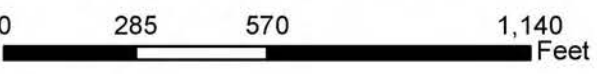
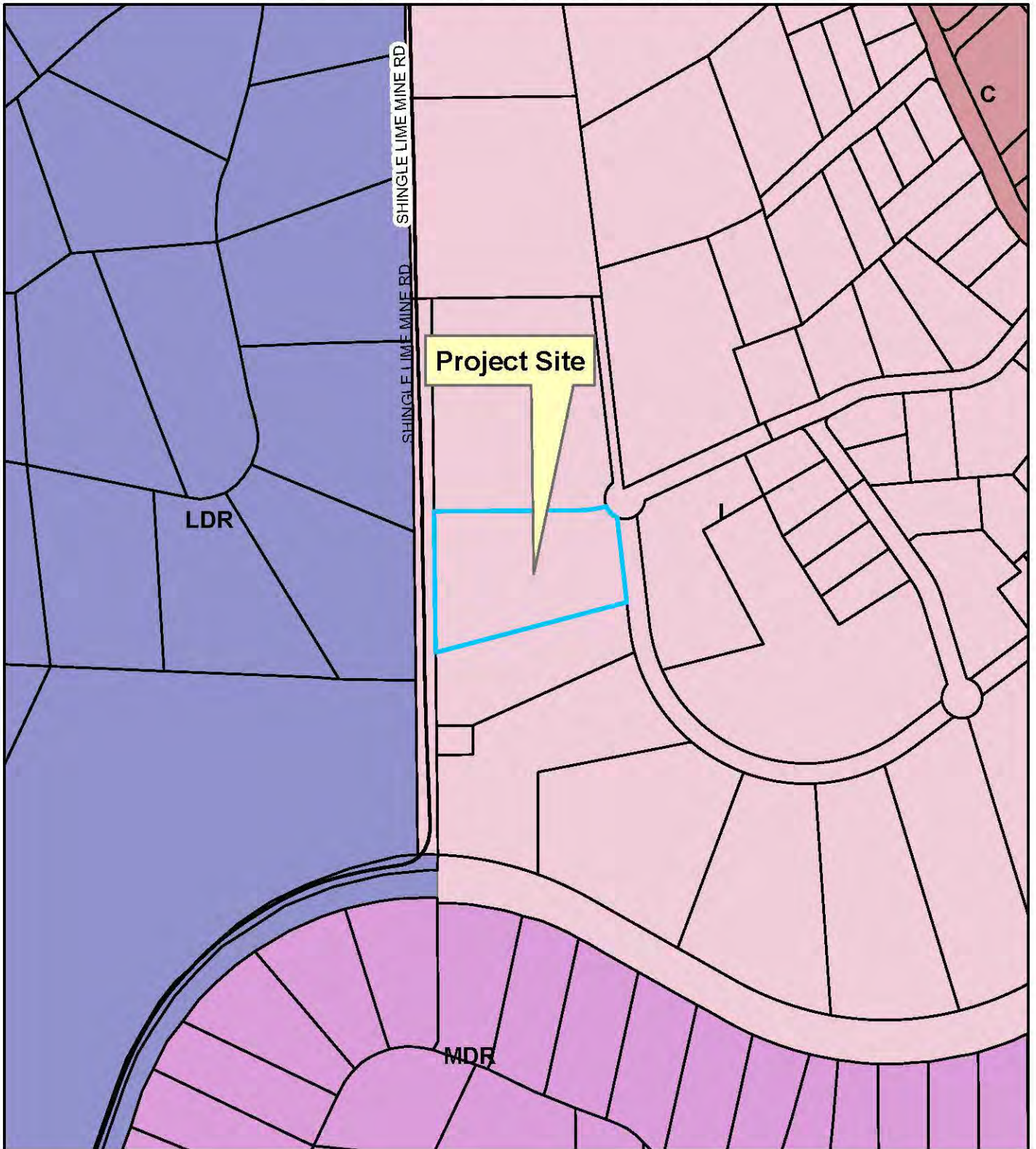


DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit A - Vicinity Map



Map prepared
August 2025

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit B - General Plan and Zoning Maps



General Plan 2015 Land Use All

LUDES

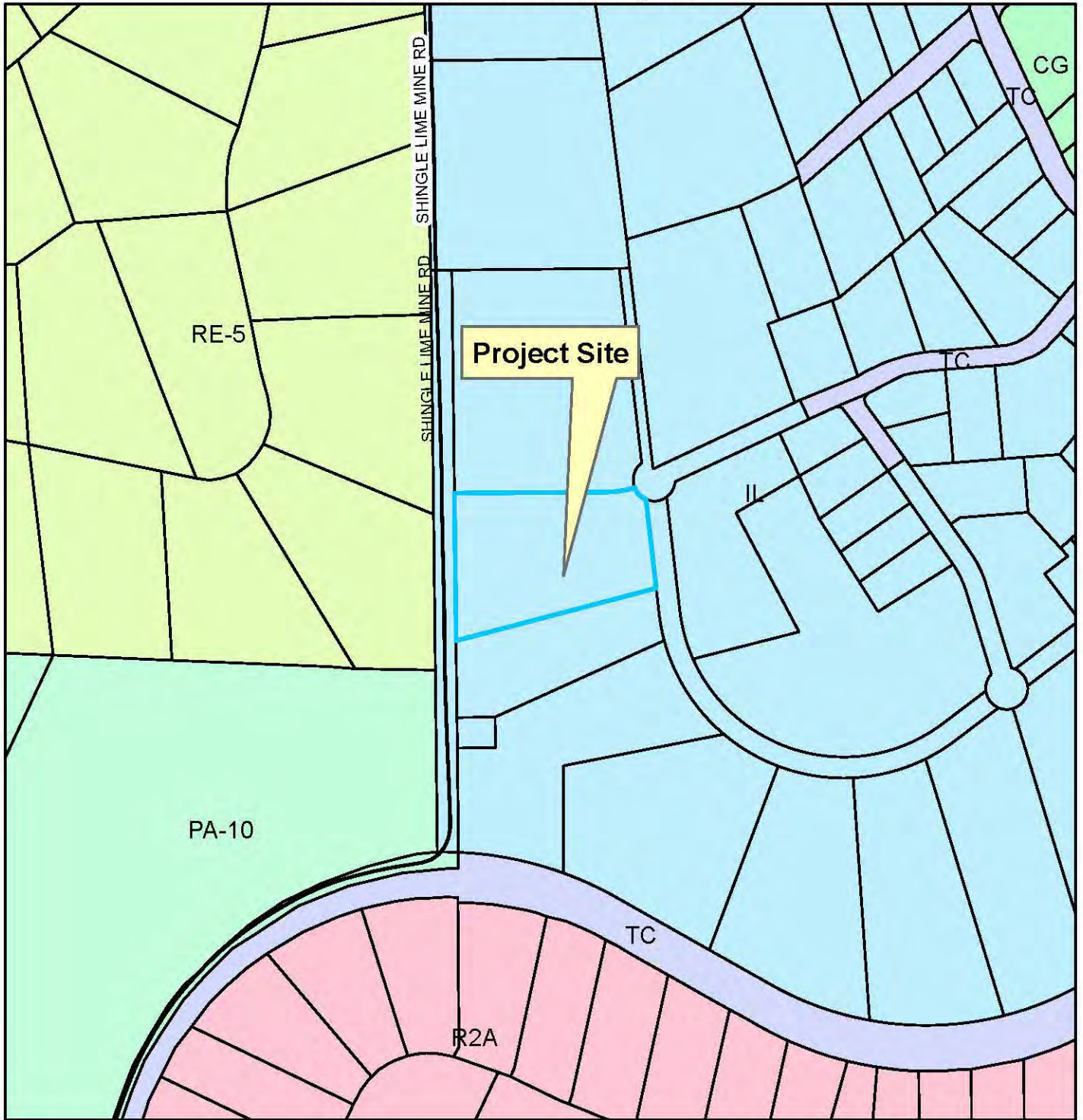
- C
- I
- LDR
- MDR

Map prepared
August 2025




0 285 570 1,140 Feet

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit B - General Plan Zoning Maps



Zoning Designations

ZONEDES

-  CG
-  IL
-  PA-10
-  R2A
-  RE-5
-  TC

Map prepared
August 2025



0 285 570 1,140 Feet
26-1035 C 3 of 66

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit C - DR24-0010 Project Site Plans

D&Z
 Engineering, Inc.
 3389 Mira Loma Dr. Ste. 3
 Cameron Park, CA 95682
 Tel: (530) 677-0600
 info@d-z-engineering.com
 www.d-z-engineering.com



