

NEGATIVE DECLARATION

FILE: A16-0004, Z16-0011

PROJECT NAME: Dowler General Plan Amendment and Rezone

NAME OF APPLICANT: Ray and Naomi Dowler

ASSESSOR'S PARCEL NO.: 074-173-01 **SECTIONS:**12 **T:**12N **R:**9E & **SECTIONS:** 7 &18 **T:**12N **R:** 10E

LOCATION: On the east side of Main Street approximately 330 feet south of the intersection with State Route 193, in the Greenwood area, Supervisorial District 4.

GENERAL PLAN AMENDMENT: FROM: High-Density Residential (HDR) **TO:** Commercial (C)

REZONING: FROM: One-acre Residential (R1A) **TO:** Commercial, Limited (CL)

TENTATIVE PARCEL MAP **SUBDIVISION TO SPLIT** **ACRES INTO** **LOTS**
SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW:

OTHER:

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.

MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.

OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and 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. A period of thirty (30) days from the date of filing this 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 _____.

Executive Secretary



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: A16-0004, Z16-0011: Dowler General Plan Amendment and Rezone

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

Contact Person: Michael Concepcion, Project Planner **Phone Number:** (530) 621-6530

Property Owner/Applicant's Name and Address: Ray and Naomi Dowler, 4031 Main Street, Greenwood, CA 95635

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

Project Location: On the east side of Main Street approximately 330 feet south of the intersection with State Route 193, in the Greenwood area, Supervisorial District 4.

Assessor's Parcel Number(s): 074-173-01

Zoning: One-acre Residential (R1A)

Section: 12 **T:** 12N **R:** 9E and **Section:** 7&18 **T:** 12N **R:** 10E

General Plan Designation: High-Density Residential

Description of Project: Amend the General Plan land use designation for a 0.06-acre portion of a 1.61-acre parcel from High-Density Residential (HDR) to Commercial (C) and rezone the same 0.06-acre portion from One-acre Residential (R1A) to Commercial, Limited (CL). This General Plan Amendment and Rezone would affect the existing shop located at the southern corner of the parcel and would result in a split land use designated parcel and split zone. The remaining parcel would continue to have a General Plan land use designation of High-Density Residential (HDR) and a zoning designation of One-acre Residential (R1A).

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:	R1A	HDR	Single-family residential, small-scale farming
North:	R1A, RE-5	MDR	Single-family residential
South:	CL, R1A	C, MDR	Single-family residential / commercial
East:	R1A	MDR	Vacant single-family residential
West:	CL, CC	C	Single-family residential

Briefly Describe the environmental setting: The parcel is located on a portion of Main Street consisting of commercial and single-family residential uses. The parcel is landscaped with a variety of trees and crops. Topography is flat and slightly rolling.

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: Michael Concepcion Date: 11-6-17

Printed Name: Michael Concepcion, Associate Planner For: El Dorado County

Signature: Roger Trout Date: 11-6-17

Printed Name: Roger Trout, Director For: El Dorado County

EXISTING DEVELOPMENT

The existing false-front wood-frame store building sits at street grade on Assessors Parcel Number 074-173-01. The wood-sided building has a gable roof and a raised front porch with a shed roof. The property also has a Greek Revival house and a former detached garage that was converted into a second-dwelling unit. A variety of trees are located off the street. An unpaved driveway is accessed from Main Street. From the road, the existing false-front wood-frame store building appears to a commercial building.

ENVIRONMENTAL IMPACT ANALYSIS

The proposed project requests to rezone a 0.06-acre portion (40 feet x 70 feet) of the subject parcel from One-acre Residential (R1A) to Commercial, Limited (CL). For consistency, the project will require a General Plan to amend the General Plan land use designation of that same 0.06-acre portion from High-Density Residential (HDR) to Commercial (C). No new development is being proposed on the parcel as it relates to the General Plan Amendment/Rezone. These activities will not biological resources and air quality plans or standards, including greenhouses gases; impact or degrade cultural resources; or increase odors or pollution concentrations to any discernible level.

Noise from resulting construction activities will be subject to General Plan Policy 6.5.1.11, so that impacts from these factors as a result of maintenance, tenant improvements, and commercial uses allowed under the rezone will be less than significant.

The project will continue to be an acceptable distance to the nearest fire hydrant and adequate access to the buildings on-site for fire protection from the Garden Valley Fire Protection District.

No sensitive receptors are located adjoining the parcels and the nearest residential zone is located directly north, south and east of the project parcel. Due to the time in which they were built, nonconforming residences are located throughout the commercially zoned areas along Main Street. Impacts to surrounding land uses from residential uses allowed under the rezone will be less than significant.

Under the 2004 General Plan, the maximum of 10 units per acre in rural Centers for parcels in the Commercial land use designation is met by the parcel which will maintain the 1 unit per acre for the redesignated portion. Since the parcel will have a decrease in residential uses on-site, there will be no increase that effects existing school capacity. Uses allowed on the parcel as a result of the rezone will be compatible with the commercial, service and residential uses in the surrounding area. The rezone will maintain conformity to the existing land use pattern of small commercial uses and residential uses within the Main Street corridor and will provide a more flexible use for the small farm store in relation to the small-scale farm. Impacts on population density and surrounding land use from the conversion of a small portion of the property from a residential use to a commercial use will be less than significant.

The parcel is accessed directly off of Main Street, a County-maintained two-lane “regional road” pursuant to Figure TC-1 of the General Plan. The Transportation Division reviewed the project and determined that a Traffic Impact Study (TIS) is not required as the project is anticipated to generate less than 100 trips per day, and less than 10 trips in the peak hour. The On-Site Transportation Review (OSTR) was waived due to low volume of trips and the nature of the existing conditions. Impacts on

transportation elements of roadway design, levels of service, and corresponding air quality impacts from the commercial use of this one small portion of the property under the rezone will be less than significant.

The parcel is within the Georgetown Divide Public Utility District (PUD) boundaries and is currently connected to public water. The site currently has a septic system and any future upgrades will require compliance with all applicable Health and Safety Code requirements. Impacts on public utilities and services for one building from residential to commercial allowed under the rezone will be less than significant.

MANDATORY FINDINGS

- a. No impacts have been found that would reduce potential wildlife or plant habitat on the site, reduce wildlife or plant populations below self-sustaining levels, or restrict the range or migratory habits of a rare or endangered animal. No grading will occur on the already developed site, so that no impacts to cultural or archeological resources will occur.
- b. No cumulative impacts from the proposed General Plan Amendment and rezone allowing commercial use in place of a single-family residential use will occur.
- c. No environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, will occur as a result of the proposed and General Plan Amendment and rezone allowing a commercial use in place of a single-family residential use will occur.

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 130 - 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 120 - 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.)