

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



**Agenda of:** September 8, 2011  
**Item No.:** 9  
**Staff:** Lillian MacLeod

**REZONE**

**FILE NUMBER:** Z11-0006/Barnett Business Park

**APPLICANT:** El Dorado County

**PROPERTY OWNERS:** Cameron Park Building Partners  
Dale and Linda Gillihan

**REQUEST:** Rezone of three adjoining parcels in the Barnett Business Park from Professional Office Commercial-Design Community (CPO-DC) to General Commercial-Design Community (CG-DC).

**LOCATION:** On the north side of Trade Way, between the intersections with Business and Product Drives, in the Shingle Springs area, Supervisorial District 2. (Exhibit A)

**APNs:** 109-401-02, 109-401-03, and 109-401-04

**ACREAGE:** 5.55 acres total

**GENERAL PLAN:** Commercial (C) (Exhibit B)

**ZONING:** Professional Office Commercial-Design Community (CPO-DC) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration prepared in compliance with Section 15070(a) of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the Negative Declaration for Z11-0006 based on the Initial Study prepared by staff; and
2. Approve Z11-0006 based on the Findings in Attachment 1.

## **STAFF ANALYSIS**

**Background:** The Board of Supervisors (“Board”) adopted the Barnett Ranch Area Plan and zoning on March 25, 1980 under Resolution 117-80, which included 190 acres of Industrial (I) and 88 acres of Professional Office Commercial (CPO) zoned land. The CPO zoned land was intended to buffer the existing residential uses east of the Area Plan boundary from the industrial uses to its west. As part of the adopted development policies, the CPO zoned land could be rezoned to another commercial zone providing the Design Community (–DC) combining zone was added at the same time.

On August 3, 1982 under Ordinance 3287, the Board approved the Master Plan for the Barnett Industrial Park to be created out of 247.5 acres in the Barnett Ranch Area Plan that comprised the (I) and CPO zoned land. As part of that process, the –DC combining zone was added to both zones and their areas were reduced in size to 83.5 acres of CPO–DC and 164 acres of I–DC zoned land.

The project parcels were created under parcel map P83-0001, approved on February 24, 1983. A Notice of Determination was filed in accordance with CEQA certifying a Mitigated Negative Declaration. Mitigation measures included school site dedication and fee payment if residential development occurred on the parcels and construction of adequate fire protection facilities at the fire station site donated along South Shingle Road.

On February 9, 1988 under Ordinance 3803, the Board approved the rezoning of 15 adjacent parcels to the north, south, and east of the project parcels from CPO–DC to General Commercial – Design Community (CG–DC). The rezone was analyzed under application Z87-0092. Staff recommended “the proposed rezoning would provide a much better transition from industrial uses to professional office commercial than currently exists. Since the CPO Zone allows multifamily development as well as commercial offices, the proposed transition from Industrial to General Commercial and then to Professional Office Commercial would provide a more desirable pattern of development. The current zoning within the Business Park could result in multifamily dwellings across the street from industrial uses.” Adequate fire protection facilities were already developed within the Business Park in accordance with Shingle Springs Fire District requirements at the time of approval. A Notice of Determination was filed in accordance with CEQA certifying a Negative Declaration.

Development and permit history on the project parcels are as follows:

On parcel 109-401-02, staff level design review DR90-0013-S was approved July 1, 1991 under a Negative Declaration allowing a commercial building shell and two office/warehouse structures containing a total of 17 storage units, with individual loading areas and roll-up doors. At the time of application, the zoning was erroneously indicated as being CG-DC instead of CPO-DC due to an error in the manual input of zoning data into the Assessor's Parcel Map (APN) books being used at the time for reference. The facility was never constructed and the design review has expired.

On parcel 109-401-03, four permits were issued: two building permits for commercial warehouse/office shells, one stockpile/grading permit, and one encroachment permit. The building permits were voided at the plan check stage while the latter two permits were finalized on June 7, 2004. No design review application was ever submitted for the proposed development. Up until recently, the site was being used to store vehicles belonging to the adjoining truss manufacturing business discussed below.

On parcel 109-401-04, staff level design review DR98-0005-S was approved June 26, 1998 under the "general rule" exemption of CEQA Section 15061.b (3) allowing a truss manufacturing facility to be constructed. The facility consisted of a 10,000 square foot manufacturing building, a 1,680 square foot office building, and a 1,200 square foot shop/storage building. At the time of application, the zoning was erroneously indicated as being CG-DC instead of CPO-DC. No information in the file indicates the basis for this error. The facilities were constructed and final building permits were issued on June 25, 1999. The facility has been in operation continuously until early this year.

**Project Description:** The application is being requested by the County in order to rezone parcels 109-401-02, -03, and -04 from Professional Office Commercial-Design Community (CPO-DC) to General Commercial-Design Community (CG-DC). No development is being proposed as part of this application.

**Site Description:** The project parcels are located in the middle of the northern portion of the Barnett Business Park, 500 feet south of both entrances off Durock Road, a County-maintained road. The parcels lie at approximately the 1,420 foot elevation. Slope gradients in this area are ten percent or less.

Existing development on parcel 109-401-04 sits slightly below street grade at its southwestern corner, but the remaining lot has been graded level with Trade Way. The office building is an attractive structure, with stucco coating and contemporary design. Landscaping that surrounds the office and buffers the access areas along the Business Drive and Trade Way frontages appears to be viable and maintained. The manufacturing and shop/storage buildings are of metal-sided construction and in good shape. Several construction-related vehicles and smaller metal buildings and carports are located on the parcel.