11/26/2024

Business Drive Open Storage Lot
 Lot 7, Business Dr.
 Shingle Springs, CA 95682

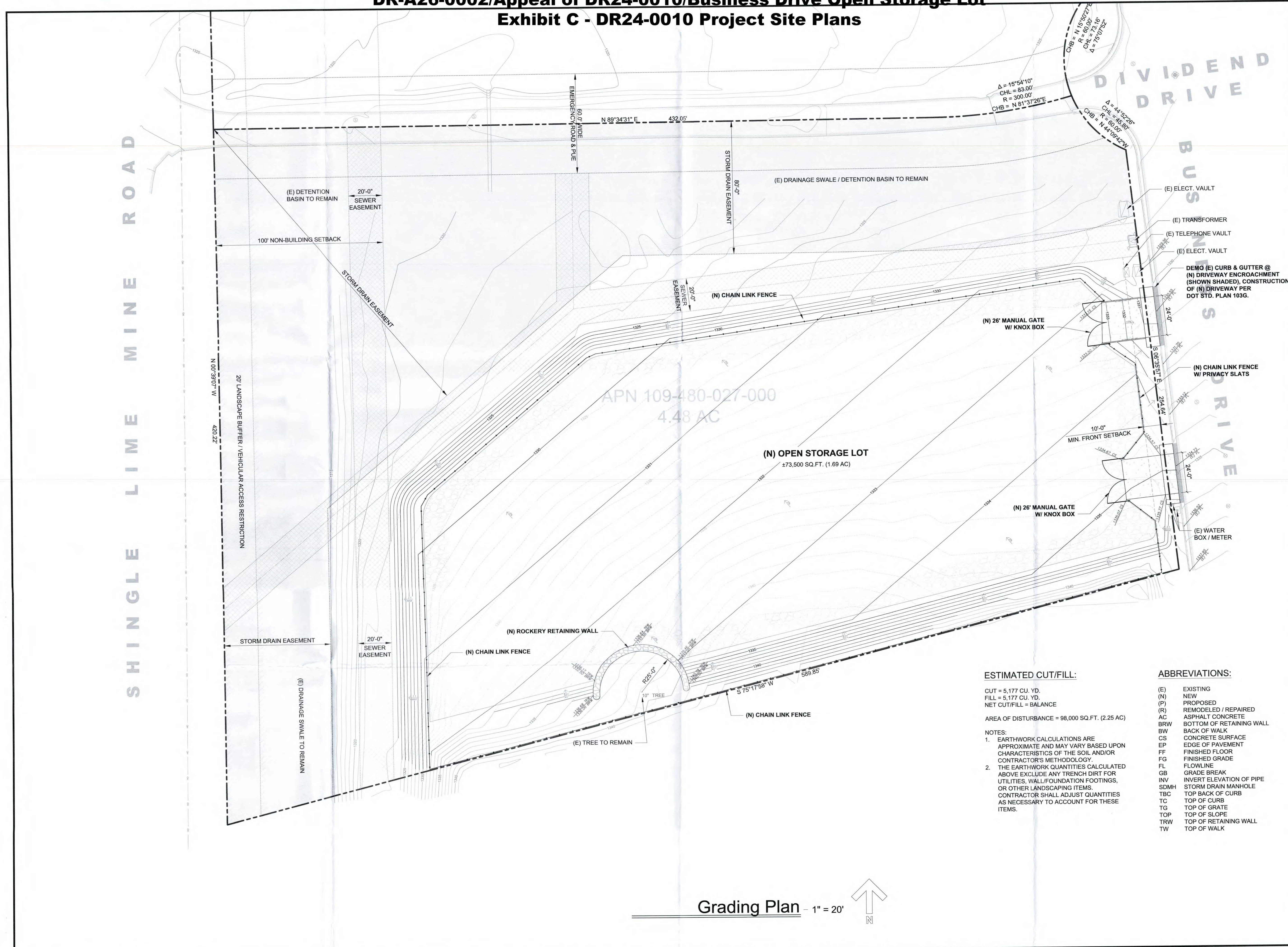
RECEIVED
 NOV 27 2024
 EL DORADO COUNTY
 PLANNING AND BUILDING DEPARTMENT

Owner
 Ron & Jim Henry

Revisions	Date	By

Designed **JD**
 Drawn **AS**
 Date **11/24**
 Grading Plan

Sheet
C2.2



APN 109-480-027-000
 4.48 AC

(N) OPEN STORAGE LOT
 ±73,500 SQ.FT. (1.69 AC)

ESTIMATED CUT/FILL:

CUT = 5,177 CU. YD.
 FILL = 5,177 CU. YD.
 NET CUT/FILL = BALANCE
 AREA OF DISTURBANCE = 98,000 SQ.FT. (2.25 AC)

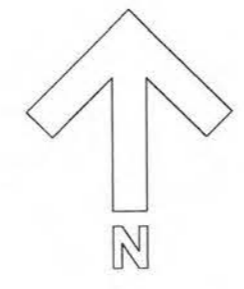
NOTES:

1. EARTHWORK CALCULATIONS ARE APPROXIMATE AND MAY VARY BASED UPON CHARACTERISTICS OF THE SOIL AND/OR CONTRACTOR'S METHODOLOGY.
2. THE EARTHWORK QUANTITIES CALCULATED ABOVE EXCLUDE ANY TRENCH DIRT FOR UTILITIES, WALL/FOUNDATION FOOTINGS, OR OTHER LANDSCAPING ITEMS. CONTRACTOR SHALL ADJUST QUANTITIES AS NECESSARY TO ACCOUNT FOR THESE ITEMS.

ABBREVIATIONS:

(E)	EXISTING
(N)	NEW
(P)	PROPOSED / REPAIRED
(R)	REMODELED / REPAIRED
AC	ASPHALT CONCRETE
BRW	BOTTOM OF RETAINING WALL
BW	BACK OF WALK
CS	CONCRETE SURFACE
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT ELEVATION OF PIPE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TG	TOP OF GRATE
TOP	TOP OF SLOPE
TRW	TOP OF RETAINING WALL
TW	TOP OF WALK

Grading Plan - 1" = 20'



FILE COPY

DR24-0010



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150

<https://www.eldoradocounty.ca.gov/Home>

Placerville Office:

Building:

(530) 621-5315

bldgdept@edcgov.us

Placerville Office:

Planning:

(530) 621-5355

planning@edcgov.us

Placerville Office:

Code Enforcement:

(530) 621-5999

cdacode.enforcement@edcgov.us

South Lake Tahoe Office:

All Services:

(530) 573-3330

plan-buildSLT@edcgov.us

NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Request for approval of a Staff Level Design Review Permit, DR24-0010, Business Drive Open Storage Lot, submitted by Ron Henry.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.030 (Design Review Permit), the applicant is seeking approval by the Planning and Building Department Director for a Design Review Permit, DR24-0010, to allow for the construction and operation of a privately operated open storage lot. No structural improvements are proposed.

The 4.48-acre property is located on the Southwest corner of the intersection of Dividend Drive and Business Dr. approximately 1.5 miles southwest of the US Highway 50/South Shingle/Ponderosa Road exit in Shingle Springs, El Dorado County, CA, Supervisorial District 4, and is identified by Assessor's Parcel Number (APN) 109-480-027, has a Zoning Designation of Industrial Light within Design Review Community Combining Zone (IL-DC)), and a General Plan land use designation of Industrial (I).

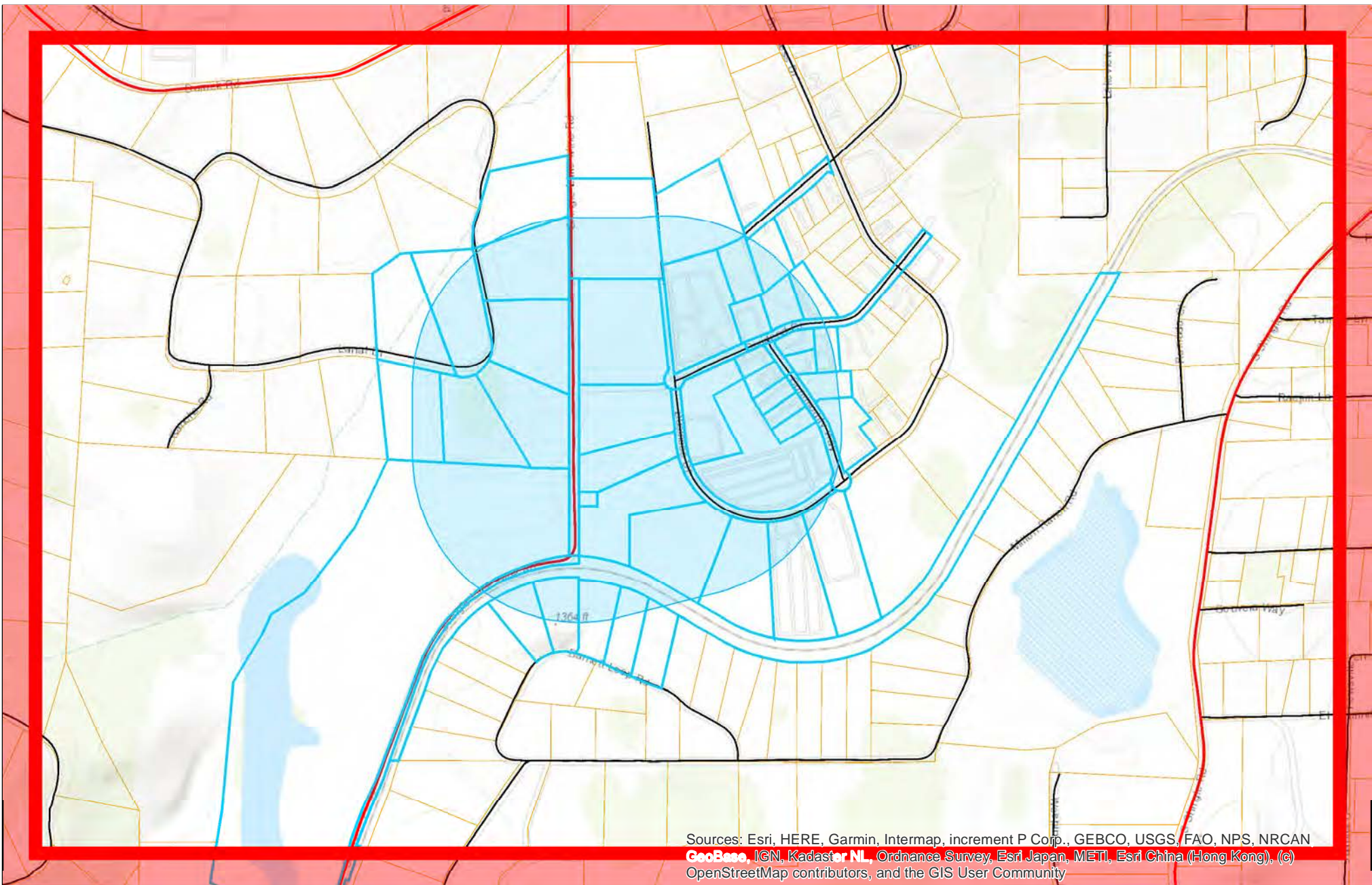
California Environmental Quality Act (CEQA) Determination: This project has been found to be Statutorily Exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning of the California Environmental Quality Act (CEQA) Guidelines which was approved by the Planning Director on February 23, 2026

The Staff Report, project materials, and proposed Director Determination for Design Review Permit, DR24-0010, may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <http://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.52.030 (Design Review Permit), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in Title 130, Article 5, Section

130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Planning Commission by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period, starting on date of approval February 23, 2026, ending at 5pm on March 6, 2026. Any questions regarding the project may be directed to County Planner, Craig Osborn, at (530) 621-5697 Craig.Osborn@edcgov.us.

