

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



Agenda of: June 28, 2007
Item No.: 8.
Staff: Tom Dougherty

GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT

FILE NUMBER: A07-0006/Z07-0013/PD07-0009

APPLICANT: Jim Chaffey

REQUEST:

1. Amendment to the land use designation from Medium Density Residential (MDR) to Commercial (C);
2. Zone change from Estate Residential Five-acre (RE-5) and Single-family Two-acre (R2A) to General Commercial-Planned Development (CG-PD);
3. Planned development to allow the exterior renovation of three existing 288-foot by 48-foot buildings and one 48-foot by 200 foot building and the use of Building 3 only for warehouse storage of wine produced off site, and the use of the existing 1,700 square-foot home for residential/caretaker use.

LOCATION: On the northeast side of Pleasant Valley Road, approximately 0.25 mile southeast of the intersection with Newtown Road, in the Pleasant Valley area, Supervisorial District II. (Exhibit A)

APN: 078-050-46

ACREAGE: 8.8

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit B)

ZONING: Estate Residential Five-acre (RE-5)/Single-family Two-acre Residential (R2A) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Recommend conditional approval.

BACKGROUND: The zoning of the Estate Residential Five-acre (RE-5) was established by the adoption of the Pleasant Valley Area Plan in November 1979. A 2.4-acre portion of the 8.8-acre parcel was rezoned with application Z85-0068 to Single-family Two-acre (R2A) by the adoption of Ordinance 3604 on January 7, 1986. The staff report for Z85-0068 refers to the future after the rezone where it was inferred that the parcel would be split where the new rezone line was established, but no parcel map was ever recorded.

The existing 1,706 square-foot house was built in 1961. There are four existing barn/storage buildings, three that are 48 feet by 288 feet and one that is 48 feet by 200 feet. The four have been used in the past to raise turkeys and to store restored vehicles. The Assessor's Office has a record of them being built in 1962. At present they are used by the tenant for woodworking/shop/storage activities. Building 3 has a concrete floor throughout.

STAFF ANALYSIS

Project Description: The applicant is proposing to amend the land use designation from Medium Density Residential (MDR) to Commercial (C) and rezone the property from Estate Residential Five-acre (RE-5) and Single-family Two-acre Residential (R2A) to General Commercial-Planned Development (CG-PD). A planned development is proposed to establish the use of Building 3 only for warehouse storage of wine produced off site and to keep the residential use for the existing single-family dwelling. The planned development involves putting new horizontal lap siding and trim on all four storage barns. Building 3 only will be remodeled inside to have concrete floors, insulated walls, and six air conditioning units outside, two by each side door. The applicant would be required to amend the development plan if and when they choose to use the three other storage barns for wine storage.

The applicant will submit as-built engineered plans for the existing structures and permit applications for the remodeling of Building 3 that will include the existing office space with a restroom. Landscaping is proposed to shield the buildings from the residence to the north.

Site Description: The 8.8-acre site is predominately covered by annual grasses. There are approximately 18 scattered existing trees. The majority of those trees are ponderosa pines (*Pinus ponderosa*), and they are located around the western and southwestern parcel boundaries. There are two mature blue oaks (*Quercus douglasii*) on the hill in the rear northeastern portion of the parcel and two young valley oaks (*Quercus lobata*) next to the entrance to Building 1. The cut banks, ditches, and tall lush grasses reveal the presence of thick, rich bottom-land soil.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2A/RE-5	MDR	Single-family residence, four storage barns
North	RE-5	AL	Single-family residence
South	CG/RE-5	C/MDR/LDR	Approved mini-storage (S04-0019) to southeast and single-family residence across Pleasant Valley Road
East	CG	C	Single-family residence
West	AE/RE-5	AL	Single-family residence

Discussion: The subject parcel has historically been used to raise turkeys prior to being used to store and repair historic vehicles as a home-based business. Special Use Permit S04-0019 was approved by the Planning Commission on April 13, 2006, to allow nine separate mini-storage buildings, one commercial shop structure, and a caretaker/manager residence on the parcel that adjoins the subject parcel on the southeast side. No building permit for that project has been submitted as of May 23, 2007, and it is presently being used temporarily by El Dorado Irrigation District for their local construction project in progress.

General Plan: The subject 8.8-acre parcel is located within the Pleasant Valley Rural Center boundary. **Policy 2.1.2.2** directs that Rural Center boundaries establish areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc. **Policy 2.1.2.3** directs that Rural Centers are intended to meet the commercial and service needs of the residents of the Rural Centers and Rural Regions and that the predominant land use type within Rural Centers shall be commercial and higher density residential development. Support utilities and infrastructure are currently available at the site and would need minimal upgrades to support wine cooling, office/restroom, and supporting septic system; and the impacts on natural resources were examined by an Initial Study that recommends adoption of a Negative Declaration.

Policy 2.2.1.2 establishes that parcels with the Commercial land use designation are intended to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of the County. Mixed use development of commercial lands within this Rural Center which combines commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The subject parcel has historically had a dominant commercial use and will continue to do so with the subject applications and the use controlled by the planned development overlay district.

Policy 2.2.5.3 directs the County to evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high school;
5. Response time from the nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;
14. Capacity of the transportation system serving the area;
15. Existing land use patterns;
16. Proximity to perennial water course;
17. Important historical/archeological sites;
18. Seismic hazards and present active faults; and
19. Consistency with existing Conditions, Covenants, and Restrictions.

The adjacent parcels to the southeast are designated for commercial uses by the General Plan. The parcel fronts a County maintained road. Power and telephone exists at the site, there are existing graveled interior roads, an encroachment onto Pleasant Valley Road; and there is an existing approved septic system for the single-family dwelling. El Dorado Irrigation District (EID) staff have stated in a letter dated March 7, 2007 (FIL0307-149), that the existing 12-inch water line at Pleasant Valley Road has adequate capacity to meet the demand of the two additional fire hydrants required by El Dorado County Fire Protection District to be installed on site. The existing single-family dwelling and the restroom in Building 3 are currently using metered water provided by the El Dorado Irrigation District.

The General Commercial-Planned Development zone change, and change to a Commercial land use designation will not have a significant affect on the existing biological resources, because only minimal grading is proposed to occur outside of the area of the existing driveway as a direct result of the approval of these applications, and no trees are to be removed. The use of an existing structure will be limited to wine storage by the planned development.

The El Dorado County Environmental Health Division, El Dorado County Department of Transportation, and the El Dorado County Fire Protection District had no major concerns with the proposal. A complete septic system evaluation and site/soil evaluation will be required prior to obtaining a building permit for the office and restroom in Building 3. Because the proposed use is commercial, the septic system evaluation shall define a 300 percent sewage disposal repair area that will be delineated on the site plan. The location in a Rural Center, the current availability of supporting utilities and infrastructure, the easy access for emergency responders, and the potential for other surrounding commercial opportunities is appropriate for commercial

development. Any proposal for using any of the other three barn/storage buildings other than Building 3 would require a development plan revision and another public hearing.

Policy 2.2.3.1 states that the Planned Development (-PD) Combining Zone District allows commercial uses consistent with the density specified by the underlying zoning district with which it is combined. The Districts are intended to be placed in areas and on projects furthering uses and/or design that provide a public or common benefit by clustering intensive land uses to minimize environmental impacts. The subject parcel is adjacent to parcels on the southeast side that are zoned for General Commercial uses with a Commercial land use designation. The residential parcels in the vicinity of the subject parcel are over one acre in size and will be buffered somewhat by the proposed landscaping as well as the existing individual building setbacks. There would be no conflict with this policy.

Policy 2.8.1.1 directs that nighttime light and glare from parking area lighting, signage, and buildings needs to be reduced while combined with related design features, namely directional shielding for parking lot and outside building lighting, that could reduce effects from nighttime lighting. The project will be conditioned such that all outdoor lighting will be required to conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. All lights will be shielded and downward directed so light does not spill over onto adjacent parcels. Planning Services recommends that the project be conditioned to limit nighttime lighting impacts by motion sensors and limiting the usage of lights shining after business closure. The applicant is proposing one sconce-type light by the northwest entrance to Building 3.

Policy 5.1.2.1 requires that there be adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or are available to the subject discretionary project. Staff has relied on information from the purveyors of said services and has determined that adequate utilities and services are available. The EID Facility Improvement Letter (FIL 0307-149) dated March 7, 2007, indicates there is adequate water service available. The project proposal was reviewed by the El Dorado County Fire Protection District who recommended conditions to address specific issues prior to building permit issuance.

General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2 require that the final landscape plan include native El Dorado County plants indigenous to the project vicinity and drought resistant plants.

The final submitted landscape plan for the project shall be reviewed and approved for compliance to the above mentioned policies by Planning Services staff prior to issuance of the building permit.

General Plan Objective 10.1.5 and Policies 10.1.5.1, 10.1.5.2, and 10.1.5.4 all seek to encourage and emphasize the importance of promoting and encouraging projects that have the potential to support, assist, and encourage the economic expansion and addition of businesses, and also enable and encourage existing companies, businesses, and/or industries, such as agriculture, to expand and economically thrive in El Dorado County. The proposed project

certainly would benefit and support the interests of the wine industry that is so prevalent in the Pleasant Valley area.

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies, and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The subject 8.8-acre parcel is proposed to be rezoned to General Commercial-Planned Development. The purpose of the General Commercial Zone is to provide for sales, storage, distribution, and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust, or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones. It is intended to provide a close relationship between warehousing, distribution, and retail sales. Section 17.32.200 requires a minimum parcel size of 10,000 square feet. The General Plan land use of Commercial and the zone district designation of General Commercial are listed as compatible on the 2004 General Plan Table 2-4 Consistency Matrix.

Planning staff recommended adding the planned development overlay zone in order to limit the use of the site to the proposed wine storage. Any future change in the subject proposed planned development would require the submittal of a planned development application for a revision, which requires Planning Commission review of any proposed changes. It is possible that there are some uses allowed in the General Commercial Zone that could be considered inappropriate for the site, and that is the intent of adding the planned development overlay zone.

The General Plan encourages the development of commercial operations in the Rural Centers that support local agricultural operations. The Pleasant Valley area has one of the largest concentrations of working wineries in the County. The proposed project supports local agricultural operations.