The adjoining parcel, 109-401-03, has been graded to street level with a driveway access along Trade Way and a chain link fence surrounding the property. The parcel is undeveloped but is

currently being used to store commercial/industrial vehicles and construction materials, including several sea-land containers, concrete highway barriers, and piles of large boulders, tree detritus, decomposed asphalt, and dirt.

The next adjoining parcel, 109-401-02, is undeveloped and densely covered with oak woodland and understory vegetation of oak seedlings, blackberry brambles, and grasses. The parcel slopes moderately downward in a northerly direction with a dry channel crossing through the west half of the parcel, consistent with the recorded 15 foot drainage easement, and connecting to the east-west intermittent streambed located on the adjoining parcel to its north. Curb, gutter, and corner streetlight at the Trade Way and Product Drive intersection are the only infrastructural improvements on the parcel.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements (as viewed west to east)</b>
<b>Site</b>	<b>CPO-DC</b>	<b>C</b>	109-401-04: Truss Manufacturing facility 109-401-03: Vehicle and material open storage 109-401-02: Undeveloped
<b>North</b>	CG-DC	C	Undeveloped lot; unoccupied general commercial building
<b>South</b>	CG-DC	C	General commercial tenant shells; undeveloped lot; unoccupied general commercial building; warehouse; auto repair shop
<b>East</b>	CG-DC	C	Undeveloped
<b>West</b>	I-DC	I	Undeveloped

**General Plan:**

The General Plan designates the subject site as Commercial. The purpose of this land use designation is *to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. . . . Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.* The project parcel is located within the Community Region of Shingle Springs. The County is requesting the rezone to make the parcels compliant with the general commercial uses allowed by the previous discretionary approvals.

Additionally, the following General Plan policies also apply to this project:

**Policy 2.2.5.3** requires that the County shall evaluate future rezoning: (1) To be based on the General Plan’s general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning

district. The following criteria are used to evaluate any rezoning that would either increase residential density or support a more intense use of the land. Since this is a rezone from CPO to CG, there are no increased impacts associated with additional population density. The minimum parcel size of 10,000 square feet under the proposed CG zone reduces the development density somewhat from the 6,000 square foot minimum for CPO. The –DC combining zone would remain on the parcels to insure discretionary review of any proposed development project. The specific criteria to be considered include; but are not limited to, the following:

<b>Criteria</b>	<b>Consistency</b>
1. <i>Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands.</i>	<b>Consistent:</b> The project parcels are within the El Dorado Irrigation District (EID) boundaries and are either currently connected to public water and wastewater systems or are within close proximity to such systems from both Business Drive and Trade Way locations. Prior to any building permits being issued on the project parcels, a Facility Improvement or Meter Award Letter from EID will be required demonstrating adequate water and sewer capacity for the scope of proposed development.
2. <i>Availability and capacity of public treated water system</i>	
3. <i>Availability and capacity of public waste water treatment system.</i>	
4. <i>Distance to and capacity of the serving elementary and high school.</i>	<b>Consistent:</b> The CG zone does not allow residential uses, so the rezone will not require additional school capacity.
5. <i>Response time from nearest fire station handling structure fires.</i>	<b>Consistent:</b> The nearest fire station is less than one mile from the project parcels, so that the level of service would not fall below the minimum response time of eight minutes for 80 percent of the population, as designated in Table 5-1 (Minimum Levels of Service).
6. <i>Distance to nearest Community Region or Rural Center.</i>	<b>Consistent:</b> The site is located within the Community Region of Shingle Springs.
7. <i>Erosion hazard.</i>	<b>Consistent:</b> General Plan Policy 7.3.2.2 states that projects requiring a grading permit shall have an erosion control program approved, where necessary, in compliance with Chapter 15.14 (Grading, Erosion, and Sediment Control Ordinance). No grading is being proposed with the rezone application.
8. <i>Septic and leach field capability.</i>	<b>Consistent:</b> See Response (1-3).
9. <i>Groundwater capability to support wells.</i>	
10. <i>Critical flora and fauna habitat areas.</i>	<b>Consistent:</b> Project parcels are not in any designated resource area for these criteria. No development is being proposed at this time, however, it should be noted that a dense oak woodland canopy exists on parcel 109-401-02, and as such, under the Oak Woodland Canopy Ordinance
11. <i>Important timber production areas.</i>	
12. <i>Important agricultural areas.</i>	

13. <i>Important mineral resource areas.</i>	(17.73) is required to be retained as a percentage of the whole. Any commercial development that occurs will be subject to the oak woodland canopy coverage requirements that will be applied under the design review process.
14. <i>Capacity of the transportation system serving the area.</i>	<b>Consistent:</b> Project parcels are accessed directly off of a public and County-maintained road. Prior to the discretionary design review of any development being proposed on the parcels, a <i>Request for Initial DOT Project Review</i> must be included in the application in order for the Department of Transportation to determine if the development will trigger LOS thresholds of significance established under General Plan Policy TC-Xe.
15. <i>Existing land use pattern.</i>	<b>Consistent:</b> The rezone will maintain conformity to the existing land use pattern of commercial and industrial uses within the Barnett Business Park and will provide a better transition from higher intensity industrial uses to lower intensity commercial uses.
16. <i>Proximity to perennial watercourse.</i>	<b>Consistent:</b> No perennial water course exists in close proximity to the project parcels.
17. <i>Important historical/archeological sites.</i>	<b>Consistent:</b> An archaeological study was developed as part of the EIR for the Barnett Ranch Area Plan that identified four significant sites that were registered with the State Office of Historical Preservation. Said sites are not located on the project parcels. Seismic hazards were also analyzed in the EIR that delineated five inactive faults located in the mid and southern portion of the Area Plan. The project parcels are not located near these faults; however, the County requires all new structures to be built in accordance with Seismic Zone 3 criteria, as set forth in the California Building Code (CBC), reducing impacts from seismic hazards to less than significant.
18. <i>Seismic hazards and present of active faults.</i>	
19. <i>Consistency with existing Covenants, Conditions, and Restrictions.</i>	<b>Consistent:</b> No Conditions, Covenants, and Restrictions (CC&Rs) are recorded on the project parcels.