COUNTY OF EL DORADO
KAREN L. GARNER, Director
Planning and Building Department
February 11, 2026



January 15, 2026 Business Drive Open Storage Lot Notification Map Notice of Decision 02-23-26 (1000 feet)

Search Results: Parcels

Override 1

County Outline

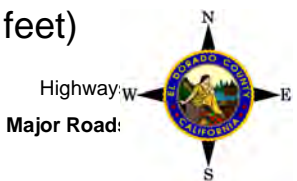
Highway Labels



Major Roads

Minor Roads

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary. 26-1035 C 9 of 66



COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
DIRECTOR
STAFF REPORT



Date: February 23, 2026

Date: Craig Osborn

STAFF LEVEL DESIGN REVIEW PERMIT

FILE NUMBER: DR24-0010 Business Drive Open Storage Lot

APPLICANT: Ron Henry

PROPERTY OWNER: Ridgeline LLC.

REQUEST: A Design Review Permit, DR24-0010, to allow construction and operation of an open storage lot, with no structural improvements.

LOCATION: Southwest corner of the intersection of Dividend Drive and Business Dr. approximately 1.5 miles southwest of the US Highway 50/South Shingle/Ponderosa Road exit in Shingle Springs, within the Barnett Business Park. (Exhibit A).

SUPERVISORIAL DISTRICT: 4

APN: 109-480-027 (Exhibit B)

ACREAGE: 4.48 acres

GENERAL PLAN: Industrial (I) (Exhibit C)

ZONING: Industrial Light within Design Review Community Combining Zone (IL-DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning

RECOMMENDATION: Staff recommends the Planning and Building Department Director take the following actions:

1. Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines, find the project to be Statutorily Exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning (Exhibit H).
2. Approve Design Review Permit, DR24-0010, based on the Findings and subject to the Conditions of Approval as presented herein.

PROJECT DESCRIPTION

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. No structural improvements, lighting or signage are proposed. The proposed outdoor open storage lot would be surrounded by a six-foot perimeter chain link fence with earth tone vinyl slats and two (2) locked and manually operated gates conforming to County standards. A pedestrian gate is proposed at the gated entrance near the southeast property corner (Exhibit F). Earthwork for the project includes site grading 1.69 acres as necessary for a relatively flat finished grade. An additional 0.56 acres will be disturbed with additional construction activities related to encroachments and rockery retaining wall (Exhibit F). The graded storage area will be covered with gravel. The northeastern driveway encroachment from Business Drive will be constructed in compliance with the county of El Dorado Department of Transportation (DOT) standard plan 103G. The southeastern driveway encroachment is only to be used for emergency egress.

The project is proposed on a parcel zoned Industrial Light – Design Review Community Combining Zone (IL-DC) (Exhibit D) and with Industrial General Plan Land Use Designation (Exhibit C). Staff has determined that the proposed project is consistent with the applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings section of this Staff Report.

EXISTING CONDITIONS/SITE CHARACTERISTICS

The project site is an undeveloped 4.48-acre parcel located at an elevation of 1,316 to 1,345 feet above mean sea level. Topography is gentle with majority of slopes less than 10%. Vegetation is ruderal/disturbed from previous stockpiling within the Barnett Business Park and the terrain is primarily annual California grasslands. Site grading of existing undeveloped 4.48-acre lot to create an open storage lot. Open storage lot is to be approximately 1.69 acres covered with gravel.

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit E - DR24-0010 Staff Report, Findings, and COAs

A Biological Resources Report was prepared by Helix Environmental Planning, Inc. in June of 2024. Review of the County Geographic Information System (GIS) maps and results of the Botanical Survey show that the property does not contain chaparral nor oak woodland that typically provides habitat for Pine Hill plants and wildlife. No special-status plants or wildlife were present.

Adjacent parcels to the north, south, and east are similarly zoned IL-DC with similar General Plan land use designation of Industrial. The parcel to the east is developed with commercial business while the parcel to the north is vacant and undeveloped. The neighboring parcels to the west are zoned Residential Estate- 5 acres (RE-5), contain a General Plan land use designation of Low-Density Residential (LDR) and contain residential structures:

Table 1. Adjacent Uses

	Zoning:	General Plan:	Improvements:
Site:	Industrial Light with Design Review Community Combining Zone (IL-DC)	Industrial (I)	Currently undeveloped
North:	Industrial Light with Design Review Community Combining Zone (IL-DC)	Industrial (I)	Currently undeveloped
East:	Industrial Light with Design Review Community Combining Zone (RM-DC)	Industrial (I)	Commercial/Industrial building and Yard
South:	Industrial Light, Design Review Community Combining Zone (IL-DC)	Industrial (I)	Currently undeveloped
West:	Residential Estate-5 (RE-5)	Low Density Residential (LDR)	Residential structures

STAFF ANALYSIS

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2 (Industrial Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (Compatibility with Adjoining Land Uses), Policy TC-Xa through TC-Xi (Transportation and Circulation Element), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.7.1.1 (Adequate Emergency Water Supply, Storage, Conveyance Facilities, Access for Fire Protection), and Policy 7.4.2.8 (Biological Resources). Further analysis of each policy is discussed in the Findings section.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Zoning Ordinance. The subject parcel is zoned IL-DC and the proposed project has been analyzed in accordance with all applicable development standards for this zone district. As conditioned, the proposed project would be consistent with the zoning requirements.

Community Design Standards: The Community Design Standards includes criteria for Building Components, Landscaping and Irrigation, Outdoor Lighting, and Parking and Loading. The proposed project meets all applicable standards of the current Community Design Standards.

Water Facilities: No water use except for watering of landscaping is being proposed for the project. No structure improvements are proposed with this project. An existing water box/meter will be used for landscape irrigation.

Sewer Facilities: As no structure improvements are proposed with this project, no sewer facilities use is necessary or being proposed for the project.

Stormwater and Drainage Plan: The County Stormwater Coordinator West Slope reviewed the project and provided comments that are incorporated as Conditions of Approval. Further, the Erosion Control Plan detailed in the Site Plan (Exhibit F) would be reviewed for compliance with applicable requirements at the time of grading and building permit review.

Staff Analysis and Conclusion: The proposed project is designed to be consistent with all applicable requirements for a Design Review Permit, as discussed in the analysis above, and as contained in the Findings and Conditions of Approval in this Staff Report.

PROJECT COMMENTS

The project was distributed to all applicable local agencies for review and comment, including the County DOT, Environmental Management Department (EMD), Air Quality Management District (AQMD), El Dorado Irrigation District (EID), El Dorado County Fire Protection District, Cal Fire and Pacific Gas, Electric (PG&E) and the County Surveyors Office. Comments received have been considered and incorporated as Conditions of Approval, as applicable (Exhibit G).

PUBLIC NOTICE

The project was duly noticed with a public notification range of 1,000-feet and a legal advertisement was published in applicable local newspapers. No formal public outreach was required by the County. No physical sign posting or public outreach plan is required for this project pursuant to the County Zoning Ordinance.

ENVIRONMENTAL REVIEW

Staff has reviewed the project and found it Statutorily Exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines.

In accordance with CEQA Guidelines Section 15062.(d) the filing of a Notice of Exemption (NOE) and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a NOE is not filed, a 180-day statute of limitations will apply. The applicant may submit the recording fee to the Planning Division in order for the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Exhibit AVicinity Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....General Plan Map
- Exhibit DZoning Map
- Exhibit E.....Parcel Map
- Exhibit FSite Plan
- Exhibit GAgency Comments
- Exhibit HCEQA 15183 Exemption

FINDINGS

Design Review Permit DR24-0010/Business Drive Open Storage Lot Planning and Building Department Director/February 23, 2026

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 Staff reviewed the project and found it exempt, without exception, from the CEQA pursuant to Section 15183, Projects consistent with a Community Plan, General Plan, or Zoning (Exhibit H).
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies the purpose of the Industrial (I) land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be discouraged. Industrial lands in Rural Regions may have uses which support agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

Rationale: The subject parcel is within the Shingle Springs Community Region. The proposed project would allow for the construction and use of an open lot storage yard, which is a use consistent with the Industrial Light (IL) Zone and I General Plan land use designation. The project is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 states that all applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent

with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Rationale: The project site is in the Barnett Business Park and designed to avoid incompatibility with adjoining land uses including installation of landscaping in accordance with Community Design Standards and Title 130. The adjacent parcels to the south and east are developed similarly with light industrial uses, except the parcels to the west across Shingle Lime Mine Road, which are zoned for Residential Estate-5 acre minimum (RE-5). The parcel to the north across the emergency vehicle access is vacant. The project is consistent with this policy.

2.4 General Plan Policy TC-Xa does not apply.

Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely unless amended by voters:

1. Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Rationale: The project will not create residential units; therefore, this policy does not apply.

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit E - DR24-0010 Staff Report, Findings, and COAs

2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voters' approval.

Rationale: This is not applicable as the project is not requesting any modifications to Table TC-2.

3. Intentionally blank (Resolution 125-2019, August 6, 2019)

4. Intentionally blank (Resolution 159-2017, October 24, 2017)

5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the project is not requesting the County create an Infrastructure Financing District.

6. Intentionally blank (Resolution 159-2017, October 24, 2017)

7. Before giving approval of any kind to a residential development of five (5) or more units or parcels of land, the County shall make the finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect public health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: This project will not result in five or more units or parcels of land for residential development.

2.5 General Plan Policy TC-Xb does not apply.

To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

- A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five (5) years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit E - DR24-0010 Staff Report, Findings, and COAs

- B. At least every five (5) years, prepare a Traffic Impact Mitigation (TIM) Fee Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable Level of Service (LOS) and other standards in this plan; and
- C. Annually monitor traffic volumes on the County's major roadway system depicted in Figure TC-1.