Planned Development: The subject planned development request includes the proposal to remodel Building 3 to include insulation, approximately six air conditioning units, three on each side, concrete-based horizontal lap siding on all four barn/storage buildings, and the use of Building 3 for the storage of wine manufactured off site. It is estimated that the building could store 40,000 cases. Pallets of cased wine are normally transferred to and from a winery in a 24-foot long truck. Typical operations only require one person to perform them.

Building Designs

The four buildings exist, and the footprints are not proposed to be changed. The existing greenhouse on the northwest end of Building 4 will be removed. All four buildings labeled as Buildings 1 to 4 in Exhibits E1 and E2 are proposed to be sided with a concrete-based horizontal, tan/straw-colored lap siding similar in color to that shown in Exhibits J3 and J4 on Building 3 and will retain their existing silver/gray colored corrugated roofing.

Signage

No signage is proposed for this project and would require approval prior to placement if one is

requested in the future.

Landscaping

The applicant is proposing a combination of non-native and native drought resistant plants to shield the four storage buildings along the parcel perimeter as shown in Exhibit F.

Lighting

Any outdoor light would be required to be shielded and downward-directed so light does not spill over onto adjacent parcels or into the sky above. The applicant is proposing only one sconce-type light by the entrance to Building 3 and that will be conditioned to have a motion sensor.

Project Access, Parking and Loading

Access to the proposed project would be from one encroachment onto Pleasant Valley Road. No public roadway extensions would be required to accommodate the proposed project. The submitted site plan for warehouse use with a small office was reviewed by Planning Services to verify compliance with the parking requirements of Section 17.18.060 of the County Code. This section requires 1 space per 250 square feet for general office and 1 space plus 1 space per every 2,000 square feet of warehouse floor area. If all four buildings were used for warehouse that total area would be 50,880 square feet, requiring 27 spaces. The 192 square-foot office in Building 3 requires 1 space. Exhibits E1, E2, and F show an area for 29 spaces with one handicap accessible. This exceeds the minimum requirements. All loading and unloading of pallets from the trucks will occur within a 40-foot long loading zone shown on Exhibits E1, E2 and F located just northwest of the entrance to Building 3.

Staff finds that the necessary findings can be made to support the request for a General Plan land use designation change, a rezone, and the proposed planned development. The details of those findings are contained in Attachment 2.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,800.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less plus a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State

Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

RECOMMENDATION: Recommend approval

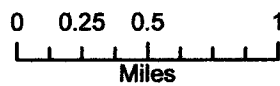
SUPPORT INFORMATION

Attachments to Staff Report:

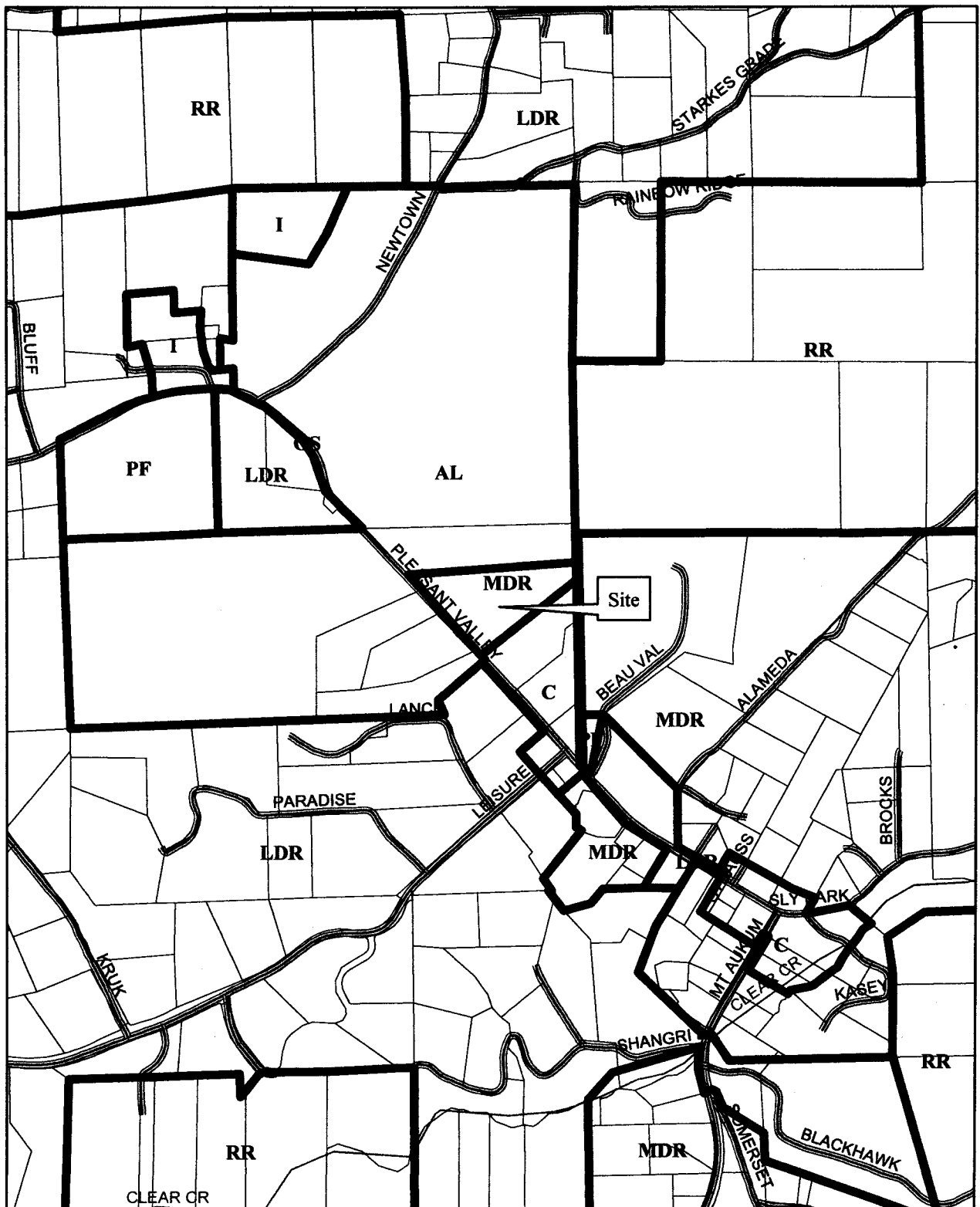
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D1 and D2	Assessor's Parcel Maps
Exhibit E1	Site/Utility/Parking Plan-Aerial Photo dated March 27, 2007
Exhibit E2	Site/Utility/Parking Plan-With No Aerial Photo dated March 27, 2007
Exhibit F	Preliminary Landscaping Plan dated April 26, 2007
Exhibit G	Pleasant Valley Rural Center Boundary
Exhibit H	Nearest Agricultural District Map
Exhibit I	Camino U.S.G.S. Quadrangle
Exhibits J1, J2, J3, J4	Site Visit Photos from May 16, 2007
Exhibits K1, K2	Aerial Photos
Exhibit L	Initial Study/Environmental Checklist

The map displays a complex network of waterways and land parcels in Alameda County. Key features include:

- Waterways:** China Creek, Weber Creek, South Fork Weber Creek, Clear Creek, and the Stanislaus River (Starkes Creek) are prominent.
- Geographical Features:** Harmony Hill, Fort Jim, Thorson, Pleasant Valley, Bodega, Crestline, and various mountains and hills are labeled.
- Settlements and Landmarks:** Locations such as Alameda, Bonita Vista, Leiger View, Vogel Sang, Tolona, Dollhouse, Camp Cr, Oak Leaf, Mt. Austin, Papa Mountain, Abbey, Blackhawk, Shooting Star, Wash Upon, Tibet, and Escondido are marked.
- Infrastructure:** Roads and trails are indicated by thin lines, and a specific 'Site' is highlighted with a box and a pointer.