**Conclusion:** As discussed above, staff finds that the proposed rezone from CPO–DC to CG–DC conforms to the General Plan in that the parcels are located within the Community Region of Shingle Springs and any intensified commercial uses that may result from the rezone are compatible with the Commercial land use designation, the uses previously approved under discretionary review, and the surrounding general commercial and industrial zoned areas in the Barnett Business Park.

**Zoning:** The CPO zone allows by right medical, dental, and general professional offices; health facilities; and community care facilities, along with supporting accessory uses, such as drug and prescription sales, coffee shops, and newsstands, providing they are located within the same building

as the office(s). Mixed use development is allowed with residential densities of up to 16 dwelling units per acre for a potential total of 89 dwelling units on the project parcels. The minimum parcel size for this zone is 6,000 square feet.

Within the proposed CG zone, a wide variety of commercial uses and intensities are allowed by right, such as “sales, storage, distribution, and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones; and further, to provide a close relationship between warehousing, distribution, and retail sales.” Residential use, including that as part of a mixed-use development, is prohibited. The minimum parcel size for this zone is larger than CPO at 10,000 square feet.

The –DC combining zone requires discretionary review and approval, either at staff level or by public hearing, prior to building or grading permit issuance for new, modified, or expanded development on those parcels so zoned.

Discussion: The project parcels are in an area surrounded by existing general commercial development, as well as potential general commercial and industrial development on adjacent undeveloped parcels. They are not adjacent to any residential or agricultural zones. The parcels measure on average 1.85 acres each. Two of the three project parcels have received prior discretionary design review approval for general commercial development. The subsequent construction and operation of one of the approved permits as a truss manufacturing facility has not had an adverse impact on the surrounding area, even though it is of higher intensity than the other existing uses on Trade Way and Product Drive. Prior to permit issuance for any modification of the existing development or for new development applications, approval of a discretionary design review will be required to ensure compatibility with the surrounding general commercial and industrial zoned areas in the Barnett Business Park.

In order to approve the project, the approving authority must find that the project is consistent with the General Plan and would not be detrimental to the public health, safety, and welfare nor injurious to the neighborhood. Based on the discussion above, staff finds that the project is consistent with development in the Barnett Business Park and will not be detrimental to the public health, safety, and welfare and will not be injurious to the neighborhood.

**Agency and Public Comments:**

These agencies had no specific concerns regarding the proposed project:

Air Quality Management District  
Department of Transportation  
El Dorado County Fire Protection District  
Environmental Management: Solid Waste and Hazmat

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

**ENVIRONMENTAL REVIEW**

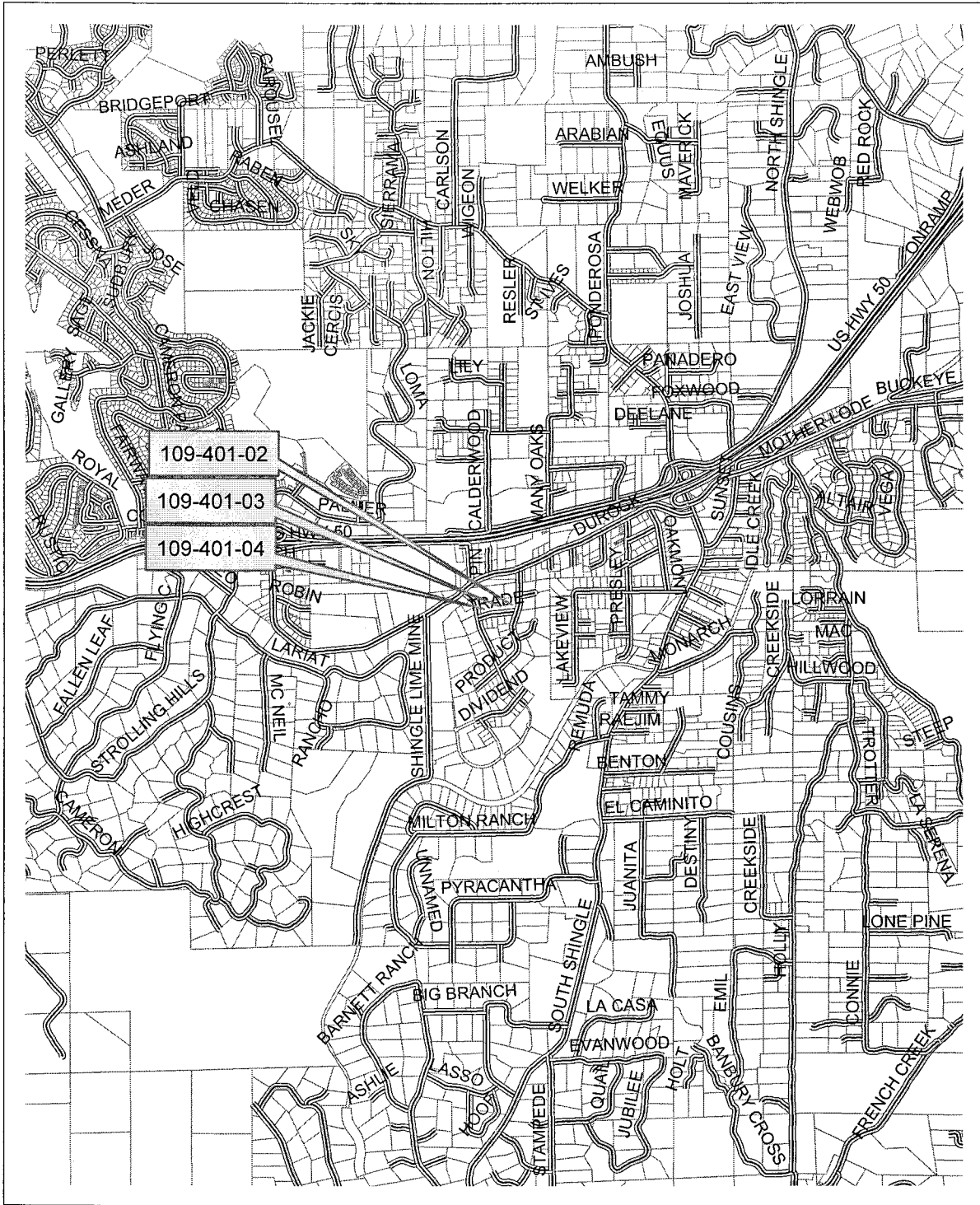
Staff has prepared an Initial Study to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared in compliance with Section 15070(a) of the CEQA Guidelines.