Rationale: This policy is not applicable as this policy refers to the County preparing a CIP, preparing a Traffic Impact Fee (TIF) Program, and monitoring traffic volumes.

2.6 General Plan Policy TC-Xc does not apply.

Developer paid TIF fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the County. (Resolution 201-2018, September 25, 2018).

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

2.7 The project is consistent with General Plan Policy TC-Xd.

LOS for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Hour traffic volumes.

Rationale: This project is located in the Shingle Springs Community Region and will not worsen, as defined in General Plan Policy TC-Xe, LOS for any County-maintained road or State highway.

2.8 The project is consistent with General Plan Policy TC-Xe.

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two (2) percent increase in traffic during the AM Peak Hour, PM Peak Hour, or daily; or
- B. The addition of 100 or more daily trips; or
- C. The addition of 10 or more trips during the AM Peak Hour or the PM Peak Hour.

Rationale: The project as proposed would not worsen traffic operations and is therefore consistent with this policy. This project will generate fewer than ten-trips in the peak hour, and fewer than 100-daily-trips. The thresholds in criteria A, B, and C of this policy are not met.

2.9 General Plan Policy TC-Xf does not apply.

At the time of approval of a tentative map for a single-family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County’s 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County’s 20-year CIP.

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit E - DR24-0010 Staff Report, Findings, and COAs

Rationale: The project will not create five (5) or more residential units and will not result in LOS worse than LOS E as described in TC-Xd nor will the project worsen traffic on the County road system as defined in Policy TC-Xe. The project, as proposed, would not worsen traffic operations, and therefore, this policy does not apply.

2.10 This project is consistent with General Plan Policy TC-Xg.

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

2.11 General Plan Policy TC-Xh does not apply.

All subdivisions shall be conditioned to pay the TIF in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: The project would pay TIF at the time a building permit is issued. Resolution 079-2024 of the Board of Supervisors of El Dorado County states, “Applicants shall pay the TIF rate in effect at the time of building permit issuance or at the time of approval of an application for a change in the use of a building or property as provided in County Code Chapter 12.28 and the TIF Administration Manual.”

2.12 General Plan Policy TC-Xi does not apply.

The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit E - DR24-0010 Staff Report, Findings, and COAs

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies, and the project does not include any U.S. Highway 50 capacity enhancements.

Rationale: The project, as proposed, would not worsen traffic conditions.

2.13 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 states prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.

Rationale: The El Dorado County Fire Protection District reviewed the project and provided requirements for service. These requirements have been incorporated as Conditions of Approval. The project is consistent with this policy.

2.14 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 states prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

Rationale: The El Dorado County Fire Protection District reviewed the project and provided comments which have been included as Conditions of Approval. The project is consistent with this policy.

2.15 The project is consistent with General Plan Policy 7.4.2.8.

General Plan Policy 7.4.2.8 states site-specific biological resources technical report will be required to determine the presence of special-status biological resources that may be affected by a proposed discretionary project.

Rationale: A Botanical Survey was prepared for this by Helix Environmental Planning, Inc. in June of 2024. Review of the County Geographic Information System (GIS) maps and results of the Botanical Survey showed that the property does not contain chaparral nor oak woodland that would typically provide habitat for Pine Hill plants and wildlife. No special status plants or wildlife were identified during the conducted survey and no further analysis was recommended. The project is consistent with this policy.

3.0 ZONING ORDINANCE FINDINGS

3.1 The project is consistent with Section 130.23.010 B.1.

Section 130.23.010 B.1 Industrial Light (IL): The project site is zoned Industrial Light within Design Review Community Combining Zone (IL-DC). The IL zone is applied to lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. Conditional Use Permits shall be required for those uses which, by their nature, have the potential to produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference or waste material beyond the confines of the property boundaries.

Rationale: The project site is in the Barnett Business Park. The Design Review Permit would allow for the construction and operation of an outdoor open storage yard, which is a consistent use for the IL zone. The project is consistent with this section.

3.2 The project is consistent with Section 130.23.030.

Section 130.23.030 Development Standards (IL): The development standards provide minimum lot size (in square feet), minimum lot width (in feet), setbacks (in feet), maximum building height (in feet), and floor area ration (FAR).

Rationale: The project site is zoned IL-DC. The proposed project is designed to meet the development standards for the IL zone. The project is consistent with this section.

3.3 The project is consistent with Section 130.33.020.

Section 130.33.020 Landscaping Standards, Applicability: All ministerial and discretionary development for industrial, research and development, commercial, multi-unit residential, civic or utility uses shall provide landscaping for the areas of a lot that do not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or impervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Rationale: Landscape Plans were submitted with the project and designed to meet all applicable requirements. Further, the Landscape Plans and a Model Water Efficient Landscape Ordinance (MWELo) Checklist would be reviewed again at time of grading and/or building permit review to ensure compliance. The project is consistent with this section.

3.4 The project is consistent with Section 130.34.020.

Section 130.34.020 Outdoor Lighting Standards: All outdoor lighting shall be located, adequately shielded, and directed such that no light falls outside the property line, or into the public right-of-way.

Rationale: The project proposes no lighting. The project is consistent with this section.

3.5 The project is consistent with Section 130.35.030.1.

Section 130.35.030.1 Parking and Loading Requirements for Industrial Uses. In addition to the requirements contained in the Zoning Ordinance, there are also parking and loading standards contained in the Community Design Standards, Parking and Loading Standards.

Rationale: The proposed project for an outdoor open storage yard will store construction related materials. No additional parking is required. The project is consistent with this section.

3.6 The project is consistent with Section 130.36.070.1c.

Section 130.36.070.1c Community Region Area Signage Standards for Permanent On-Site Signs.

Rationale: The proposed project is located in the Shingle Springs Community Region. The project proposes no signage and is therefore consistent with this section.

3.7 The project is consistent with Title 130.52.030 and the El Dorado Design Guide.

The project has been reviewed in accordance with Section 130.52.030 of the County Zoning Ordinance, Design Review Permit. This process is applied to commercial projects with a Design Review- Community (-DC) Combining Zone. The Design Review process is limited to consideration of compliance with established standards, provided that the use proposed for the project site is an allowed use within the zone.

Rationale: As noted in Finding 3.1, the use is allowed in the IL zone. The project is located within the Shingle Springs Community Region for which the County does not currently have adopted specific community design standards; as such the project would default to the El Dorado County Design Guide. The project design and associated improvements substantially conform to the El Dorado County Design Guide and is consistent with surrounding uses and designs.

CONDITIONS OF APPROVAL

**Design Review Permit DR24-0010/Business Drive Open Storage Lot
Planning and Building Department Director/February 23, 2026**

Planning Services:

1. This Design Review Permit approval is based upon and limited to compliance with the project description, the Conditions of Approval below, and the following Exhibits:

Exhibit F.....Site Plan

Any deviations from the project description, Conditions of Approval, or exhibits shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

A Design Review Permit, DR24-0010, to allow construction and private operation of an outdoor open storage lot surrounded by a six-foot perimeter chain link fence with earth tone vinyl slats and two (2) locked and manually operated gates conforming to County standards is proposed. A pedestrian gate is proposed at the gated entrance near the southeast property corner (Exhibit F). Earthwork for the project includes site grading 1.69 acres as necessary for a relatively flat finished grade. An additional .56 acres will be disturbed with additional construction activities related to encroachments and rockery retaining wall (Exhibit F). The graded storage area will be covered with gravel. The northeastern driveway encroachment from Business Drive will be constructed in compliance with the El Dorado County Department of Transportation (DOT) standard plan 103G. The southeastern driveway encroachment is only to be used for emergency egress. The project would install approved drought-tolerant plant species that comply with the Landscaping and Irrigation Standards contained in the Community Design Standards, and with the County’s Model Water Efficient Landscape Ordinance (MWELo).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the exhibits and Conditions of Approval below. The property and any portions thereof shall be sold,

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leased, or financed in compliance with this project description and the approved exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Landscaping:** The final landscape and irrigation plans shall be substantially consistent with the Landscape Plans included in the Site Plan (Exhibit F) and comply with Zoning Ordinance Chapter 130.33 Landscaping Standards and MWEL0. The applicant shall install and maintain the landscaping in accordance with the approved final landscaping plan in perpetuity.
3. **Lighting:** All outdoor lighting shall conform to Chapter 130.34 - Outdoor Lighting of the Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.
4. **Signage:** Any signage installed as part of the project shall be consistent with Chapter 130.36 - Signs of the Zoning Ordinance, and with the sign shown on the approved Site Plans for location, materials, sizes, and colors.
5. **Condition Compliance:** Prior to issuance of any building permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each Condition imposed as part of the project approval.
6. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless County and its agents, officers, and employees from any claim, action, or proceeding against County or its agents, officers, or employees to attack, set aside, void, or annul an approval of County concerning a Design Review Permit Revision. The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

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7. **Permit Implementation:** In compliance with Chapter 130.54 - Permit Implementation, Time Limits, and Extensions of the Zoning Ordinance, implementation of the project must occur within 24 months of approval of this Design Review Permit otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.

8. **Archeological Resources:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event that archaeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place

9. **Human Remains:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. 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, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 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 or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

10. **Protection of Tribal Cultural Resources (TCR):**

If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

Preservation in place is the preferred alternative under California Environmental Quality Act (CEQA) and United Auburn Indian Community (UAIC) protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.

The contractor shall implement any necessary procedures deemed by the County to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery has been satisfied.

11. **Department of Transportation: Standard Conditions**

a. **Curb Returns:** Where sidewalks are provided, all curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

b. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans consistent with the County Building Code and pay all applicable fees prior to commencement of construction.

Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*

12. **Department of Transportation Project-Specific Conditions**

a. **Encroachment:** The encroachments onto Business Drive shall be constructed per County Standard 103G. Gates installed at the encroachments shall maintain a 25' minimum clearance from the encroachment.