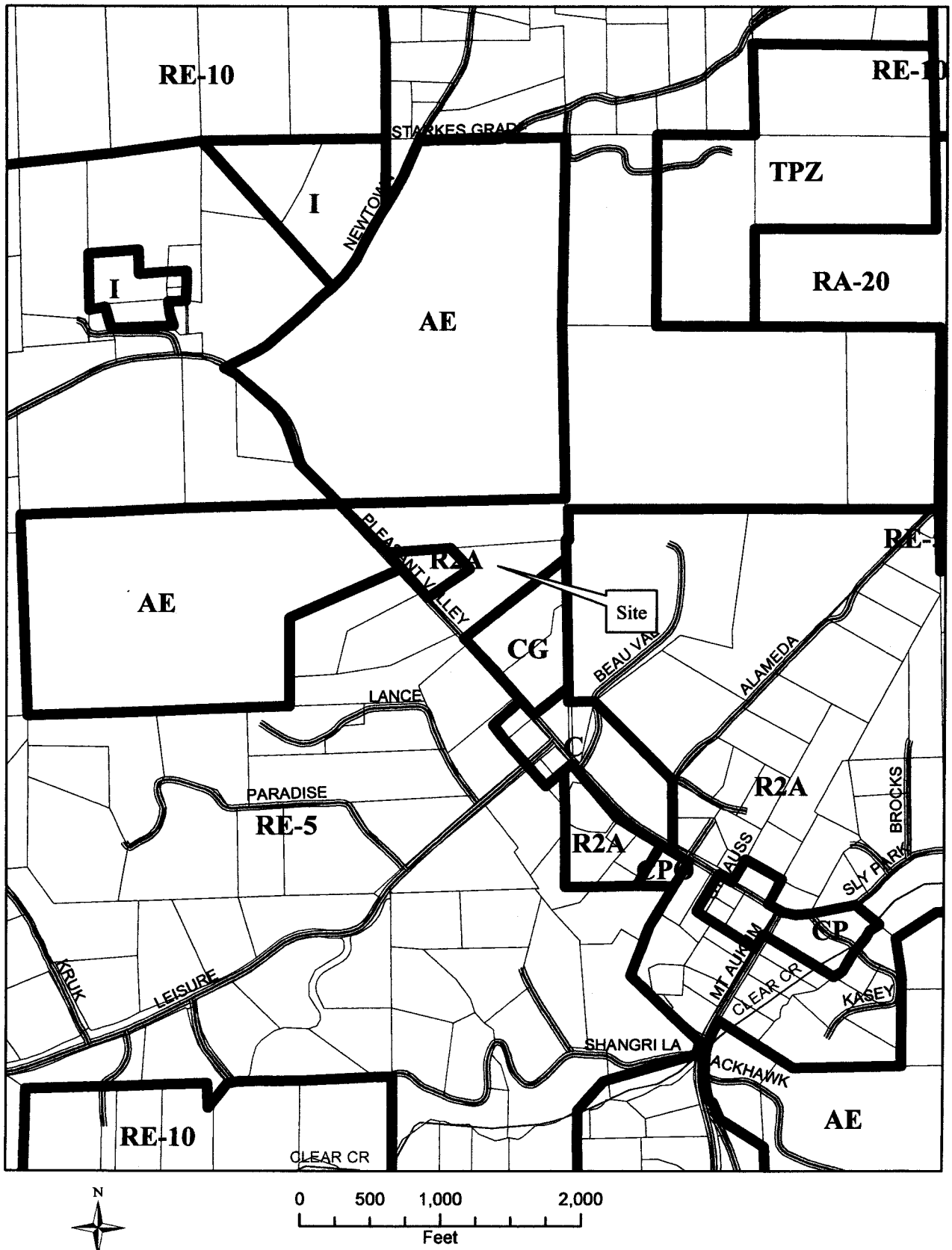
General Plan Land Use Designation



0 500 1,000 2,000
Feet

Exhibit B

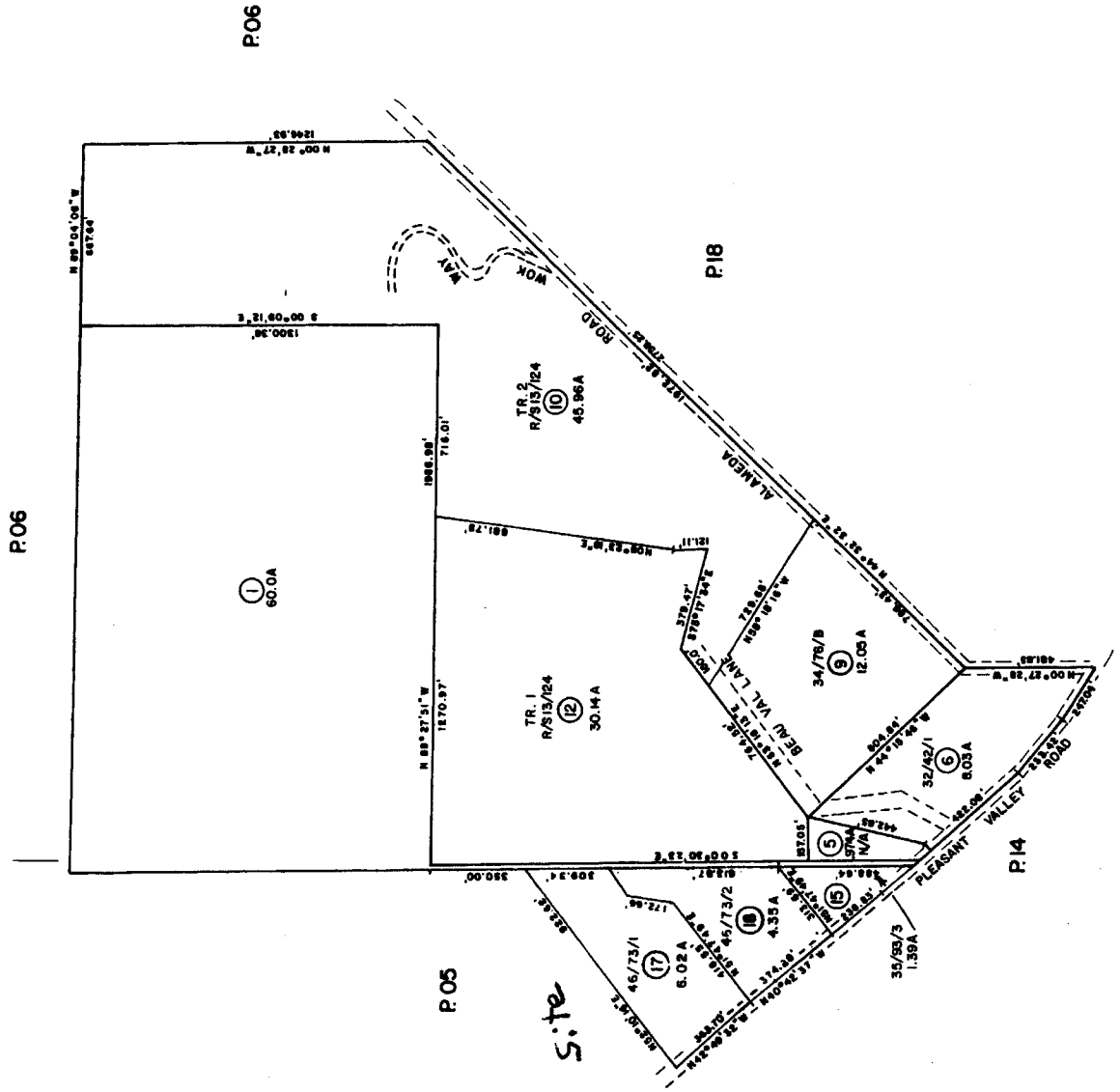
Zoning



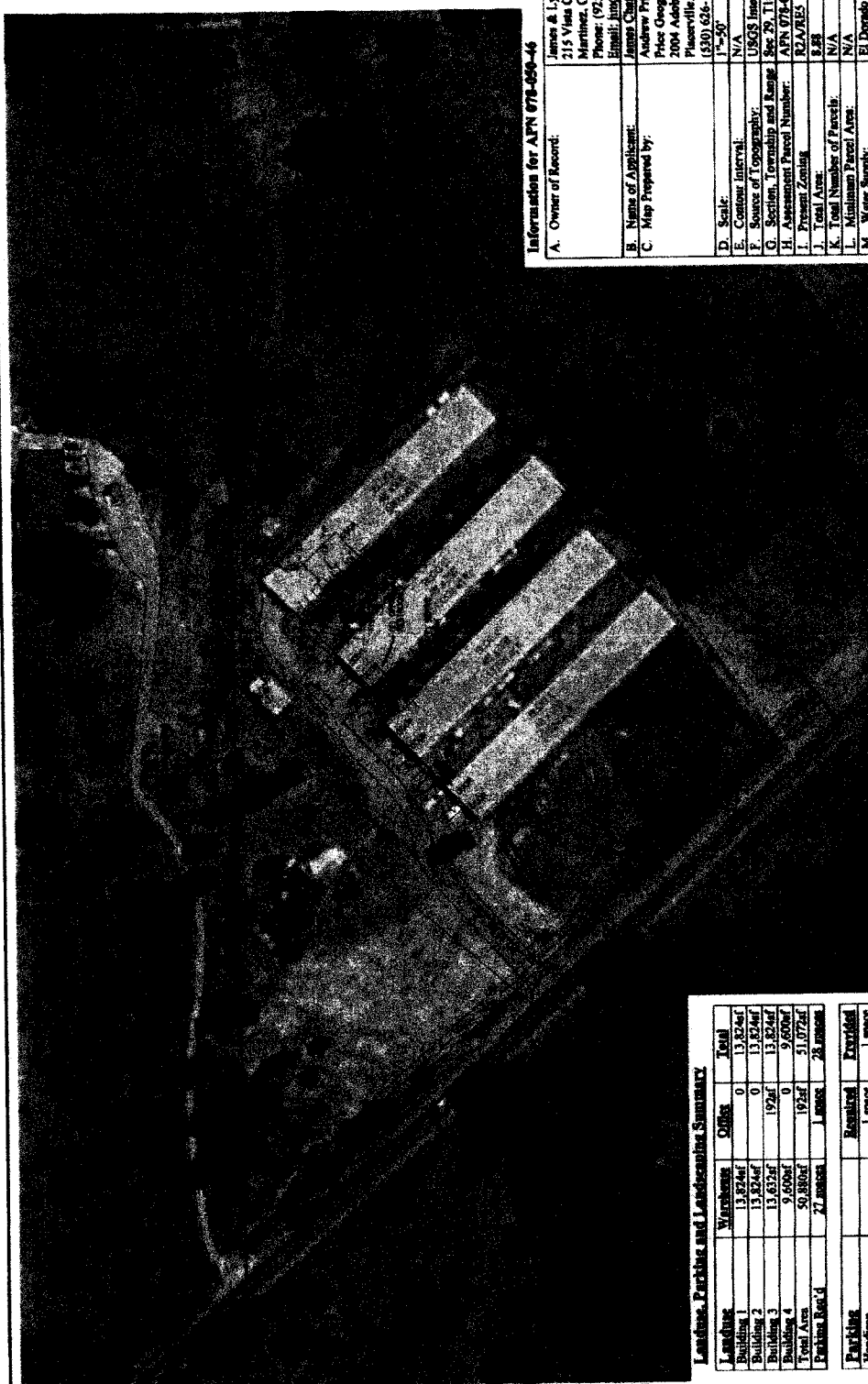
POR. W1/2 SEC. 28., T.10N., R.12E., M.D.M.