**SUPPORT INFORMATION**

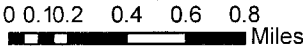
**Attachments to Staff Report:**

Attachment 1 .....Findings  
Exhibit A .....Location Map  
Exhibit B .....General Plan Land Use Map  
Exhibit C .....Zoning Map  
Exhibit D .....Assessor’s Parcel Map  
Exhibit E .....Negative Declaration and Initial Study

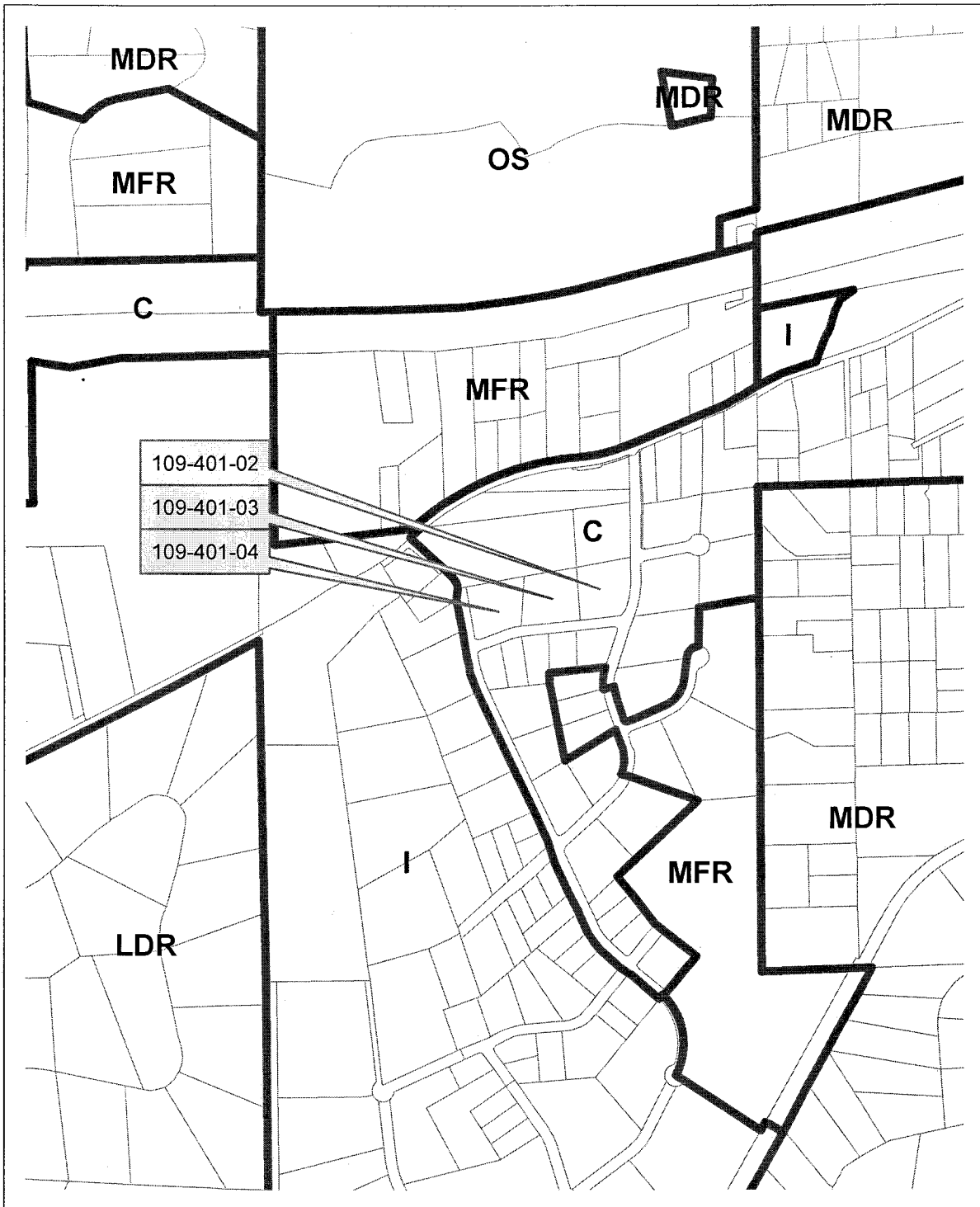




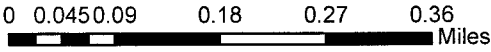
**File No. Z 11-0006**  
**Location Map**