The off-site and on-site (encroachment) improvements shall be completed prior to finalizing a permit from the Building Department.

b. **Off-site Road Improvements:** The applicant shall repair the damaged sections of Dividend Drive Emergency Access Road along the project frontage to the satisfaction of the Department of Transportation.

c. **Stormwater Management:** The County is subject to the [State of California's Phase II MS4 Permit](#). Thus, the County's post construction water quality requirements follow those outlined in that Permit or any superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current [MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements](#) if improvements will create or replace 2,500 sf or more of impervious surface, including offsite improvements. Show detention and/or retention facilities on the project improvement plans to fully

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mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual.

d. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to and receive approval from the Planning and Building Department. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

e. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

f. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

g. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

13. **El Dorado County Fire Protection District**

The fire department reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

a. **Annexation: Community Facilities District**

If a commercial building is proposed in the development of this parcel, the approval of the subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include provision of a financing mechanism for said services. [1]. The financing mechanism shall include inclusion within, or annexation into, a CFD established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the El Dorado County Fire Protection District (District) for the provision of providing public safety services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively Public Safety Services), and as such, shall be subject to the special tax approved with the Tract's inclusion or annexation into the CFD.

b. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for one hour duration. This requirement is based on a residential building up to 3600 square feet or less in size, Type V-B construction. The fire flow for buildings greater than 3600 square feet shall be 1000 gallons per minute with a minimum residual pressure of 20 psi for two hours duration. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

c. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire

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service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.

- d. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13D (residential use), including all Building Department and Fire Department requirements.
- e. **Hydrants:** This development will require water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings, or portions of buildings are hereafter constructed. This project is located within a water purveyor (EID) and will require the installation of fire hydrant(s) that conform to EID specifications. Depending on the development of the properties will depend on option 1 or 2 and will be determined by the fire official.; or

This development shall install an approved water supply capable of providing the required fire flow for fire protection to premises upon which facilities, buildings, or portions of buildings which are hereinafter constructed or moved into or within the jurisdiction. This shall conform to El Dorado County Regional Fire Protection Standard, Water Supplies for Suburban and Rural Fire Fighting, Standard #D-003 with specifications for the purpose of providing water for fire protection for each developed parcel.

- f. **Fire Department Access:** Approved fire apparatus, access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of the El Dorado County Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):
- i. Each dead-end road shall have a turnaround constructed at its terminus.
- ii. The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
- parcels zoned for less than one acre - 800 feet
 - parcels zoned for 1 acre to 4.99 acres - 1,320 feet
 - parcels zoned for 5 acres to 19.99 acres - 2,640 feet

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- iii. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
- iv. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum of 2' on each side of the required driveway or roadway width.
- v. All roadways shall be a minimum of 20 feet wide, providing two (2) ten (10) foot traffic lanes, not including shoulder and striping.
- vi. All driveways shall be a minimum of 12 feet wide, providing turnout(s) and turnarounds in accordance with Fire Safe Driveway Regulations and approved by the fire official.
- g. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surfaces. Project proponents shall provide engineering specifications to support design, if requested by the local AHJ.
- h. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20% with an approved hard surface as approved by the AHJ.
- i. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside.
- j. **Gates:** All gates shall meet the El Dorado County Fire Protection Gate Standard B-002, including an approved Knox access configuration.
- k. **Funding Mechanism for Emergency Fire Access Components:** The property owner shall be responsible for ensuring the maintenance of emergency access roadways, driveways, gates, vegetative clearances, and other fire access components.
- l. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing if within 10 feet of a structure.

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- m. **Setbacks:** Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setbacks for buildings and accessory buildings from all property lines).
- n. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and Local Ordinances.
- o. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and shall meet all address requirements.
- p. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.
- q. **Building and Fire Plans:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the fire department prior to respective permit issuance. The plans shall provide the use classification for each proposed building for future comments in regard to fire sprinklers, PRC Title 14, smoke alarms, Carbon Monoxide alarms, and other fire and life safety features.

14. **Cal Fire**

The project listed above is within lands identified as SRA (State Response Area). CAL FIRE has prevention and suppression responsibilities in these areas including enforcement of development standards in accordance with the SRA Minimum Fire Safe Regulations. The following comments related to this project and are the state minimum requirements for this project within the SRA. Local fire jurisdictions and county planning departments may have more restrictive requirements.

In accordance with CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2

a. **Emergency Access and Egress**

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian

evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.

i. Width

All roads shall be constructed to provide a minimum of two (2) ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Road grade not to exceed 16%. No more than 20% with mitigations.

ii. Roadway Surface

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

iii. Driveways

Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building

iv. Roadway/Driveway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent. Grade may exceed 16%, not to exceed 20%, with approval from AHJ.

v. Radius

No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

vi. Turnarounds

Turnarounds are required on driveways and dead-end roads.

The minimum turning radius for a turnaround shall be forty (40) feet, not including parking.

If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.

****Each dead-end road shall have a turnaround constructed at its terminus.****

vii. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

viii. Gate Entrances

Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be always maintained in operational status.

b. Signing and Building Numbering

i. Addresses for Buildings.

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

(The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9. Addresses for residential buildings shall be reflectorized.

ii. Address Installation, Location, and Visibility.

All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.

Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

Address signs along one-way roads shall be visible from both directions. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

c. Emergency Water

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire. Will be determined by local jurisdiction.

d. Building Siting, Setbacks, and Fuel Modification

i. Setback for Structure Defensible Space.

All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided in the exception below.

A reduction in the minimum setback shall be based upon practical reasons and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:

ii. Fuel Breaks

When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

Fuel Breaks shall have at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

The open space on the project will need to act as a fuel break for the project and meet the requirements above.

iii. Maintenance of Defensible Space Measures.

California Public Resource Code (PRC) 4291 requires 100 ft of defensible space to the property line around structures to protect residents, first responders, and property to ensure continued maintenance of commonly owned properties in conformance with these standards and to assure continued availability, access, and utilization of the defensible space provided by these standards during a wildfire, provisions for annual maintenance shall be provided in emergency access covenants or similar binding agreements.

iv. Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

v. Open Spaces and Parks

Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks). See above.

15. **Air Quality Management District (AQMD):**

AQMD has reviewed the Design Review of an open parking lot for storing boats and RV's. The project scope consists of site grading of 6.08 acres to smooth out the existing uneven ground surface, construction of two driveway access points, installation of an automatic gate at each driveway, and installation of security fencing around the parking lot. The property, identified by Assessor's Parcel Number 109-480-010, consists of 7.395

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acres, and is located 0.8 miles south of Highway 50 at the Business Drive/ Dividend Drive intersection in the Shingle Springs area. AQMD has determined that an Air Quality/GHG Analysis is not required for the proposed development. Additionally, the following standard conditions apply to the project:

- Fugitive Dust: A Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if during the course of the project a grading permit is required from Building Services, dust control measures shall comply with requirements of AQMD Rule 223, Fugitive Dust - General Requirements, and Rule 223.1 - Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
- Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215, Architectural Coatings.
- Open Burning: Burning of waste vegetation that results from Land Development Clearing must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (§2449 et al, Title 13, Article 4.8, Chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB website: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment> Questions on applicability should be directed to CARB at 1-866-634-3735. CARB is responsible for enforcement of this regulation.
- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operation of each piece of equipment.

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit E - DR24-0010 Staff Report, Findings, and COAs

- Electric Vehicle (EV) Charging - Non-residential: The project shall comply with the Non-Residential Mandatory Measures identified in the 2022 Cal Green Building Code to facilitate future installation and use of EV chargers. Please refer to:
<https://www.dgs.ca.gov/BSC/CALGreen>

16. **Environmental Management Department (EMD):**

- a. Solid Waste Division - Construction and Demolition (C&D) Debris Recycling: State Law mandates that a minimum of 65% of the waste materials generated from covered C&D projects must be diverted from being landfilled by being recycled or reused on site. Please visit the El Dorado County's Construction and Demolition Debris Recycling Ordinance Program information and requirements.
- b. AB 341 - Mandatory Commercial Recycling (Non-Residential): State Law requires that all non-residential dwellings that generate at least (2) two cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.
- c. AB 1826 - Mandatory Commercial Organics Recycling (Non-Residential): State Law requires that all non-residential dwellings that generate at least two (2) cubic yards of solid waste per week to have an organics recycling program for the following types of organic wastes: green waste, landscape and pruning waste, non-hazardous waste, food waste and food-soiled paper.
- d. Trash and Recycling Enclosures: Cal Green Section 5.410.1: Recycling by occupants requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Please direct any questions about this provision to the County Building Services.
- e. El Dorado Disposal: The franchise waste hauler for the location of this parcel is El Dorado Disposal (EDD). They can help businesses and multi-family dwellings determine how much waste they generate when/if they exceed the waste amounts and complying with State law. Before the facility opens please contact EDD to set up a waste and recycling service.

17. **County Surveyor's Office:**

- a. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).
- b. Applicant to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required within 30 days of approval.

18. **El Dorado County Stormwater Coordinator, West Slope:**

- a. The County is subject to the State of California Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlines in that Permit in Section E.12. Projects typically qualify as "Small" or "Regulated" projects under the MS4 Permit/West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements create or replace 2,500 square feet or more of impervious surface. Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody.
- b. An Erosion and Sediment Control Plan will need to be included in plan submittal. If the project will disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html



Date: December 8, 2025

MEMORANDUM SUPPORTING A CEQA GUIDELINES SECTION 15183 EXEMPTION

DR24-0010 BUSINESS DRIVE OPEN STORAGE LOT

Overview

El Dorado County (County) staff have prepared this evaluation of the potential environmental impacts that may be associated with the construction and operation of an outdoor recreational vehicle (RV) storage facility, consisting of 22 small (12'x25'), 216 medium (12'x32), 23 large (12'x40') 115 extra-large (12'x45'), and 5 jumbo (12'x55') open-air RV and boat storage spaces. This evaluation meets the requirements of Section 15183 of the State CEQA Guidelines titled "Projects Consistent with a Community Plan or Zoning." In summary, Section 15183 allows for a project that is consistent with the development density established by existing zoning, community plan, or general plan policies that were evaluated in a certified EIR to not need additional environmental review under CEQA. The evaluation process provided in Section 15183 is often called a "15183 Exemption."