Tex Area Code

78:27



0 50' 100'
SCALE



Information for APN 073-000-46

A. Owner of Record:	James & Lynn Chaffey 215 Vista Glen Place Martinez, CA 94553 Phone: (925) 546-1880 Email: junc@chaffeyconstruction.com
B. Name of Applicant:	James Chaffey
C. Map Prepared by:	Andrew Price Price Geographic Consulting 2004 Adobe Trail Pleasantville, CA 95667 (530) 626-1964
D. Scale:	1"=50'
E. Contour Interval:	N/A
F. Source of Topography:	USGS Interpolated
G. Section, Township and Range:	Sec 29, T10N, R12E, MDM
H. Assessment Parcel Number:	APN 073-000-46
I. Present Zoning:	R2/MRES
J. Total Area:	8.88
K. Total Number of Parcels:	N/A
L. Minimum Parcel Area:	N/A
M. Water Supply:	El Dorado Irrigation District
N. Sewer Disposal:	Individual Septic System
O. Prop. Fire Protection District:	El Dorado County Fire Protection District
P. Date of Preparation:	March 23, 2007

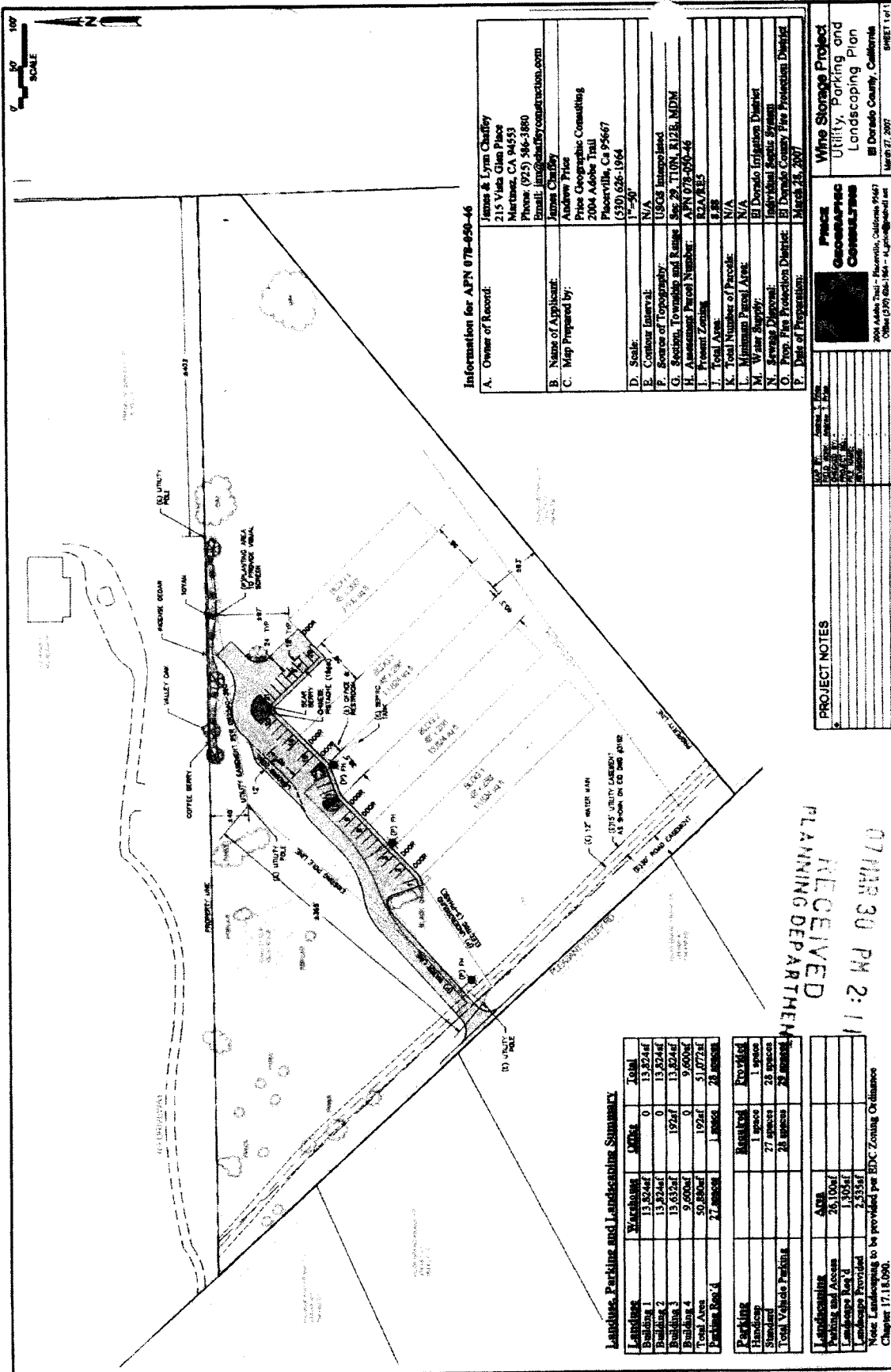
PROJECT NOTES		PROJECT GEORGEA-HSC CONSULTING	Wine Storage Project Utility, Parking, and Landscaping Plan
2004 Adobe Trail - Pleasantville, California 94567 Office (925) 546-1880 - Fax (925) 546-1881			
DATE: 03/23/07		DATE: 03/23/07	

RECEIVED
PLANNING DEPARTMENT
07 MAR 30 PM 2:11

Landscaping, Parking and Landscaping Summary			
Building	Wetlands	Office	Total
Building 1	13,874sf	0	13,874sf
Building 2	13,874sf	0	13,874sf
Building 3	13,874sf	192sf	13,874sf
Building 4	9,600sf	0	9,600sf
Total Area	50,800sf	192sf	51,072sf
Parking Req'd	27 spaces	1 space	28 spaces
Parking Provided	27 spaces	1 space	28 spaces
Landscaping	28,100sf		
Parking and Access	1,305sf		
Landscaping Req'd	2,535sf		
Landscaping Provided	2,535sf		

Note: Landscaping to be provided per EDC Zoning Ordinance Chapter 17.18.090.

A 07-0006, Z 07-0013
PD 07-0009



Information for APN 078-050-46

A. Owner of Record:	James & Lynn Chaffey 215 Vista Glen Place Martinez, CA 94553 Phone (925) 946-3880 Email: jim@chaffeyconstruction.com
B. Name of Applicant:	James Chaffey
C. Map Prepared by:	Andrew Prior Prior Geographic Consulting 2004 Adobe Trail Folsomville, CA 95667 (916) 626-1994
D. Scale:	1"=50'
E. Contour Interval:	N/A
F. Source of Topography:	USGS Intermountain
G. Section, Township and Range:	Sec 29, T10N, R12E, MDM
H. Assessment Parcel Number:	APN 078-050-46
I. Present Zoning:	R2A/R15
J. Total Area:	8.28
K. Total Number of Parcels:	N/A
L. Minimum Parcel Area:	N/A
M. Water Right:	El Dorado Irrigation District
N. Sewer Disposal:	Individual Septic System
O. Prop. Fire Protection District:	El Dorado County Fire Protection District
P. Date of Preparation:	March 28, 2007

Wine Storage Project
Utility, Parking and
Landscaping Plan

PRICE
GEOSPATIAL
CONSULTING

3004 Adobe Trail - Folsomville, California 95667
Office (916) 626-1994 - A, prior@chaffey.com
March 27, 2007

El Dorado County, California

SHEET 1 of 1

PROJECT NOTES

1. See Plan Sheet 078-050-46 for site plan.
2. See Plan Sheet 078-050-46 for site plan.
3. See Plan Sheet 078-050-46 for site plan.
4. See Plan Sheet 078-050-46 for site plan.
5. See Plan Sheet 078-050-46 for site plan.
6. See Plan Sheet 078-050-46 for site plan.
7. See Plan Sheet 078-050-46 for site plan.
8. See Plan Sheet 078-050-46 for site plan.
9. See Plan Sheet 078-050-46 for site plan.
10. See Plan Sheet 078-050-46 for site plan.
11. See Plan Sheet 078-050-46 for site plan.
12. See Plan Sheet 078-050-46 for site plan.
13. See Plan Sheet 078-050-46 for site plan.
14. See Plan Sheet 078-050-46 for site plan.
15. See Plan Sheet 078-050-46 for site plan.
16. See Plan Sheet 078-050-46 for site plan.
17. See Plan Sheet 078-050-46 for site plan.
18. See Plan Sheet 078-050-46 for site plan.
19. See Plan Sheet 078-050-46 for site plan.
20. See Plan Sheet 078-050-46 for site plan.
21. See Plan Sheet 078-050-46 for site plan.
22. See Plan Sheet 078-050-46 for site plan.
23. See Plan Sheet 078-050-46 for site plan.
24. See Plan Sheet 078-050-46 for site plan.
25. See Plan Sheet 078-050-46 for site plan.
26. See Plan Sheet 078-050-46 for site plan.
27. See Plan Sheet 078-050-46 for site plan.
28. See Plan Sheet 078-050-46 for site plan.
29. See Plan Sheet 078-050-46 for site plan.
30. See Plan Sheet 078-050-46 for site plan.
31. See Plan Sheet 078-050-46 for site plan.
32. See Plan Sheet 078-050-46 for site plan.
33. See Plan Sheet 078-050-46 for site plan.
34. See Plan Sheet 078-050-46 for site plan.
35. See Plan Sheet 078-050-46 for site plan.
36. See Plan Sheet 078-050-46 for site plan.
37. See Plan Sheet 078-050-46 for site plan.
38. See Plan Sheet 078-050-46 for site plan.
39. See Plan Sheet 078-050-46 for site plan.
40. See Plan Sheet 078-050-46 for site plan.
41. See Plan Sheet 078-050-46 for site plan.
42. See Plan Sheet 078-050-46 for site plan.
43. See Plan Sheet 078-050-46 for site plan.
44. See Plan Sheet 078-050-46 for site plan.
45. See Plan Sheet 078-050-46 for site plan.
46. See Plan Sheet 078-050-46 for site plan.
47. See Plan Sheet 078-050-46 for site plan.
48. See Plan Sheet 078-050-46 for site plan.
49. See Plan Sheet 078-050-46 for site plan.
50. See Plan Sheet 078-050-46 for site plan.
51. See Plan Sheet 078-050-46 for site plan.
52. See Plan Sheet 078-050-46 for site plan.
53. See Plan Sheet 078-050-46 for site plan.
54. See Plan Sheet 078-050-46 for site plan.
55. See Plan Sheet 078-050-46 for site plan.
56. See Plan Sheet 078-050-46 for site plan.
57. See Plan Sheet 078-050-46 for site plan.
58. See Plan Sheet 078-050-46 for site plan.
59. See Plan Sheet 078-050-46 for site plan.
60. See Plan Sheet 078-050-46 for site plan.
61. See Plan Sheet 078-050-46 for site plan.
62. See Plan Sheet 078-050-46 for site plan.
63. See Plan Sheet 078-050-46 for site plan.
64. See Plan Sheet 078-050-46 for site plan.
65. See Plan Sheet 078-050-46 for site plan.
66. See Plan Sheet 078-050-46 for site plan.
67. See Plan Sheet 078-050-46 for site plan.
68. See Plan Sheet 078-050-46 for site plan.
69. See Plan Sheet 078-050-46 for site plan.
70. See Plan Sheet 078-050-46 for site plan.
71. See Plan Sheet 078-050-46 for site plan.
72. See Plan Sheet 078-050-46 for site plan.
73. See Plan Sheet 078-050-46 for site plan.
74. See Plan Sheet 078-050-46 for site plan.
75. See Plan Sheet 078-050-46 for site plan.
76. See Plan Sheet 078-050-46 for site plan.
77. See Plan Sheet 078-050-46 for site plan.
78. See Plan Sheet 078-050-46 for site plan.
79. See Plan Sheet 078-050-46 for site plan.
80. See Plan Sheet 078-050-46 for site plan.
81. See Plan Sheet 078-050-46 for site plan.
82. See Plan Sheet 078-050-46 for site plan.
83. See Plan Sheet 078-050-46 for site plan.
84. See Plan Sheet 078-050-46 for site plan.
85. See Plan Sheet 078-050-46 for site plan.
86. See Plan Sheet 078-050-46 for site plan.
87. See Plan Sheet 078-050-46 for site plan.
88. See Plan Sheet 078-050-46 for site plan.
89. See Plan Sheet 078-050-46 for site plan.
90. See Plan Sheet 078-050-46 for site plan.
91. See Plan Sheet 078-050-46 for site plan.
92. See Plan Sheet 078-050-46 for site plan.
93. See Plan Sheet 078-050-46 for site plan.
94. See Plan Sheet 078-050-46 for site plan.
95. See Plan Sheet 078-050-46 for site plan.
96. See Plan Sheet 078-050-46 for site plan.
97. See Plan Sheet 078-050-46 for site plan.
98. See Plan Sheet 078-050-46 for site plan.
99. See Plan Sheet 078-050-46 for site plan.
100. See Plan Sheet 078-050-46 for site plan.