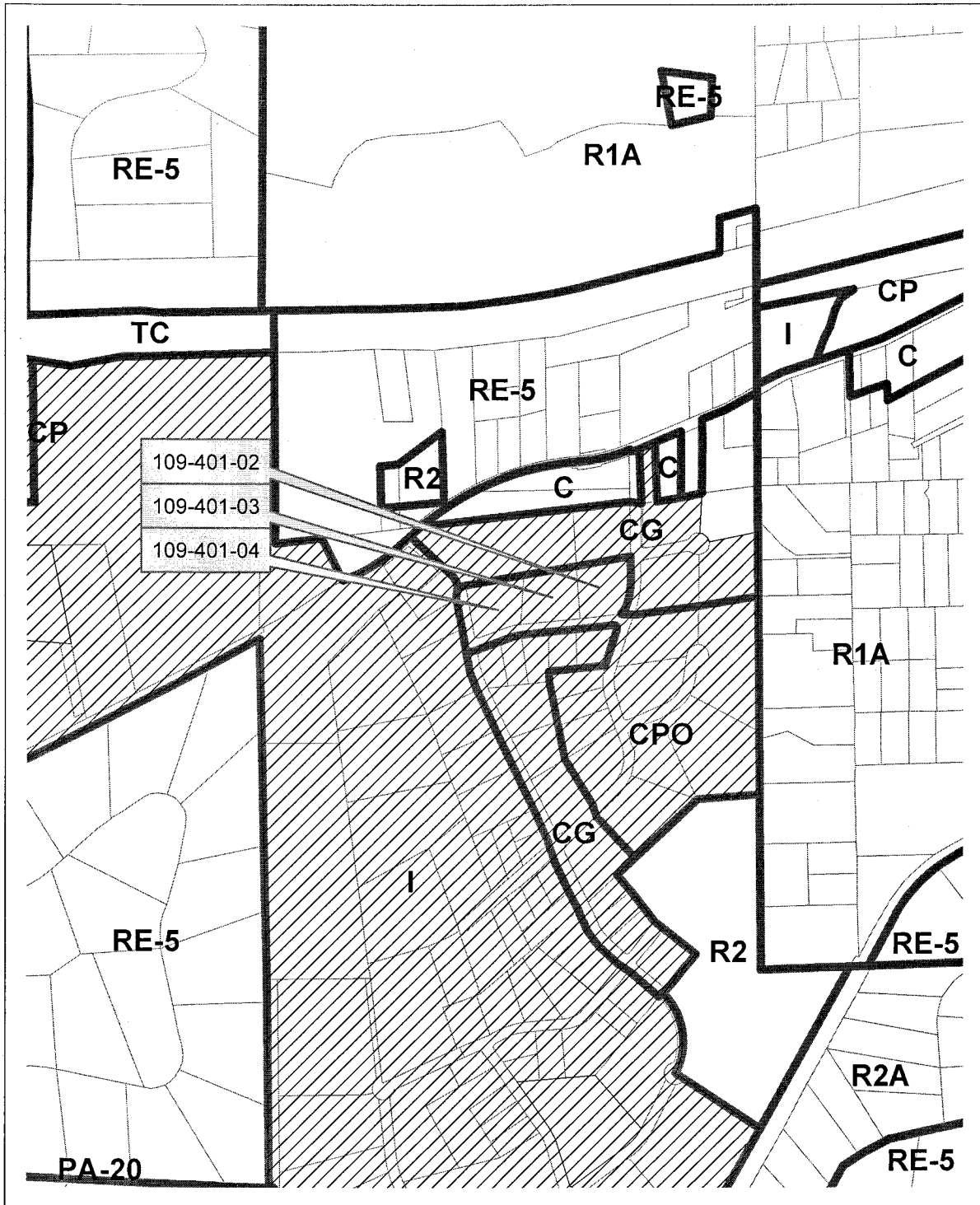
**EXHIBIT A**




**File No. Z 11-0006  
General Plan Map**



**EXHIBIT B**

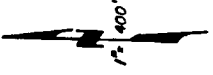


File No. Z 11-0006  
 Zoning Map

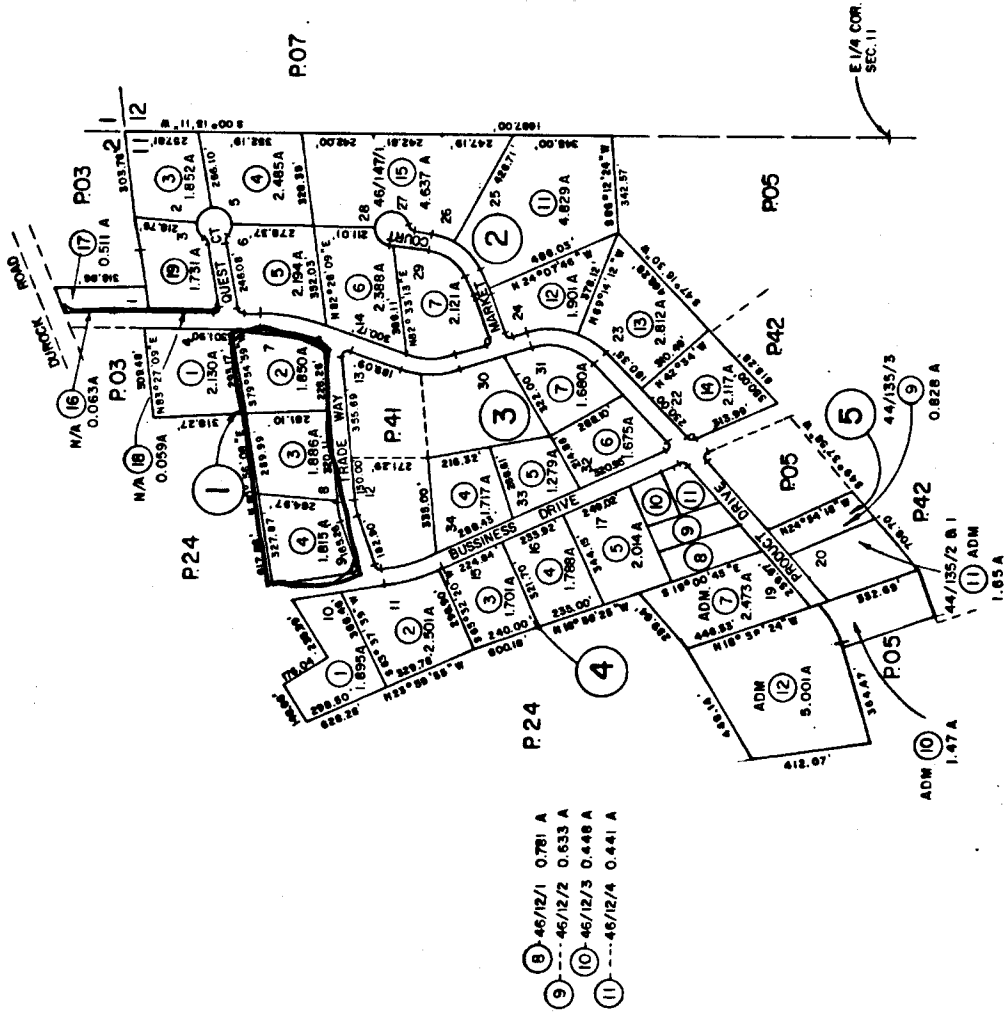
-DC Combining Zone  




# EXHIBIT C



POR. SECS. 28 11, T9N, R9E, M.D.M.  
BARNETT BUSINESS PARK  
G-49



NOTE - Assessor's Block Numbers Shown in Ellipse  
Assessor's Parcel Numbers Shown in Circle

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

109:40

## NEGATIVE DECLARATION

**FILE:** Rezone Z11-0006

**PROJECT NAME:** Barnett Business Park Rezone

**NAME OF APPLICANT:** El Dorado County

**ASSESSOR'S PARCEL NO.:** 109-401-02, -03, and -04

**SECTION:** 2 & 11 **T:** 9N **R:** 9E

**LOCATION:** On the north side of Trade Way, between the intersections with Business and Product Drives in the Shingle Springs area, Supervisorial District 2.

- GENERAL PLAN AMENDMENT:**                      **FROM:**                      **TO:**
- X **REZONING:**                      **FROM:** CPO-DC                      **TO:** CG-DC
- TENTATIVE PARCEL MAP**     **SUBDIVISION TO SPLIT**                      **ACRES INTO**                      **LOTS**  
**SUBDIVISION (NAME):**
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:**

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### **REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:**

- X **NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

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

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

\_\_\_\_\_  
Executive Secretary

**EXHIBIT E**

Staff Report  
11-1094.C.13



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

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**