The following 15183 Exemption analysis assesses whether potential project impacts are within the scope of analysis of, and adequately addressed by, the El Dorado County General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2001082030). This analysis determines whether the project would be consistent with the findings of the El Dorado County General Plan EIR pursuant to the conditions and requirements of Section 15183. Based on the analysis contained below, the County has determined that this consistency memorandum is the appropriate environmental document for the project and finds that the project is within the scope of the analysis of the El Dorado County General Plan EIR.

15183 Exemptions and Compliance with the California Environmental Quality Act

Article 12 (Special Situations) of the State CEQA Guidelines identifies situations for which certain CEQA-compliance procedures may apply. Specifically, Section 15183(a) of the State CEQA Guidelines states that:

"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."

Pursuant to Section 15183(c) of the State CEQA Guidelines, "(i)f an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards...then an additional EIR need not be prepared for the project solely on the basis of that impact."

Accordingly, the purpose of the analysis contained herein is to evaluate whether the project would result in impacts not previously addressed or impacts substantially more severe than those addressed in the El Dorado County General Plan EIR. Alternatively, if the project does not result in any impacts beyond what was evaluated and disclosed as part of the El Dorado County General Plan EIR (i.e., the project is consistent with the findings of the General Plan EIR), then no additional environmental review under CEQA is required.

Project Location

The project is located on the northwest corner of the intersection of Dividend Drive and Business Dr. approximately 1.5 miles southwest of the South Shingle/Ponderosa Road exit on US Highway 50 in Shingle Springs, (Assessor Parcel Number 109-480-027) in unincorporated El Dorado County (See Exhibit A). The project site is within the Shingle Springs community and is surrounded by three adjacent parcels that are similarly zoned Light Industrial-Design Review Community Combining Zone (IL-C), with General Plan land use designation of Industrial with the parcels to the north and east developed with commercial business and the parcel to the south vacant. The adjacent parcels to the west are zoned Residential Estate- 5 (RE-5) and contain residential structures. The project site is within the El Dorado County General Plan planning area that was considered in the General Plan EIR.

Project Background

EL DORADO COUNTY GENERAL PLAN

On July 19, 2004, the El Dorado County Board of Supervisors adopted a new General Plan for the County. The adopted General Plan applies to the unincorporated areas of the county and guides land use planning through its adopted ordinances and policies. The General Plan was directed by a public process which defined a collective long-term vision for the future of El Dorado County and relies on measures in each of the "General Plan Elements" to implement policies. Since 2004, several amendments to the General Plan have been adopted, including the Land Use Element; Transportation and Circulation Element; Public Services and Utilities Element; Public Health, Safety, and Noise Element; Conservation and Open Space Element; Agriculture and Forestry Element; and the Economic Development Element.

The Land Use Element of the General Plan was amended in August 2019 and sets forth specific goals, objectives, and policies to guide the intensity, location, and distribution of land uses. The General Plan land use diagram is a fundamental part of the Land Use Element that graphically represents the County's goals, objectives, and policies and delineates areas where future growth will be anticipated and/or directed. As described above, the project site is zoned as Industrial Light – Design Review Community Combining Zone (IL-DC), with a General Plan designation of Industrial. Areas surrounding the project site are zoned low- and medium- density residential (El Dorado County 2012).

EL DORADO COUNTY GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

The El Dorado County General Plan EIR was prepared in 2003 to evaluate potential impacts associated with adoption of the General Plan. The General Plan EIR evaluated four "equal-weight" alternatives: (1) No Project, (2) Roadway Constrained Six-Lane "Plus", (3) Environmentally Constrained, and (4) 1996 General Plan. Each of the "equal weight" alternatives are described in detail in Chapter 3 of the General Plan EIR. The County Board of Supervisors ultimately approved a combination of the 1996 General Plan Alternative and the Environmentally Constrained Alternative (with modifications) (El Dorado County, 2004). For the purposes of this memo, the Environmentally Constrained and 1996

General Plan Alternatives, which combined constitute the “approved” General Plan, are briefly summarized below and referenced in the later Environmental Analysis section.

Alternative 3: Environmentally Constrained

The Environmentally Constrained Alternative focuses on minimizing adverse environmental effects associated with future development within the county and considers constraints related to land use, topographic limitations, hazards, and important environmental resources. The land use patterns for the Environmentally Constrained Alternative were based on existing development patterns, existing expanses of largely undeveloped areas, important habitats, and a desire to maintain contiguous and connected expanses of agriculture and native vegetation. The land use pattern of this alternative focuses on smaller and more clearly separated Community Regions and Rural Centers to reduce intensity of development and to accommodate changes in land use (El Dorado County 2003).

Alternative 4: 1996 General Plan

The 1996 General Plan Alternative includes growth under the proposed 1996 General Plan and generally allows for more growth in areas of the county, resulting in less of a distinction between rural and developed areas and less regulation for impact avoidance and design control. This alternative also did not include a precise requirement for concurrency between infrastructure/services and development to be served except with respect to roadway infrastructure. Further, the total amount of development countywide was greatest under this alternative compared to the other “equal-weight” alternatives (El Dorado County 2003).

Project Description

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. No structural improvements, lighting or signage are proposed. A six-foot perimeter chain link fencing with earth tone vinyl slats with two strands of barbed wire on top and two locked and manually operated gates conforming to County standards is proposed. A pedestrian gate is proposed at the gated entrance near the southeast property corner. The project site is located within the Barnett Business Park. No structural improvements, lighting or signage are proposed. Perimeter fencing with earth tone vinyl slats and two electric gates conforming to County standards is proposed. The project site is located within the Barnett Business Park and is consistent with other developed density in the business park. The proposed project has been reviewed for consistency with the County Zoning Ordinance, General Plan Policies, and an environmental review determination has been made.

The project is proposed on a Industrial Light – Design Review Community Combining Zone (IL-DC) zoned parcel (Exhibit D) consistent with the Industrial (I) General Plan Land Use Designation. Staff has determined that the proposed project is consistent with the applicable El Dorado County General Plan policies and Zoning Ordinance requirements. (See Exhibit .

El Dorado County General Plan Consistency Analysis

Using Appendix G, Environmental Checklist, of the State CEQA Guidelines as an analytical tool, the following discussion evaluates the potential environmental impacts of implementation of the project in the context of the El Dorado County General Plan EIR to determine if those impacts are sufficiently covered, or if additional analysis is necessary. As described above, the findings of the General Plan EIR are indicative of the impact determinations concluded for the “approved” General Plan (i.e., a combination of a combination of the 1996 General Plan Alternative and the Environmentally Constrained Alternative [with modifications]).

AESTHETICS

The General Plan EIR determined that impacts related to scenic vistas, scenic resources, light and glare would be less-than-significant through implementation of mitigation measures that would modify General Plan policies protecting scenic corridors/roadways within the county and policies that would reduce effects of nighttime lighting. Impacts related to visual character and quality were determined to be significant and unavoidable.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. No structural improvements, lighting or signage are proposed. A six-foot perimeter chain link fencing with earth tone vinyl slats with two strands of barbed wire on top and two locked and manually operated gates conforming to County standards is proposed. A pedestrian gate is proposed at the gated entrance near the southeast property corner. The project does not include any development proposal that would directly result in physical changes to the existing visual character in the County or conflict with zoning or other regulations adopted to protect scenic quality or include new sources of light and glare. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations, would be consistent with the existing visual character in the project area, and would remain consistent with the impact analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

AGRICULTURAL AND FORESTRY RESOURCES

The General Plan EIR determined that impacts related to conversion of Timberland to non-forestry uses would be less than significant. Impacts related to loss of agricultural resources were determined to be less-than-significant through implementation of mitigation measures that would modify General Plan policies that establish agricultural designations and districts that would guide permitted uses of such designated lands. Impacts related to conversion of Important Farmland, Grazing Land, land currently in agricultural production, and Williamson Act-enrolled lands were determined to be significant and unavoidable as a result of permanent loss of such agricultural resources.

The project, which includes a request to construct a storage yard to be used by the owners and their agents on a parcel zoned Industrial Light – Design Review Community Combining Zone (IL-DC) would not result in the conversion of Farmland, conflict with existing agricultural zoning or Williamson Act contracted lands, nor result in rezoning, loss, and/or conversion of forest land to non-forest uses. The project site is not zoned for any agricultural or forestry uses. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

AIR QUALITY

The General Plan EIR determined that impacts related to Air Quality (short-term construction, long-term operational, local mobile source, toxic air contaminants, and odor emissions) would be significant and unavoidable through buildout of the General Plan planning area.

The Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere and would not include any development activities that would conflict with or obstruct an air quality plan, result in an increase in criteria air pollutant, expose sensitive receptors to pollutants, nor result in other emissions (i.e., odors) that would adversely affect a substantial number of people. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR. Any increases in emissions or changes in air quality would remain consistent with the impact analysis and conclusions in the General Plan EIR. Thus, the project would not result

in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

BIOLOGICAL RESOURCES

The General Plan EIR determined that impacts related to Biological Resources (including wildlife, special-status species, wildlife movement, and sensitive habitats) would be significant and unavoidable through buildout of the General Plan planning area.

would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes involving construction and operation activities that would impact biological resources including wildlife habitat, sensitive communities, protected wetlands, migratory movements, nor conflicts with any local policies, ordinances, or adopted conservation plans. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as oak resources mitigation requirements and standard development setbacks for sensitive resources that may be present, would result in biological resources impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

CULTURAL RESOURCES

The General Plan EIR determined that impacts related to cultural resources would be less-than-significant through implementation of mitigation measures that would modify existing General Plan policies and introduce new policies for protection of such resources (e.g., defining of Historic Design Control Districts).