Landscaping, Parking and Landscaping Summary

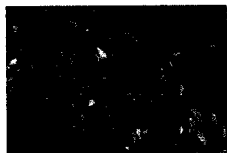
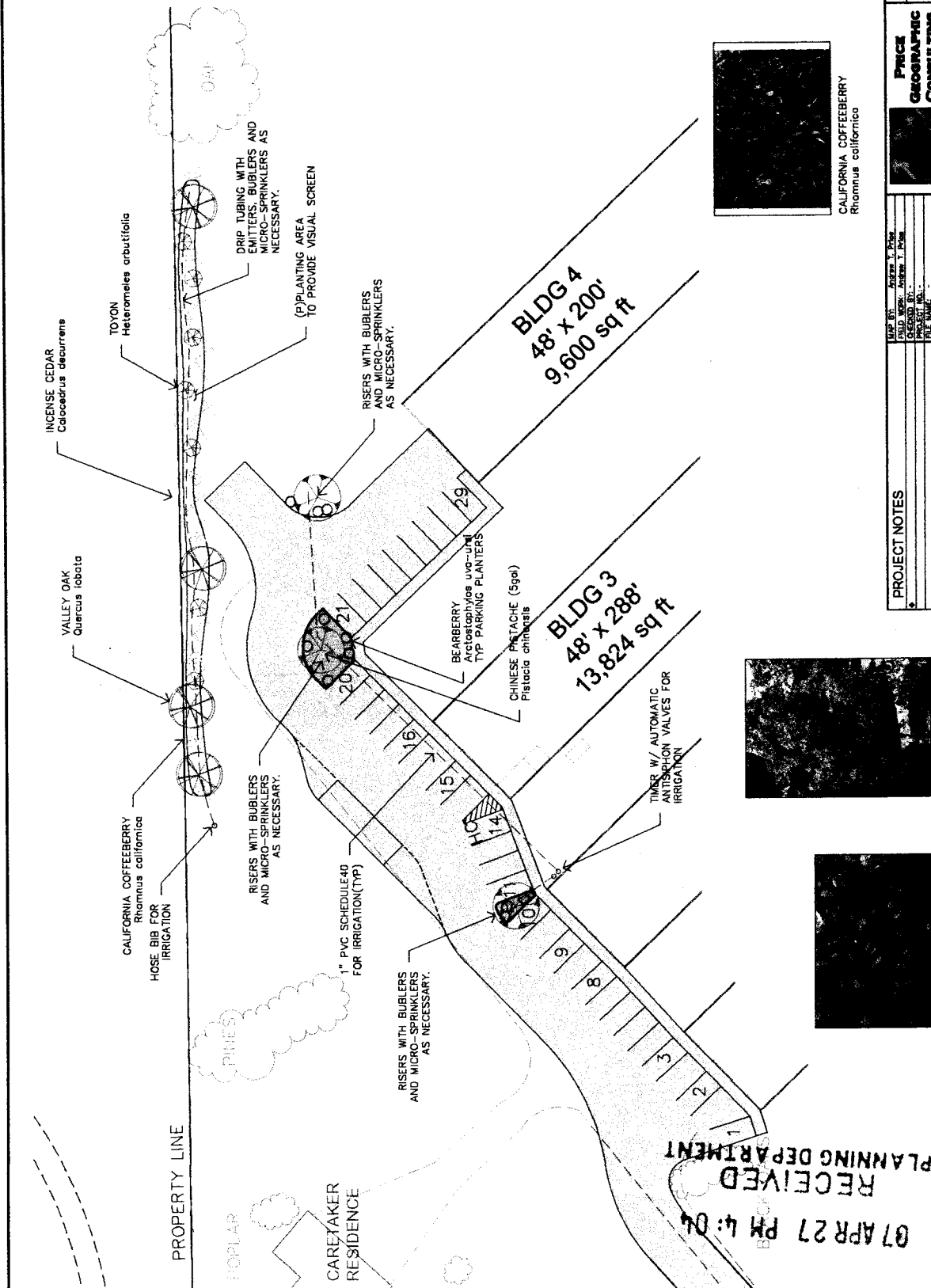
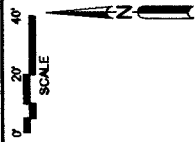
Landscaping	Working	Final	Total
Building 1	13,824sf	0	13,824sf
Building 2	13,824sf	0	13,824sf
Building 3	13,824sf	192sf	13,824sf
Building 4	9,600sf	0	9,600sf
Total Area	50,800sf	192sf	51,072sf
Parking Area	27,700sf	1,000sf	28,700sf

Landscaping	Working	Final	Total
Building 1	13,824sf	0	13,824sf
Building 2	13,824sf	0	13,824sf
Building 3	13,824sf	192sf	13,824sf
Building 4	9,600sf	0	9,600sf
Total Area	50,800sf	192sf	51,072sf
Parking Area	27,700sf	1,000sf	28,700sf

Landscaping	Working	Final	Total
Building 1	13,824sf	0	13,824sf
Building 2	13,824sf	0	13,824sf
Building 3	13,824sf	192sf	13,824sf
Building 4	9,600sf	0	9,600sf
Total Area	50,800sf	192sf	51,072sf
Parking Area	27,700sf	1,000sf	28,700sf

RECEIVED
PLANNING DEPARTMENT
07 MAR 30 PM 2:11

Notes: Landscaping to be provided per EDC Zoning Ordinance Chapter 17.18.050.



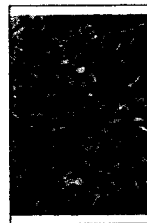
TOYON
Heteromeles arbutifolia



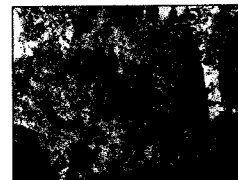
VALLEY OAK
Quercus lobata



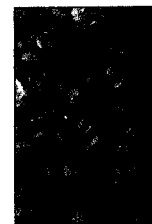
INCENSE CEDAR
Calocedrus decurrens



CALIFORNIA COFFEEBERRY
Rhamnus californica



CHINESE PISTACHE
Pistacia chinensis



BEARBERRY
Arctostaphylos uva-ursi

RECEIVED
07 APR 27 PM 4:04
PLANNING DEPARTMENT

PROJECT NOTES	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	
26.	
27.	
28.	
29.	
30.	
31.	
32.	
33.	
34.	
35.	
36.	
37.	
38.	
39.	
40.	
41.	
42.	
43.	
44.	
45.	
46.	
47.	
48.	
49.	
50.	
51.	
52.	
53.	
54.	
55.	
56.	
57.	
58.	
59.	
60.	
61.	
62.	
63.	
64.	
65.	
66.	
67.	
68.	
69.	
70.	
71.	
72.	
73.	
74.	
75.	
76.	
77.	
78.	
79.	
80.	
81.	
82.	
83.	
84.	
85.	
86.	
87.	
88.	
89.	
90.	
91.	
92.	
93.	
94.	
95.	
96.	
97.	
98.	
99.	
100.	