**Project Title:** Rezone Z11-0006/Barnett Business Park

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

**Contact Person:** Lillian MacLeod, Sr. Planner

**Phone Number:** (530) 621-5355

**Property Owner's Name and Address:** Cameron Park Building Partners  
c/o E. Grossman, P O Box 2819, Truckee, CA 96160

Dale and Linda Gillihan, 4731 Vogelsgang Lane, Placerville, 95667

**Project Applicant's Name and Address:** County of El Dorado, 360 Fair Lane, Placerville, CA 95667

**Project Location:** On the north side of Trade Way, between the intersections with Business and Product Drives in the Shingle Springs area, Supervisorial District 2.

**Assessor's Parcel Number(s):** 109-401-02, 109-401-03, and 109-401-04

**Zoning:** Commercial-Professional Office – Design Community (CPO – DC)

**Section:** 2 & 11 T: 9N R: 9E

**General Plan Designation:** Commercial (C)

**Description of Project:** Rezone of three adjoining parcels in the Barnett Business Park from Commercial-Professional Office – Design Community (CPO-DC) to General Commercial – Design Community (CG-DC).

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	CPO-DC	C	109-401-04; Truss Manufacturing Facility, 109-401-03: Vehicle and material open storage 109-401-02: Undeveloped
North:	CG-DC	C	Undeveloped lot; Unoccupied general commercial building
East:	CG-DC	C	Undeveloped
South:	CG-DC	C	General commercial tenant shells; Undeveloped lot; Unoccupied general commercial building; Warehouse; Auto repair shop
West:	I-DC	I	Undeveloped

**Briefly Describe the environmental setting:** The parcels are located at the north end of a commercial and industrial business park, at approximately the 1,420 foot elevation. Slope gradients in this area are ten percent or less. Oak woodland habitat predominates on the remaining undeveloped parcels in the vicinity.