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. A cultural records search was conducted on April 3, 2024. A project notification letter was sent to the United Auburn Indian Community (UAIC) on January 29, 2025. As of September 9, 2025, no response from UAIC has been received. The project would not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would impact historic resources, archaeological resources, and/or human remains. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as conditions of approval that require that ground disturbing activities stop and materials be evaluated if evidence of a subsurface resource is encountered, would result in cultural resources impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

ENERGY

Impacts related to the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation as well as conflicts with a state or local plan related to energy renewal and efficiency were not addressed in the El Dorado County General Plan EIR as the CEQA Statute, Guidelines, and judicial decisions did not require an explicit analysis of these issues at the time the General Plan EIR was prepared.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would include construction or

operation activities that would result in the wasteful, inefficient, or unnecessary consumption of energy resources, nor conflict with a state or local energy plan. No new energy infrastructure or supplies would be generated, nor would the project result in the increased demand for energy. If future development did occur (e.g., addition of accessory structures), energy demands would be minimal, and implementation of uniformly applied development policies, standards, and building codes would eliminate the potential for this development to result in a wasteful or inefficient use of energy. Thus, the project would not result in any significant impacts related to energy.

GEOLOGY AND SOILS

The General Plan EIR determined that impacts related to increased development in areas potentially subject to seismic hazards, landslide and avalanche hazards, and expansive soils would be less-than-significant though implementation of mitigation measures that would modify General Plan Policies. Impacts related to additional development and erosion would be significant and unavoidable even with mitigation measures. Mitigation measures involved new policies requiring hazard review and geotechnical studies for new projects in the county, specifications for projects that would require a grading permit, and limitations for development on sloped land.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project would not result in any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in rupture of a known earthquake fault; seismic ground shaking, ground failure, liquefaction or landslides; soil erosion; lateral spreading; subsidence; expansive soils; soils incapable of supporting alternative waste water disposal systems; destruction of a unique paleontological or geologic feature. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as requirements for hazard review and geotechnical studies, application of building codes responsive to soil conditions, and percolation testing prior to authorization of new septic systems, would result in geology and soils impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

GREENHOUSE GAS EMISSIONS

Impacts related to the generation of greenhouse gas emissions (GHGs) and/or conflicts with an applicable plan, policy, or regulation related to reduction of GHGs were not addressed in the General Plan EIR. The CEQA Statute, Guidelines, and judicial decisions did not require an analysis of GHG emissions at the time the General Plan EIR was prepared.

Approval of Design Review Permit, DR24-0006, would allow the construction and operation of an outdoor recreational vehicle (RV) storage facility, consisting of approximately 318 small (12'x25'), medium (12'x32'), large (12'x40') and extra-large (12'x45' & 12'x50') open-air RV and boat storage spaces. The project **does not include any development proposals or land use designation changes** that would directly result in construction and operation of facilities that would result in GHG emissions or conflicts with adopted climate action plans. If future development did occur (e.g., addition of accessory structures), it would result in only minor GHG emissions far below the El Dorado County Air Quality Management District threshold of 1,100 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year (EDCAQMD 2002). Emissions from well over 100 housing units is typically needed to exceed this threshold (EDC 2021). Thus, the project would not result in any significant impacts related to GHGs.

HAZARDS AND HAZARDOUS MATERIALS

The General Plan EIR determined that impacts related to hazardous materials exposure and flooding risks within the 100-year floodplain would be less than significant. Impacts related to hazardous waste and asbestos exposure were determined to be less-than-significant through implementation of mitigation measures that would modify General Plan policies to require remediation (where and when necessary) prior to site development, disclosure and notification of known asbestos, and risk reduction actions when earth moving is conducted where Naturally Occurring Asbestos may be present. Impacts related to dumping of hazardous waste, accidental release of hazardous materials, flood hazards within a dam inundation area, exposure to electromagnetic fields, and increased potential for fire hazards were determined to be significant and unavoidable, even after implementation of mitigation measures that would modify General Plan policies.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project is not located in an area of the County identified for the presence of naturally occurring asbestos (El Dorado County 2018). Additionally, the project does not include any development proposals or land use designation changes that would create significant hazards through transport, use, disposal or accident conditions involving hazardous materials; emit hazards emissions or handle hazardous materials/substances within one-quarter mile of an existing or proposed school; be located on a hazardous materials site; result in a safety hazard or excessive noise within two miles of an airport; impair or physically interfere with emergency response or evacuation plan; nor expose people or structures to wildland fires. If future development did occur (e.g., addition of accessory structures), it would occur on land already considered suitable for these uses (i.e., an absence of hazardous materials) and would not add uses that would increase hazards or hazardous materials risks. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

HYDROLOGY AND WATER QUALITY

The General Plan EIR determined that impacts related to increases in water pollution would be less than significant. Impacts related to groundwater pollution (as a result of wastewater treatment systems) were determined to be less-than-significant through incorporation of mitigation measures that modified General Plan policies related to septic system performance. Impacts related to increased water demand, water supply infrastructure, increased groundwater demand, increased wastewater flows, and increased pollutants resulting from additional wastewater treatment plants were determined to be significant and unavoidable.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would degrade surface or ground water quality; decrease groundwater supplies or interfere with groundwater recharge; alter drainage patterns such that erosion, siltation, surface runoff, exceedance of drainage systems, or impedance of flood flows would occur; risk release of pollutants within a flood hazard, tsunami, or seiche zone; nor conflict with or obstruct implementation of water quality control or sustainable groundwater management plan. If future development did occur (e.g., addition of accessory structures), implementation of uniformly applied development policies and standards, such as application of stormwater drainage standards and percolation testing prior to authorization of new septic systems, would result in hydrology and water quality impacts consistent with the analysis and conclusions in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

LAND USE AND PLANNING

The General Plan EIR determined that impacts related to consistency with other plans and policies would be less-than-significant. The General Plan EIR determined that Impacts related to land use incompatibilities would be less-than-significant through mitigation measures that required establishment of new policy and implementation measures related to General Plan conformity review of any new development projects. Impacts related to alteration and degradation of land use character were determined to be significant and avoidable through buildout of the General Plan.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project would be consistent with uses surrounding the project site and the project would not include any development proposals or land use or zoning designation changes that would result in physical division of an established community nor conflict with any land use plan, policy, or regulation adopted for avoiding or mitigating an environmental effect. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

MINERAL RESOURCES

The General Plan EIR determined that impacts related to mineral resources would be less-than-significant through incorporation of mitigation measures that would modify General Plan policies. Specifically, policy modifications involve restricting land use designations in areas likely to contain mineral resources and requiring that industrial uses would be compatible with mineral exploration.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. and does not include any development proposals or land use designation changes that would result in the loss of known mineral resources or mineral resource recovery site. There are no known mineral resources on the project site, so if future development did occur (e.g., construction of accessory structures), access to mineral resources would not be affected. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

NOISE AND VIBRATION

The General Plan EIR determined that impacts related to short-term construction noise, transportation noise, and non-transportation and aircraft noise exposure would be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. Construction of the facility will include site improvements (e.g., grading, installation and fencing), the implementation of uniformly applied development policies and standards, such as application of construction timing restrictions, would result in noise impacts consistent with the analysis and conclusions in the General Plan EIR. In addition, any new development would be consistent with existing land uses in the area and would not introduce any different types of noise sources or different types of sensitive receptors. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

POPULATION AND HOUSING

The General Plan EIR determined that impacts related to housing would be less than significant. The General Plan EIR did not address impacts related to increases in population growth (planned and unplanned).

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. Project implementation does not include any development proposals or land use designation changes that would include new housing such that unplanned population growth or displacement of people or housing would occur. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

PUBLIC SERVICES

The General Plan EIR determined that impacts related to public services, including police protection, fire protection/emergency services, and library facilities would be less than significant through implementation of mitigation measures that involve policy modifications to require development projects to be sited and designed consistent with and compatible with surrounding land uses. Impacts related to public school facilities were determined to be significant and unavoidable even after implementation of mitigation measures provided for other public service impacts (i.e., requirements for projects to be compatible with surrounding land uses).

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere and does not include any development proposals or land use designation changes that would result in the need for new or physically altered governmental facilities that could affect public services (i.e., fire protection, police protection, schools, parks, and other facilities). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for, or affect provision of, public services. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

RECREATION

The General Plan EIR determined that impacts related to parks and recreation facilities would be less-than-significant through implementation of mitigation measures. Adopted mitigation measures include policy modifications to require development projects to be sited and designed consistent with and compatible with surrounding land uses. Other mitigation measures include creation of new General Plan policies that require implementation of a Parks Master Plan and Parks and Recreation Capital Improvements Program, ongoing maintenance of new/future recreational resources, and development fees for future parks projects.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would result in impacts to recreational facilities or resources. If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for, or affect existing, recreation facilities. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

TRANSPORTATION

The General Plan EIR determined that multiple impacts related to traffic and circulation would be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would result in transportation impacts (i.e., conflict with a program, plan, ordinance, or policy; be inconsistent with CEQA Guidelines Section 15064.3(b); increase transportation hazards due to a geometric design feature; nor result in inadequate emergency access). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase vehicles mile travelled or affect transportation facilities or services. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

TRIBAL CULTURAL RESOURCES

Assembly Bill (AB) 52, signed by the California governor in September of 2014, establishes a new class of resources under CEQA: "tribal cultural resources." It requires that lead agencies undertaking CEQA review must, upon written request of a California Native American tribe, begin consultation after the lead agency determines that the application for the project is complete, before a notice of preparation (NOP) of an EIR or notice of intent to adopt a negative declaration or mitigated negative declaration is issued. AB 52 also requires revision to CEQA Appendix G, the environmental checklist. This revision has created a new category for tribal cultural resources (TCRs). The El Dorado County General Plan EIR notice of preparation was released prior to the effective date of AB 52 changes to CEQA. The General Plan EIR was prepared years before AB 52 was signed into law and did not address Tribal Cultural Resources.

Approval of Design Review Permit, DR24-0010, would allow for a proposed storage yard to be used by the owners and their agents to temporarily store miscellaneous construction materials to be used elsewhere. The project does not include any development proposals or land use designation changes that would directly result in construction and operation of facilities that would impact tribal cultural resources. If future development did occur (e.g., addition of accessory structures), there is no indication that Tribal Cultural Resources are present on the existing residential property. Furthermore, standard conditions of approval for the project will require specific procedures in the event of unanticipated discovery of tribal cultural resources. A North Central Information Center (NCIC) cultural records search was conducted on April 3, 2024 and determined a low potential for cultural resources. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

UTILITIES AND SERVICE SYSTEMS

The General Plan EIR determined that impacts related to landfill capacity would be less than significant. Impacts related to debris diversion as well as energy and communications infrastructure were determined to be significant and unavoidable even after implementation of mitigation measures that modify proposed General Plan policies or introduce new policy. As discussed in the Hydrology and Water Quality section, above, General Plan EIR impacts related to surface and groundwater supplies and wastewater were determined to be significant and unavoidable.