PRICE
GEOSPATIAL
CONSULTING

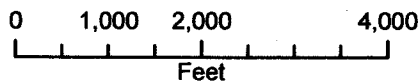
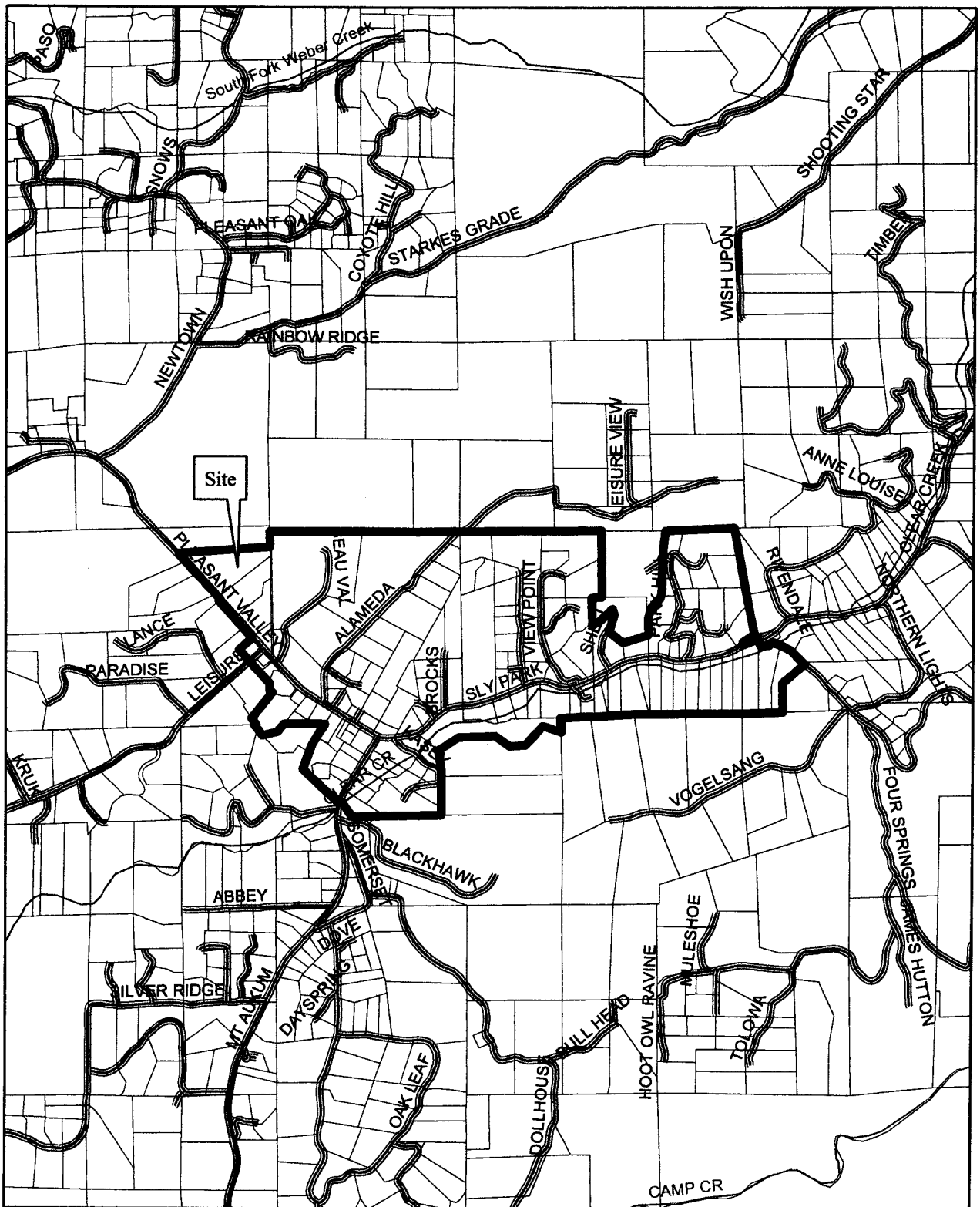
2004 Adobe Trail - Pleasanton, California 94567
Office (510) 636-1964 - e-price@geospatial.net

