupancy Type	Roof Slope	Roof Material	Compliance Method	Required Minimum Material Performance	Designed Material Performance	U-factor of Assembly

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: BUILDING B 1750 SQ FT BLDG	Report Page:	(Page 4 of 7)
Project Address: 3550 CARSON ROAD	Date Prepared:	3/8/2022

G. RATED ROOFING MATERIAL (COOL ROOF)

METAL BLDG ROOF	Roof	New	Nonresidential/ Relocatable 1 CZ	>= 2:12 (Steep)	To Be Determined	Solar Reflectance (Aged)/ Emittance	Reflectance	0.2	Reflectance	0.2	
							Emittance	0.75	Emittance	0.75	
							SRI		SRI		

H. WALL ASSEMBLY SCHEDULE

This table demonstrates compliance with prescriptive wall assembly requirements in §140.3(a)2 and §140.3(a)3 for new constructions or additions, or mandatory wall assembly requirements in §141.0(b)2B for alterations.

01	Indicate wall types included in the project:[1]	☐ Framed	☐ Mass (new only)	☐ Concrete Sandwich Panel (new only)	☐ SIPS	☐ ICF (new only)
		☐ Metal Panels	☒ Metal Building	☐ Spandrel/ Curtain Wall	☐ Straw Bale	☐ Log Home (new only)

[1] *FOOTNOTES: Wall types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.*

Metal Building Walls

01	☒	Calculate Area-Weighted Average U-factor for Metal Building Walls[1]								
02	03	04	05	06	07	08	09	10		11
Calculate Area-Weighted Average U-factor for Metal Building Walls[1]	Occupancy & Status	How Design U-factor was determined	Insulation System	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance	U-factor per Design		Net Area[2] ft²
FRONT WALL	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Double layer - Batt w/R 19+R 13	32	0	U-factor	0.061	per JA4 per Software/ Other	0.048	478
LEFT WALL	Nonresidential/ Relocatable 1 CZ: New	JA4 Tables	Double layer - Batt w/R 19+R 13	32	0	U-factor	0.061	per JA4 per Software/ Other	0.048	800

No.	REVISION	DATE

ENERGY FORMS
TITLE-24 COMPLIANCE DOCUMENTS

Crystal Basin Cellars
Building B 1750 SQ FT BLDG

336 W. Main Street
Ripon, CA 95366
(209) 579-5000
(209) 522-5001

DuctTesters

DATE CREATED
03/08/2022

SHEET
EN-2.0

Mark Frizzell

Tree & Vegetation Consultants

OAK RESOURCES TECHNICAL REPORT

Property Owner: Mike Owen July 8, 2021

Property: 3550 Carson Road, Camino, CA.

Introduction

I, Mark Frizzell, am preparing this report for the owner, Mike Owen. I was asked to prepare an Oak Resource Technical Report (ORTR) for El Dorado County related to his submission of plans for a new construction project. The majority of field inspection work took place on Monday, June 22, 2021.

Background

An early site visit revealed the site of the new building just a few feet south of a Black oak (tree #1). This tree will need to be removed because of how close construction is to the trunk and root system. Along the west edge of the property five Black oak trees are growing near the fence. This report will describe two items:

- Details of the Black oak to be removed near the new structure.
- Details of the five Black oak trees to remain and steps to be taken to ensure they are not damaged during construction

Methodology

All six (6) trees were tagged with a uniquely numbered aluminum tag (1-6). These trees were assessed for their condition related to the El Dorado County *Oak Conservation Ordinance ("Ordinance") 5061*. All trees were identified for species, trunk diameter at 4.5-feet above grade (DBH). If multiple trunks existed, the diameter of each trunk was measured, and the sum-total of all diameters was reported. Also recorded during this field assessment was the vigor (or vitality) and structural integrity. Next, a 'Condition Rating' was also assigned to each tree using a 1-5 scale with one being nearly dead to five being the perfect specimen. Finally, a more detailed description of defects is included in the spreadsheet.

This assessment determined if tree #1 was in the condition of '**Dead, Dying, or Diseased** (per Sec. 130.39.050 para I 1. & 2.). The spreadsheet that accompanies this report illustrates details of the assessment. The column on the far right of the spreadsheet indicates whether the tree is slated for Removal or Retention and is labeled 'Retain/Remove'.

126 Riesling Court, Cameron Park, CA. 95682, Phone (530) 391-7799
Email: Mark Frizzell: friz@pacbell.net

Results

One of these six trees will need to be removed to complete construction. The remaining five trees will be retained. To ensure their health is maintained during construction, precautions will be taken as detailed below.

- Tree #1 to be removed. No mitigation necessary: **diseased** (per Sec. 130.39.050 para I 1. & 2.).
- Trees #2-6 to remain on site and be protected.