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

**DETERMINATION**

**On the basis of this initial evaluation:**

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

Signature: Lillian MacLeod Date: 8/4/11

Printed Name: Lillian MacLeod, Sr. Planner For: El Dorado County

Signature: Pierre Rivas Date: 8/4/11

Printed Name: Pierre Rivas, Principal Planner For: El Dorado County

### **EXISTING DEVELOPMENT**

Existing development on parcel 109-401-04 sits slightly below street grade at its southwestern corner due to the cut slope along the Business Drive frontage, but the remaining lot has been graded level with the Trade Way frontage. Improvements consist of an office building, metal-sided manufacturing and shop/storage buildings, and several smaller metal buildings and carports. Landscaping surrounds the office and buffers the access areas along the Business Drive and Trade Way frontages.

The adjoining parcel, 109-401-03, has been graded to street level with a driveway access along Trade Way and a chain link fence surrounding the property. The parcel is undeveloped but has been used to store commercial/industrial vehicles and construction materials, including several sea-land containers, concrete highway barriers, and piles of large boulders, tree detritus, decomposed asphalt, and dirt.

The next adjoining parcel, 109-401-02, is undeveloped. Curb, gutter, and corner streetlight at the Trade Way and Product Drive intersection are the only infrastructural improvements on the parcel.

### **ENVIRONMENTAL IMPACT ANALYSIS**

The proposed project is to amend the zoning of the subject parcels from CPO to CG, which would remain consistent with the underlying Commercial land use designation. The project parcels and their potential commercial uses were analyzed under an EIR at the time of adoption of the Barnett Ranch Area Plan. As discussed in the "Background" section of the staff report, the -DC combining zone was added to existing Industrial and CPO-zoned parcels to ensure project-specific discretionary review under a design review application within what is now the Barnett Business Park. Two of the three project parcels have received prior discretionary design review approval for general commercial development under both a Negative Declaration and a categorical exemption. Prior to permit issuance for any modification to the existing development or for new development applications, approval of a discretionary design review will be required to ensure compatibility with the surrounding general commercial and industrial zoned areas.

The design review process will require a case-by-case analysis of any proposed development on the project parcels against ordinance regulations such as the parking, grading, hillside development, and habitat protection ordinances. In addition, ordinances adopted to insure protection of specific resources, such as oak woodland canopy (Chapter 17.73), gabbro soil endemics ("rare plants") (Chapter 17.71), and water resources (state Model Water Efficient Landscape Ordinance), as well as General Plan consistency requirements for those policies not already codified in the Zoning Ordinance, such as protective setbacks for wetland and riparian habitat, will be applied as part of any discretionary design review application. Project parcels are not in any designated resource or habitat area; however, oak woodland canopy exists on parcel 109-401-02, which is currently undeveloped at this time. No development is currently being proposed on that parcel; however, any commercial development that occurs will be subject to the oak woodland canopy retention requirements under Chapter 17.73. Application of these regulations and standards will substantially reduce any environmental effect from development allowed under the CG zone to less than significant.



An archaeological study was developed as part of the EIR for the Barnett Ranch Area Plan that identified four significant sites that were registered with the State Office of Historical Preservation. Said sites are not located on the project parcels. Seismic hazards were also analyzed in the EIR that delineated five inactive faults located in the mid and southern portion of the Area Plan. The project parcels are not located near these faults; however, the County requires all new structures to be built in accordance with Seismic Zone 3 criteria, as set forth in the California Building Code (CBC), reducing impacts from seismic hazards to less than significant.

The project parcels are within the El Dorado Irrigation District (EID) boundaries and are either currently connected to public water and wastewater systems or are within close proximity to such systems from both Business Drive and Trade Way locations. Prior to any building permits being issued on the project parcels, a Facility Improvement or Meter Award Letter from EID will be required demonstrating adequate water and sewer capacity for the scope of proposed development. The nearest fire station is less than one mile from the project parcels, so that the level of service would not fall below the minimum response time of eight minutes for 80 percent of the population, as designated in Table 5-1 (Minimum Levels of Service). Impacts on public utilities and services from development allowed under the rezone will be less than significant.

Under the 2004 General Plan, Commercial land use densities for the residential component of a mixed-use development in a Community Region are 16 dwelling units per acre. Rezoning to CG would reduce the potential residential density on the project parcels to nil, as mixed use development is not permitted in the CG zone. As such, the rezone will not require additional school capacity either. Uses allowed on the project parcel as a result of the rezone will be compatible with the industrial and general commercial uses on the surrounding parcels. The rezone will maintain conformity to the existing land use pattern of commercial and industrial uses within the Barnett Business Park and will provide a better transition from higher intensity industrial uses to lower intensity commercial uses. Impacts on population density and surrounding land use from development allowed under the rezone will be less than significant.

The project parcels are accessed directly off of Business Drive, Product Drive, and Trade Way. All are County maintained roadways designed to meet industrial and commercial development under Standard Plan 101A of the Design and Improvement Standards Manual. Prior to discretionary design review of any development being proposed on the parcels, a Request for Initial Project Review by the Department of Transportation must be included in the application in order to determine if the development will exceed level of service thresholds established under General Plan Policy TC-Xe. A traffic study may be required to adequately assess potential impacts from the development. Depending on the results of the traffic study, additional off-site improvements or mitigations may be necessary. Air quality impacts as a result of possible increased traffic levels of service will be analyzed at this time also, with additional mitigation imposed, if necessary. Impacts on transportation elements of roadway design, levels of service, and corresponding air quality impacts from development allowed under the rezone will be less than significant.