Wine Storage Project
Landscape Plan

El Dorado County, California
April 26, 2007

SHEET 1 of 1

Rural Center

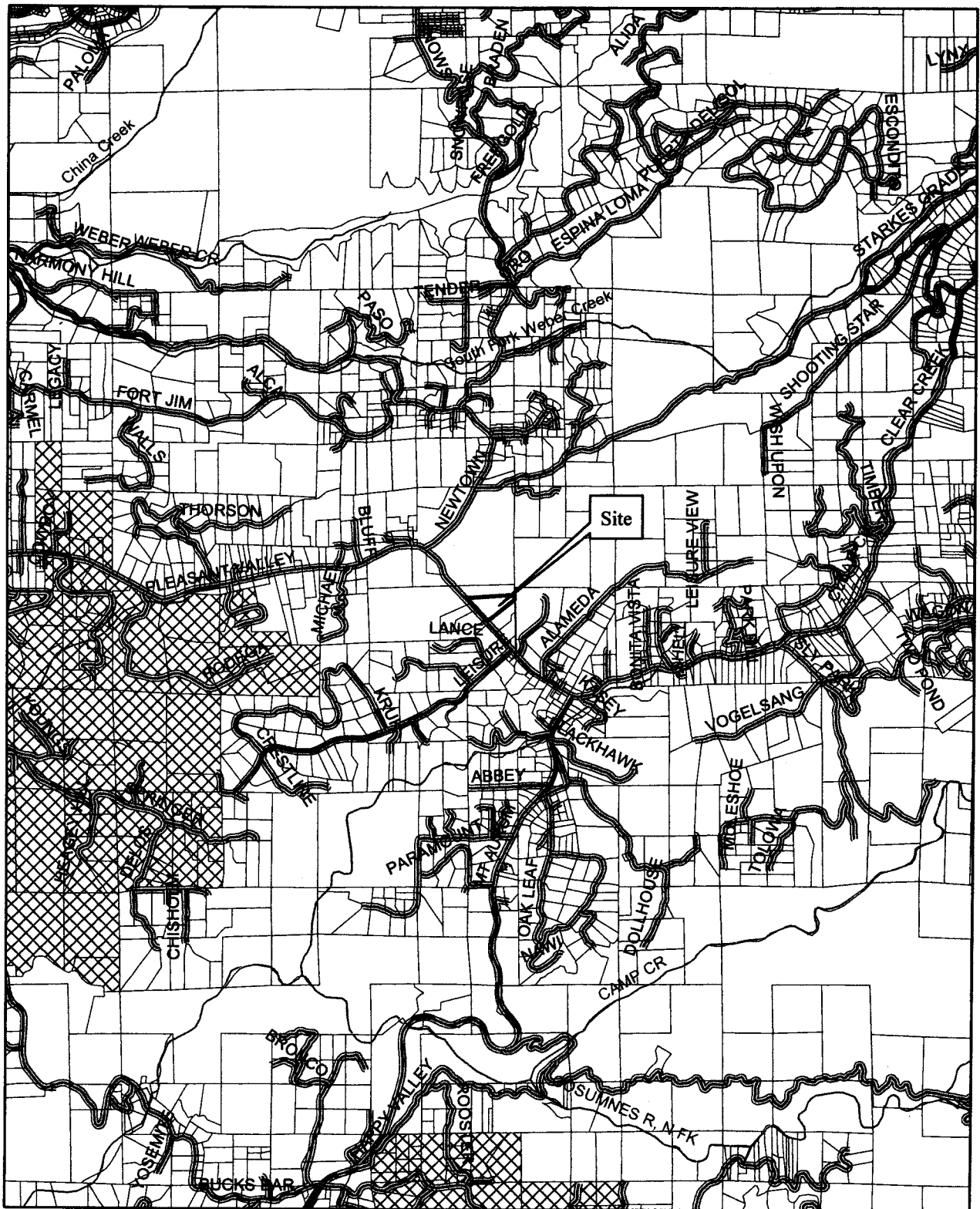


File no. A 07-0006, Z 07-0013, PD 07-0009

 Pleasant Valley Rural Center Boundary

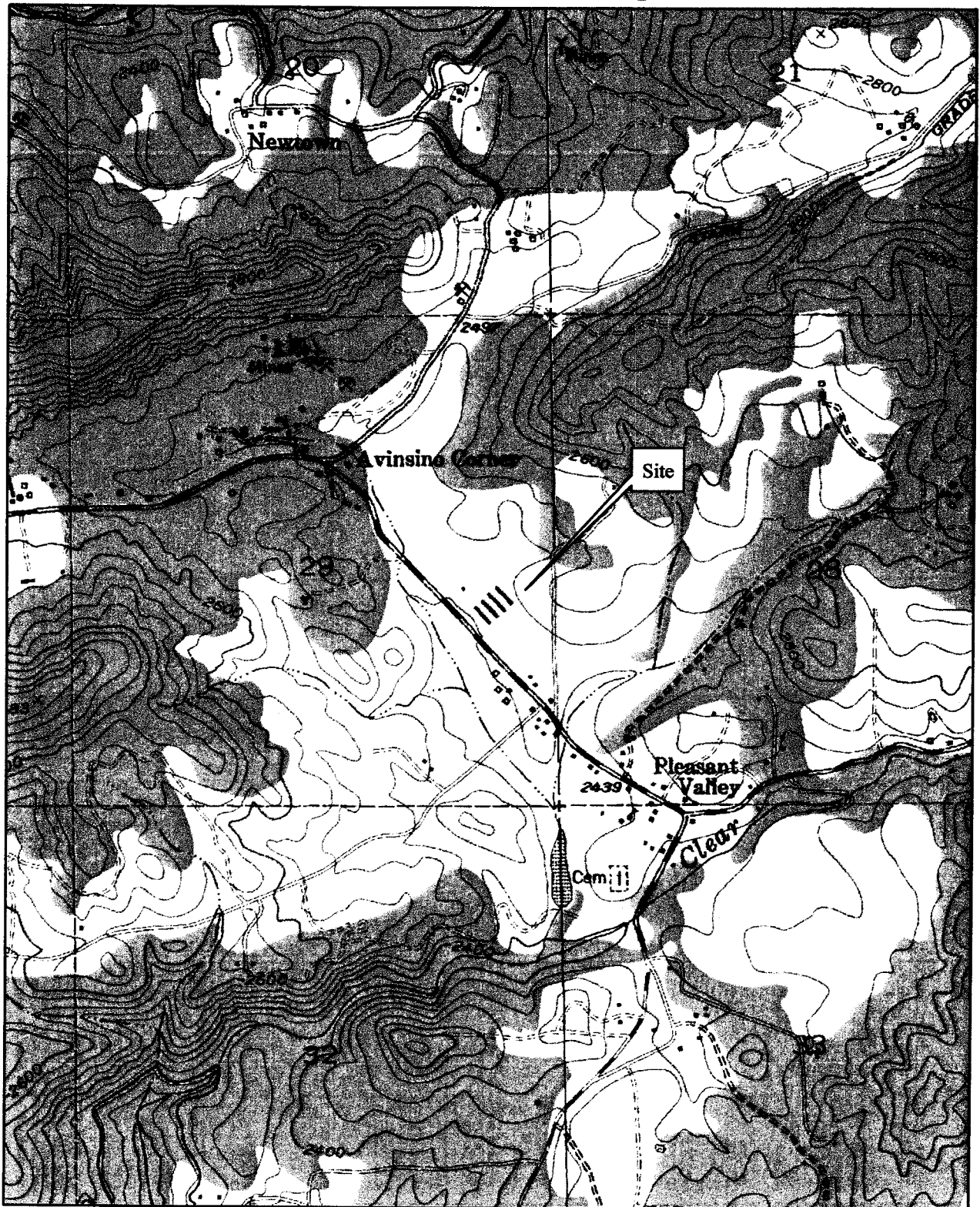
Exhibit G

Nearest Agricultural Districts



 Agricultural District Overlay

Camino U.S G.S Quadrangle



0 750 1,500 3,000
Feet

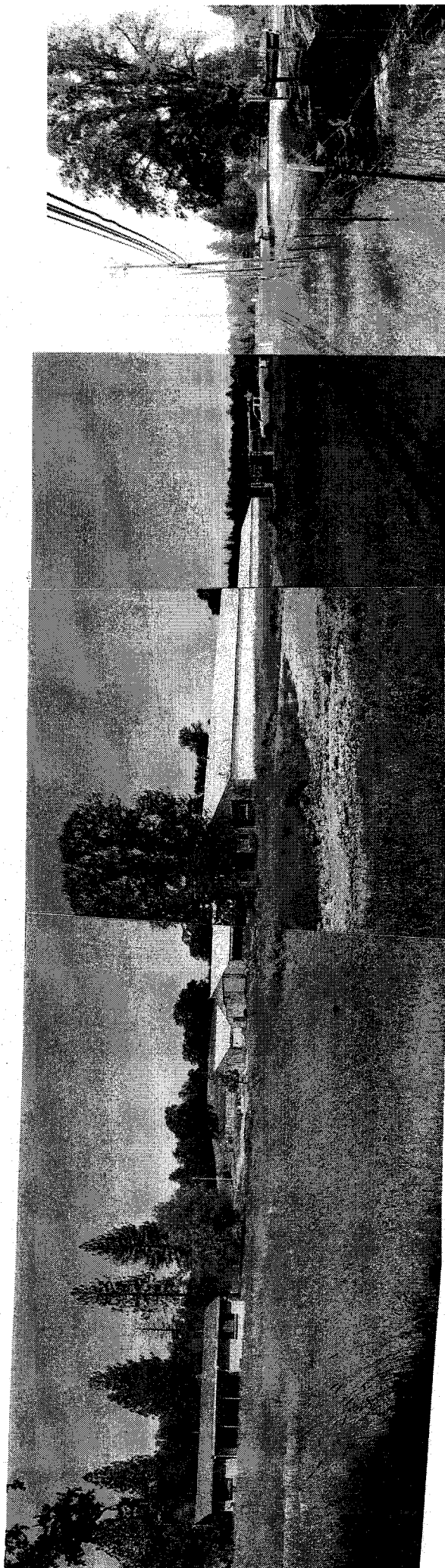


Exhibit J1

Comment: Building 1 looking from the northwest



Comment: Building 2 looking from the northwest





Comment: Building 3 looking from the northwest.



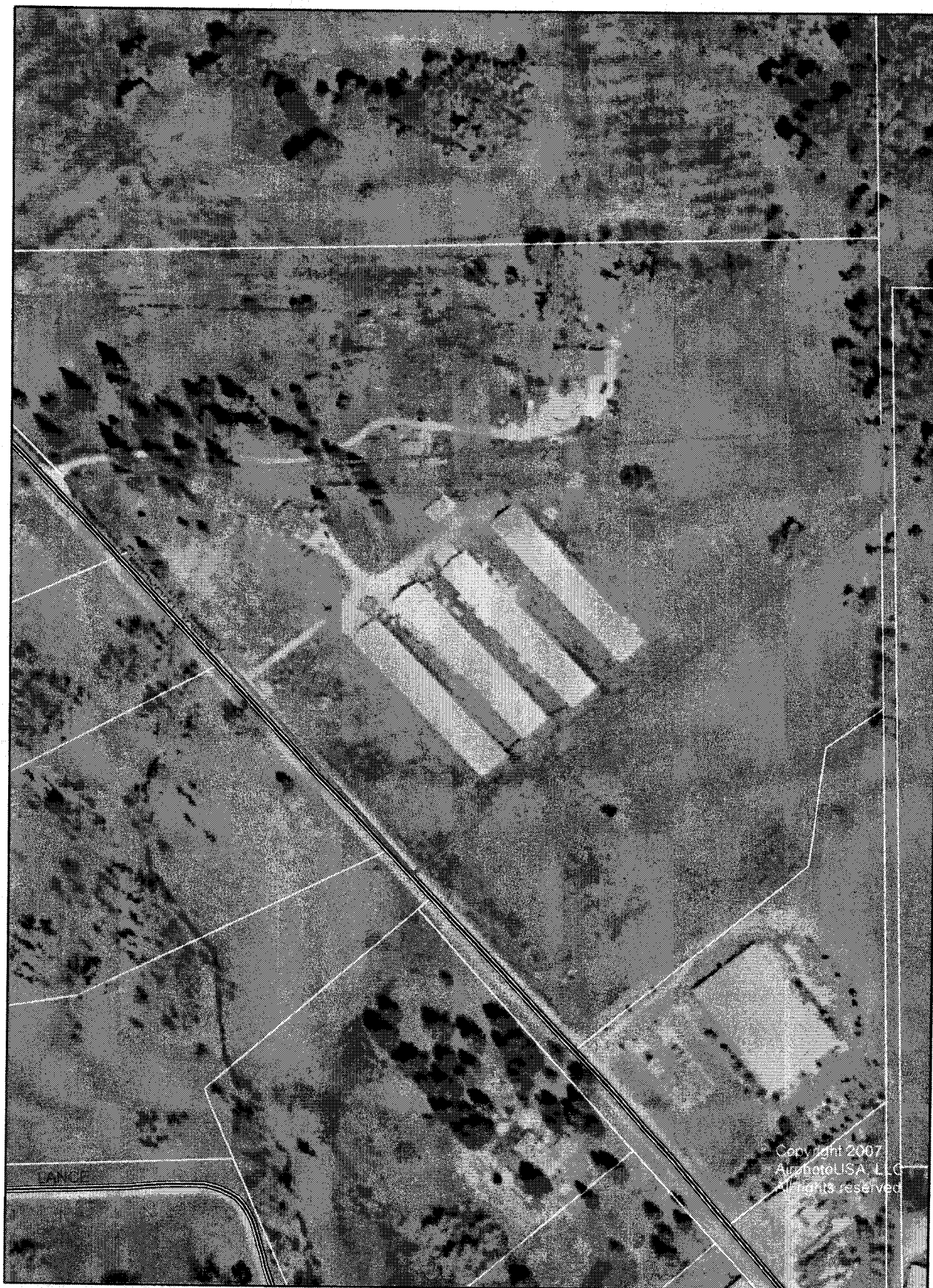
Comment: Building 4 looking from the west.



Comment: Rear of Building 3 looking southwest.

Comment: The south wall of Building 3 where the wine storage is proposed.

Comment: Standing near Pleasant Valley Road looking northeast along the southeastern parcel boundary.



Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only.
No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable.
Users make use of this depiction at their own risk.

0 300 600 1,200 1,800 2,400 Feet



Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Exhibit K2



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: A07-0006/Z07-0013/PD07-0009

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

Contact Person: Tom Dougherty

Phone Number: (530) 621-5355

Property Owner's Name and Address: James Chaffey, 215 Vista Glen Place, Martinez, CA 94553

Project Location: On the northeast side of Pleasant Valley Road approximately 0.25 mile southeast of the intersection with Newtown Road in the Pleasant Valley area, Supervisorial District 2.

Assessor's Parcel Number(s): 078-050-46

Zoning: Estate Residential Five-Acre/Single-Family Two-Acre Residential (RE-5/R2A)

Section: 29 **T:** 10 **R:** 12

General Plan Designation: Medium-Density Residential (MDR)

Environmental Setting: The 8.8-acre site is predominately covered by annual grasses. There are approximately 18 scattered existing trees. The majority of those trees are ponderosa pines (*Pinus ponderosa*) and they are located intermittently around the western and southwestern parcel boundaries. There are two mature blue oaks (*Quercus douglasii*) on the hill in the rear northeastern portion of the parcel and two young valley oaks (*Quercus lobata*) next to the entrance to Building 1. The cut banks, ditches and tall lush grasses reveal the presence of thick, rich bottom-land soil. The existing wire field fence along the southeast boundary is not located on the true boundary line with the adjoining parcel. That parcel is the one with the approved Special Use Permit 04-0019 for a mini-storage/commercial center.

Description of Project: The proposal consists of the following:

- 1). Amendment to the land use designation from Medium Density Residential (MDR) to Commercial (C);
- 2). Zone change from Estate Residential Five-acre (RE-5)/Single-family Two-acre Residential (R2A) to General Commercial-Planned Development (CG-PD);
- 3). Planned development to allow the exterior renovation of three existing 288-foot by 48-foot buildings and one 48-foot by 200-foot building and the use of Building 3 only for warehouse storage of wine produced off site, and the use of the existing 1,700 square-foot home for residential/caretaker use.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park)
Site:	R2A/RE-5	MDR	Single-family residence
North:	RE-5	AL	Single-family residence
East:	CG	C	Commercial/future mini storage/commercial project.
South:	CG/RE-5	C/MDR/LDR	Single-family residence
West:	AE/RE-5	AL	Single-family residence

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): El Dorado County Department of Transportation, El Dorado County Environmental Health Division, El Dorado County Development Services, El Dorado County Fire Protection District.

EXHIBIT L

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology / Soils
☐	Hazards & Hazardous Materials	☐	Hydrology / Water Quality	☐	Land Use / Planning
☐	Mineral Resources	☐	Noise	☐	Population / Housing
☐	Public Services	☐	Recreation	☐	Transportation/Traffic
☐	Utilities / Service Systems	☐ Mandatory Findings of Significance			

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: May 25, 2007

Printed
Name: Tom Dougherty, Associate Planner For: El Dorado County

Signature: _____ Date: May 25, 2007

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

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

a-c) **No Impacts** The single-family dwelling and four storage barns have been in existence on the project site since the early 1960s and are located within the Pleasant Valley area along Pleasant Valley Road, which is not considered a scenic highway corridor. (El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH # 2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). As proposed, the project does not create substantial effects to the area scenic resources or visual character of the area.

d) **Less Than Significant Impact.** The fact that only one new sconce-type light is proposed for the northwest entrance of Building 3, and the parcels proximity to the adjacent residences and parcels, impacts from these glares on day or nighttime views would be less than significant.