Approval of Design Review Permit, DR24-0010, would allow the construction and operation of an outdoor, private storage lot. The project does not include any development proposals or land use designation changes that would

involve construction and operation activities that would result in impacts related to utility and service systems (i.e., new/expanded infrastructure; water supply capacity; wastewater treatment capacity; generation of solid waste; compliance with solid waste regulations). If future development did occur (e.g., addition of accessory structures), it would be consistent with zoning requirements and other applicable regulations as well as development types and densities assumed in the General Plan EIR and would not substantially increase demand for utility demand or require alteration of utility delivery infrastructure. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

WILDFIRE

Impacts related to fire hazards were addressed in the Health and Human Safety chapter of the General Plan EIR. The General Plan EIR determined that such impacts would be significant and unavoidable even after implementation of mitigation measures that modify and introduce new General Plan policies related to development limitation in high fire hazard areas.

Approval of Design Review Permit, DR24-0006, would allow the construction and operation of an outdoor recreational vehicle (RV) storage facility, consisting of approximately 318 small (12'x25'), medium (12'x32), large (12'x40') and extra-large (12'x45' & 12'x50') open-air RV and boat storage spaces. The project site is located in a high fire hazard severity zone within the State Responsibility Area (CALFIRE 2025). Implementation of the project does not include any development proposals or land use designation changes that would involve construction and operation activities that would result in wildfire impacts. No structures are proposed and the installation of gravel parking on the entirety of the project site reduces the fire hazard. If future development did occur (e.g., addition of accessory structures), it would consist of residential or residential related development similar to what is already present on the subject parcel. New structures would be subject to the same wildfire risk as existing structures and would not exacerbate existing wildfire risk. In addition, wildfire risk would be further reduced through implementation of uniformly applied development policies and standards, such as building code elements related to fire resiliency. Thus, the project would not result in any new significant impacts or a substantial increase in severity of impacts beyond what was evaluated in the El Dorado County General Plan EIR.

Conclusion

Based on the analysis presented above, implementation of the project is consistent with the findings of the El Dorado County General Plan EIR, and no new or substantially more adverse impacts would occur through implementation of the project. As a result of finding that the proposed project is within the scope of analysis of El Dorado County General Plan EIR, no new environmental document is required, consistent with State CEQA Guidelines Section 15183(d)(1)(c).

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I will plant 1 5' oak tree (aground) every 11' from edge of the southwest corner property line until we get to the "new building" line, then 60' from center at emergency Rd

420' ± 60' ± 360' 11' = 36 trees

Image 1



03/24/2026 10:15

Image 2



03/24/2026 10:15

Image 3



03/24/2026 10:15

Image 4



03/24/2026 10:16

Image 5



03/24/2026 10:16

Image 6



03/24/2026 10:16

Image 7



03/24/2026 10:20

Image 8



03/24/2026 10:21



Right Tree, Right Place

Guide to planting safely near overhead powerlines

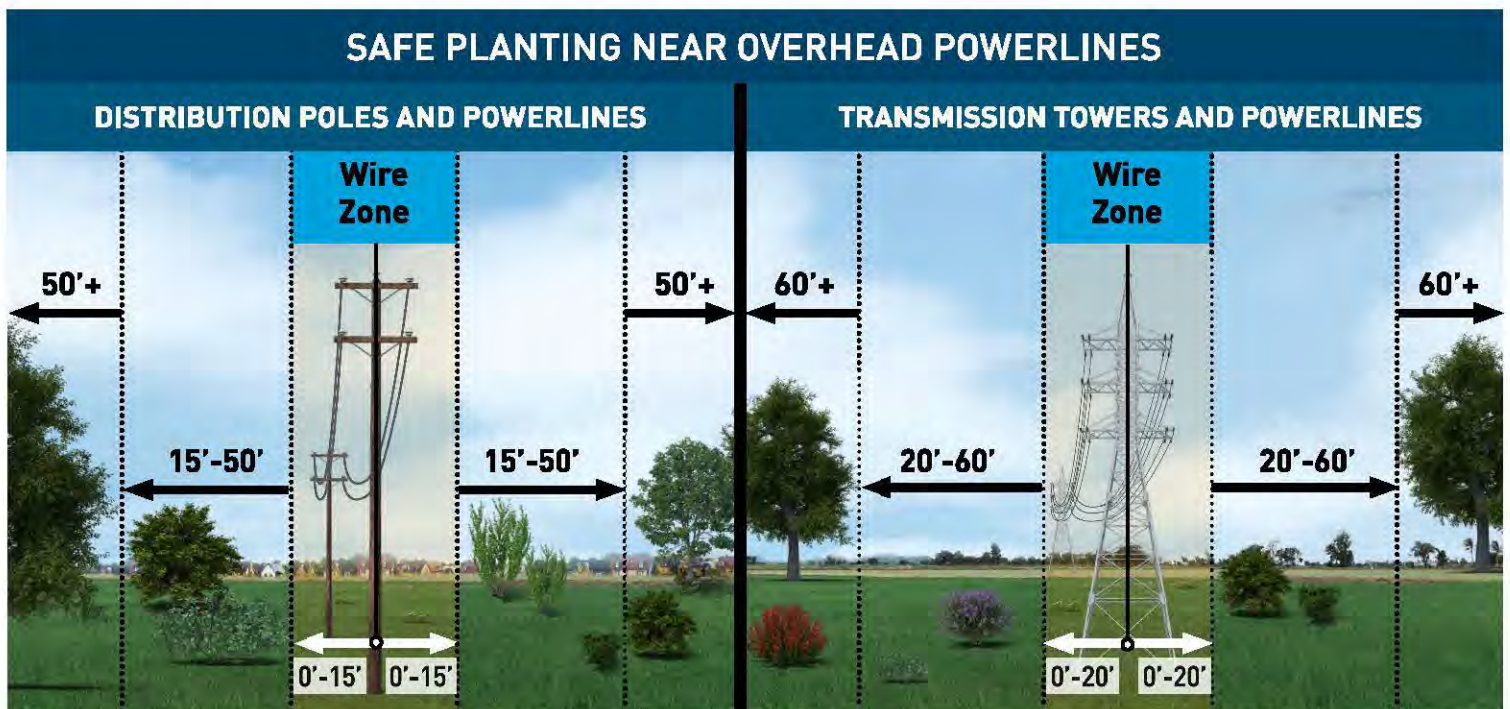
Help keep your community safe by planting the right tree in the right place.

When trees grow too close to powerlines, they can cause a power outage or ignite a wildfire. That's why trees near powerlines often need to be trimmed or removed.

Plan before you plant

Below are general guidelines for where you can safely plant near overhead powerlines. All trees that have the potential to fall onto a powerline may need to be removed.

Where and what you plant depends on where you live. High Fire-Threat Districts (HFTDs) are areas with increased wildfire risk. To see if you live in an HFTD, visit ia.cpuc.ca.gov/firemap.



For illustrative purposes only. Certain types of plants can be placed at different distances from PG&E equipment. For examples, please see the following page. Distribution equipment is commonly found in residential areas. Do not plant any trees or shrubs in the area where PG&E has the right to access land to maintain equipment. Visit pge.com/righttreerightplace for additional guidance.

Plans for new buildings and major landscaping projects must be reviewed by PG&E to avoid any interference with our equipment. Please submit your plans to PGEPlanReview@pge.com.







To learn more, visit pge.com/righttreerightplace or contact us at 1-877-295-4949 or wildfiresafety@pge.com. 26-1035 C 64 of 66

Choose the right plant

Below are trees and plants that are safe near PG&E equipment and where to place them. Scan the QR code for more plant options and planting tips.







DISTRIBUTION POLES AND POWERLINES

Wire Zone	Plants and non-tree shrubs up to 1' tall	Plants and non-tree shrubs up to 10' tall
Wire Zone Within 15' of wires	 <p>Mosquito Grass (<i>Bouteloua gracilis</i>)*</p> <p>Inside HFTD</p>	 <p>Camellia (<i>Camellia j. 'Variety'</i>)</p> <p>Outside HFTD</p>
	Trees up to 15' tall	
Wire Zone Between 15'-50' of wires	 <p>Western Redbud (<i>Cercis occidentalis</i>)</p>	 <p>'Paul's Scarlet' Hawthorne (<i>Crataegus l. 'Paul's Scarlet'</i>)</p>

Trees taller than 15' must be placed at least 50' out from distribution wires. What you can plant in the Distribution Wire Zone depends on if you live inside an HFTD.

TRANSMISSION TOWERS AND POWERLINES

Wire Zone	Low-growing grass up to 2' tall	Non-tree shrubs up to 10' tall
Wire Zone Within 20' of wires	 <p>Leafy Reedgrass (<i>Calamagrostis foliosa</i>)</p>	 <p>Idaho Fescue (<i>Festuca idahoensis</i>)</p>
	Non-tree shrubs up to 10' tall	
Wire Zone Between 20'-60' of wires	 <p>Crimson Spot Rockrose (<i>Cistus landanifer</i>)</p>	 <p>Noell Grevillea (<i>Grevillea 'Noellii'</i>)</p>

Trees taller than 10' must be placed at least 60' out from transmission wires.

This list includes recommended plant species for most California climate zones and is not all-inclusive. Consult your local nursery for more information. If there is a gas pipeline or underground powerline on or near your property, there may be additional safe planting guidelines.



Always call 811 at least two working days before digging or planting. A crew will mark any underground utilities for free.



For translation support in 240+ languages, or to request a communication in large print or Braille, call **1-800-743-5000**.

*Image courtesy of Pacific Nurseries.