More diverse and possibly intense uses will be allowed under the proposed CG zone than under the existing CPO zone. No sensitive receptors are located adjoining the parcels and the nearest residential zone is 'buffered' from the project parcels by other CG-zoned parcels. A manufacturing facility currently exists on APN 109-401-04 with construction material being stored from the facility on the

adjoining parcel APN 109-401-03. The manufacturing operation is now defunct and it is assumed the construction material will be removed also. While building material and lumber yards could be allowed by right under the CG zone, these uses would still require a discretionary design review in order to reduce any visual impacts on the surrounding area in keeping with the purpose of the CG zone to “provide for the conduct of sales, storage, distribution and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones.” Noise and airborne particulate impacts will be subject to General Plan Policies 6.5.1.10 and 6.5.1.11 and the Grading Ordinance, respectively, so that impacts from these factors as a result of development and uses allowed under the rezone will be less than significant.

**SUPPORTING INFORMATION SOURCE LIST**

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

El Dorado County Subdivision Ordinances (Title 16 - County Code)

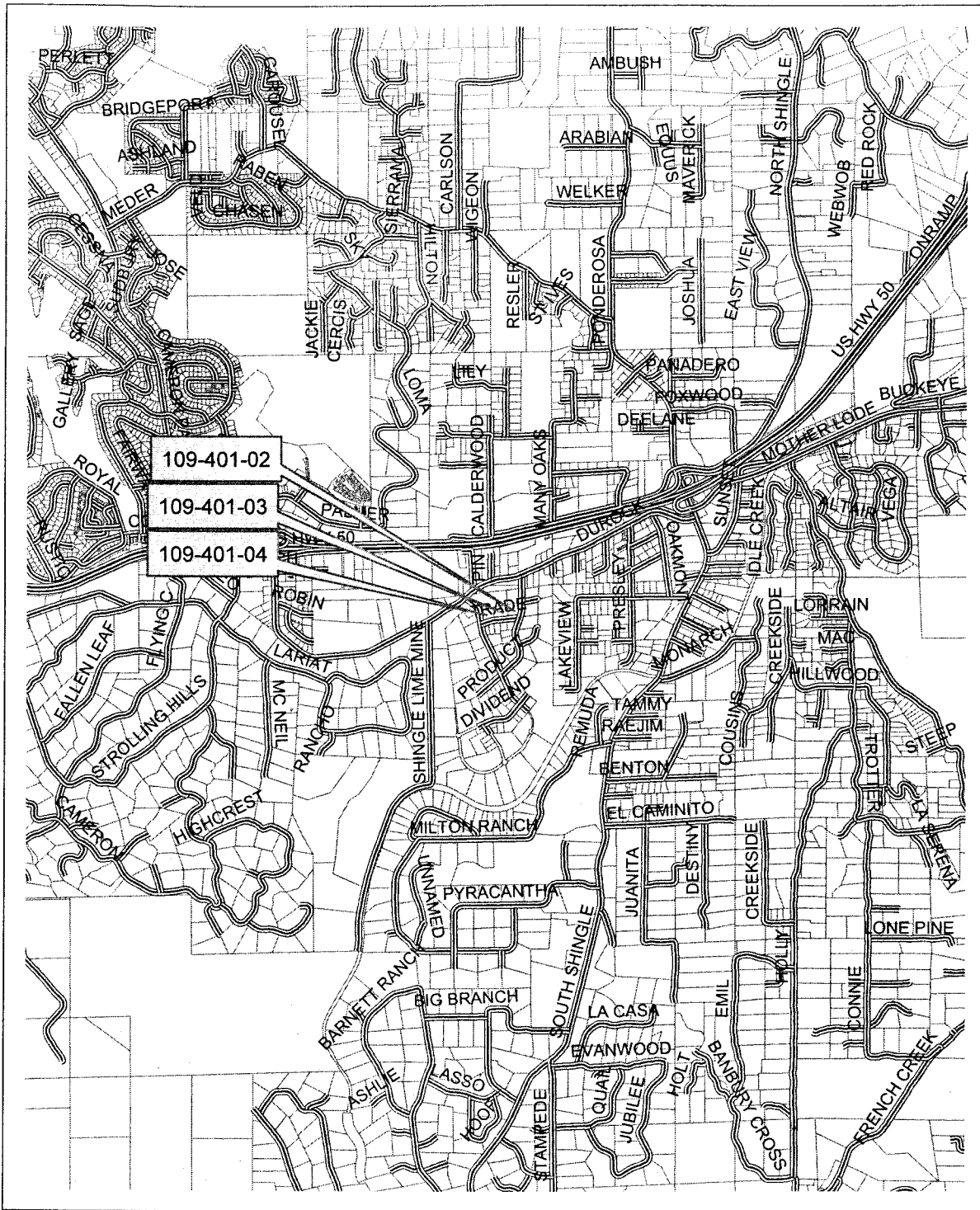
Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

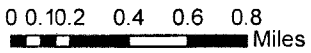
Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

Barnett Ranch Area Plan and Development Policies (Adopted March 25, 1980; last amended November 29, 1988)

Design Review DR90-0013-S; Negative Declaration  
Design Review DR98-0005-S; Categorical Exemption



**File No. Z 11-0006**  
**Location Map**



**EXHIBIT E – ATTACHMENT 1**