Other Considerations

Related to construction activities: it is critical to the future health of the remaining trees that the industry standard practices be followed as described in *ANSI A300 Part 5- Management of Trees During Construction*. The practices defined in ANSI A300 Part 5 are made site specific for this project and are defined in the attached **Site-Specific Oak Resources Management Plan** (SSORMP): See attachment

Respectfully submitted,
Mark Frizzell

530 391-7799, friz@pacbell.net
International Society of Arboriculture;
Certified Arborist # WE-0210AU
Qualified Tree Risk Assessor

Attachment

Site Specific Oak Resources Management Plan (SSORMP)
3550 Carson Road, Camino, CA

Without proper planning and management, construction and development projects adjacent to existing trees commonly damage tree roots, trunks and limbs, increasing the risk of potential tree failure and loss of a vital environmental resource. In an effort to avoid those risks, a detailed set of monitoring and management criteria have been developed specific to this project and are outlined in the SSORMP plan below. The plan outlines specific steps the property owner, contractor and Certified Arborist are to take to properly manage the existing Oak resources during any pre-construction or construction work including but not limited to changes in grade or site excavation/compaction, mechanical damage, or root undercutting.

Plans and specifications – a detailed inventory has been completed of the sites existing Oak resources and are published as part of the project permit set and is to be maintained on-site until project completion. All Oak resources within the surrounding expected work area are included in the plan and tree health has been documented by a Certified Arborist. The specifications will define designated work areas and any specific protections or maintenance activities required for individual Oak resources.

Documentation – A binder will be developed by the owner and maintained on-site during all construction activities which documents all of the following:

1. Certified Arborists Oak Resource Technical Report
2. Certified Arborists Inventory and Assessment Spreadsheet
3. Sign-in log for Certified Arborists site inspections recording day/date and results of site inspections, recommendations or action items determined
4. Sign-in log to record education and training activities provided by Certified Arborist for contractors and homeowners covering names, dates, and summary discussion points

Protective fencing – fencing not less than four feet in height shall be placed at the limits of the root protective zone (RPZ) of any individual oak tree or stand within 50 feet of the grading limits. The fencing will be approved by a Certified Arborist prior to any site grading activity, and shall remain in-place until construction is complete.

Root protective zones (RPZ) – grade shall not be raised or lowered within the RPZ of any oak tree. Any soil disturbance required within the RPZ must first be approved by the property owner and project Certified Arborist, and must follow specific procedures defined by the Certified Arborist.

Equipment or materials storage – no storage of equipment, materials, vehicles or debris shall be permitted within the RPZ of an oak tree.

No dumping – no dumping of construction wastewater, paint, stucco, concrete or any other construction related debris shall occur within the RPZ of an oak tree.

No temporary structures – no temporary structures shall be placed within the RPZ of an oak tree.

Pre construction activities – prior to initiation of construction activities including site grading, trenching, and foundation construction, a Certified Arborist shall schedule a field meeting to inform the personnel involved in construction where all the protective zones are located and the importance of avoiding encroachment within the protective zones.

Site monitoring – a Certified Arborist shall periodically monitor on-site construction and grading activities occurring near all identified RPZ locations to ensure that damage to oak trees do not occur.

Post construction education - prior to the completion of construction on-site, a Certified Arborist shall schedule a field meeting to educate the homeowner on proper care and maintenance of the existing Oak resources

Attachment

Tree Detail Spreadsheet

ADDRESS: 3550 Carson Road (Tree Assessment: June 22, 2021)

tree tag #	species	# of stems	dbh (in.)	canopy radius (ft.)	height (ft.)	Struct.	Vigor	cond. rating	Comments Related to Condition of Tree (Dead, Dying, Diseased, Dangerous to person/property) EDC Ordinance No. 5061 Sec. 130.39.050	Retain/ Remove
1	Black oak	1	27	33	57	F	P	2	Defects include multiple large broken branches in canopy with evidence of **disease** in open wounds. As a result, tree shows signs of stress with heavy inside epicormic growth and significant deadwood throughout canopy.	Remove
2	Black oak	1	8	16	22	P	P	2	Defects include lopsided canopy, heavy trunk lean due to overcrowding from adjacent tree.	Retain
3	Black oak	1	26	30	55	P	F	2	Defects include multiple stems at 6 feet. Included bark goes all the way to the ground. Tree is serious hazard for future major stem failure.	Retain
4	Black oak	1	8	19	35	F	F	3	Defects include significant trunk lean and lopsided canopy due to overcrowding from adjacent trees.	Retain
5	Black oak	1	8	20	30	F	F	3	Defects include significant trunk lean and lopsided canopy due to overcrowding from adjacent trees.	Retain
6	Black oak	1	15	21	42	G	F	3	Defects include sparse foliage.	Retain

Tree species

Black oak (Quercus kelloggi)

Ratings for Vigor and Structure

VG- Very Good
G- Good
F- Fair
P- Poor
VP- Very Poor