Finding: No impacts from light and glare would occur as a result from the approval of the subject request that do not exist today. Any future development plan would require further review against the General Plan policies and any new potential project specific impacts would be analyzed at that time. For this "Aesthetics" category, the thresholds of significance have not been exceeded.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

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

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Conversion of Prime Farmland.** Review of the General Plan land use map for the project area indicates that the project site is not designated as being within the Agricultural District (A) General Plan overlay and the specific land use designation is currently Medium Density Residential (MDR). The soil on the parcel is listed in the U.S. Department of Agriculture Soil Conservation Service and Forest Service Soil Survey list as being Josephine silt loam silt loam (JtC and JtD) which are not classified as Statewide Important Farmland. The loss of Prime Farmland will not be impacted.
- b. **Williamson Act Contract.** The project will not conflict with existing zoning for agricultural use, and will not affect any properties under a Williamson Act Contract because the site is not designated for agricultural use.
- c. **Non-Agricultural Use.** The site is located in an area designated by the General Plan as Medium-Density Residential and Rural Center. The impact of the conversion of this parcel to Commercial land use would be less than significant.

Finding: No impacts to agricultural land would occur and no mitigation is required. The rezone request is compatible with the surrounding neighborhood in that a commercial use of some kind has existed since the early 1960s. For this "Agriculture" category, the thresholds of significance have not been exceeded.

III. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

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

- Emissions of ROG and No_x will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);

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

- Emissions of PM₁₀, CO, SO₂ and NO_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan.** El Dorado County has adopted the El Dorado County California Clean Air Act Plan establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). This plan also contains a schedule for implementation and funding of Transportation Control Measures (TCM) to limit mobile source emissions. Implementation measures from this plan are required to be implemented at the project level and would be dealt with during the review of any building and grading permit. In addition, a project is required to comply with the National Ambient Air Quality Standards as required under the Federal Clean Air Act as well as the State of California Ambient Air Quality Standards, which are equal to or more stringent than the National Standards.
 - b. **Air Quality Standards.** El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone. Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's Air Pollution Control Program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District administers point source air pollution control. The County requires project emissions of ROG, NO_x, and PM₁₀ be quantified using URBEMIS 7G or other approved model acceptable to the District. The property would be rezoned to CG/PD with a change in the land use designation to Commercial but any future potential impacts to air quality would be further analyzed during the review of any future building and grading permit.
 - c. **Ambient Air Quality.** The El Dorado County Air Quality Management District reviewed the project proposal and would again review the any future development plans and would all impacts to air quality at that time. The rezoning, and change in land use designation with the addition of a planned development that would pinpoint the use allowed, would not directly permanently impact air quality in a significant way.
 - d. **Sensitive Receptors.** Sensitive receptors include such groups as young children, the elderly, schools, hospitals, day-care centers, convalescent homes, and high concentrations of single-family residences. There could potentially be intermittent short term diesel exhaust emissions during construction but not long term. The dust temporarily kicked up during any grading and trenching stages should be controlled by any future applicant adhering to District Rules 223 and 223.1 which they are required to do. The current proposal includes minimal project grading only to upgrade the existing driveway.
 - e. **Objectionable Odors.** The rezoning of the property to and change in land use designation controlled by the planned development designation, will not directly permit uses that would generate any odors. Future changes to the planned development would require revisions that would be reviewed again prior to their initiation.

Finding: A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. Any future development would require the submittal of a development application and the potential project

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

specific impacts would be analyzed at that time. As discussed above, no impacts on air quality would occur and no mitigation is required. For this "Air Quality" category, the thresholds of significance have not been exceeded.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a-b, d-f) **No Impact:** The rezoning will retain the residential use on the property that has been in existence since the early 1960s, and the proposed warehouse use of Building 3 and re-siding of all the barns will not change the footprints of the buildings that have also been in existence since the 1960s. Future expansions, development or change in use would be analyzed for their affect at that time with a planned development revision application. Therefore, the project as proposed and conditioned would not have any effects to any species or its habitat, protected wetlands, nor conflict with any local policies.

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

- c. **Wetlands.** The existing barn/storage buildings are located approximately 300 feet, and the existing single-family dwelling is approximately 200 feet from the intermittent stream to the west that enters underneath Pleasant Valley Road which complies with the General Plan setback requirements. No new development is proposed. There would be a less than significant impact.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-d). The existing single-family dwelling and four storage barns been historically utilized residentially and commercially since the early 1960s. The proposed project will maintain the residential use of the single-family dwelling, and no grading is proposed outside of widening and improving the surface the existing driveway. No significant impacts to cultural or historical resources would occur.

Pursuant to SB 18 and Government Code Section 65352.3, local governments are required to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Staff received notification from the NAHC in a letter dated April 18, 2007 that there were five local tribal contacts. At the time of this Initial Study staff had not received any comments with concerns for the project proposal.

Finding: Based upon the fact that the single-family dwelling and four storage buildings have existed since the 1960s, their footprints will not change, that the use of the parcel will be controlled by a planned development, and the rezoning and change in land use designation will allow uses not so dissimilar from those from the past, the impacts on cultural resources would be insignificant. For this "Cultural Resources" category, the thresholds of significance have not been exceeded.

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

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
 - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur. There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills

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

where numerous faults have been mapped. The project site is situated approximately 2 miles east of a portion of the El Dorado fault zone. All other faults in the County, including those closest to the project site are considered inactive. (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1).

- b & c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During any future site and road grading and construction of foundations and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions and that is addressed by grading permits.
- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site has Rescue extremely stony sandy loam (RgE2) soils. These soils are listed as having low to moderate shrink-swell potential. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Impacts would be less than significant.
- e. "Report of Percolation Tests" were submitted that were performed by Wheeldon Engineering April 21 and 25, 2006 for each of the four proposed parcels. El Dorado County Environmental Health Division reviewed the tests and determined that the requirements for demonstrating adequate sewage disposal have been satisfied. There would be an insignificant impact.

Finding: No significant geophysical impacts would occur from the parcel creations either directly or indirectly. For this "Geology and Soils" category, the thresholds of significance have not been exceeded.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a & b. **Hazardous Substances.** The project being considered is for the creation of four parcels which does not directly involve physical changes to the environment other minor expansion of the on site roadway and water line extension from Sierrama Drive. There would be no impact anticipated related to the routine use, transport, storage, or disposal of hazardous materials in such quantities that would create a hazard to people or the environment. Impacts would be less than significant.
- c. **Hazardous Emissions.** The proposed applications would not directly allow any operations that would use acutely hazardous materials or generate hazardous air emissions. Any future development proposal would be evaluated through the grading and building permit processes for those impacts at that time. There would be no direct impact.
- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List). No activities that could have resulted in a release of hazardous materials to soil or groundwater at the subject site are known to have occurred. There would be no direct impact with the approval of this project request.
- e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.

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

- f. **Private Airstrip Hazards.** There are no private airstrips in the vicinity of the project site. There would be no impact.
- g. **Emergency Response Plan.** The emergency response plan for any future development proposal would be analyzed for impacts at that time.
- h. **Fire Hazards.** The subject application requests and potential approval, would not directly allow any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk under normal circumstances of office/warehouse usage. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above.

Finding: No Hazards or Hazardous conditions would occur with the subject application requests and no mitigation is required. For this "Hazards" category, the thresholds of significance have not been exceeded.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

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

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards.** The proposed development that could potentially occur because of the approval of the subject application will generate wastewater that would connect to a septic system. Stormwater runoff from potential future development is required to be directed to an engineered drainage system and to contain water quality protection features in accordance with an NPDES stormwater permit if it is deemed applicable. These requirements will be further analyzed and then conditioned specific to the future development proposal. There would be no direct impact as the pad is in and the existing drainage patterns will not be significantly changed.
- b. **Groundwater.** Potable water is supplied by El Dorado Irrigation District and there are no wells in use. There would be no direct impact.
- c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. A grading permit through either Building Services or El Dorado County Department of transportation would be required for any future development to address grading, erosion and sediment control. The permit required for the current driveway improvements will be reviewed as well for compliance.
- d. **Existing Drainage Pattern.** The proposed project encompasses 8.8 acres. The rate of surface runoff from development will be minimized through the application review process; there would be no direct impact from the current proposal.
- e. **Stormwater Runoff.** There would be no direct impact from stormwater runoff directly caused by the approval of this application request. Future potential impacts will be analyzed by future development application review processes.

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

f. **Water Quality.** Wastewater and stormwater runoff from any future potential development would be analyzed further to assure water quality protection standards have been established. The rezoning, land use amendment and planned development would result in no change to the footprint, therefore it would not involve major physical changes to the environment. There would be no direct impact.

g, h and i. **Flooding.** No portion of the project is within the limits of the floodplain, as identified on the Flood Insurance Rate map. Therefore, no flooding impacts are expected.

FIRM. The Flood Insurance Rate Map (Panel No. 060040 0775 B, revised October 18, 1983) for the project area establishes that the project site is not within a mapped 100-year floodplain.

j. **Inundation.** A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami is considered less than significant because the project site is not located within the vicinity of a water body. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. The potential for a mudflow is considered to be less than significant because the project site is not located within the vicinity of a dam or other water body.

Finding: Any future development plans submitted for a building permit would be analyzed to address erosion and sediment control. No development plan accompanies this rezone request that involves changing a footprint or introducing a new structure. No significant hydrological impacts would occur with the project. For this "Hydrology" category, the thresholds of significance have not been exceeded.

IX. LAND USE PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

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

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

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

- a. **Established Community.** The project site is in an area designated by the General Plan as the Pleasant Valley Rural Center. The project site adjoins a County maintained roadway. The rezoning and change in land use designation of this parcel would be in keeping with the General Plan intended development pattern expected in a Rural Center and would not physically divide an established community since commercial and residential uses have occurred on the site since the early 1960s. There would be no impact.
- b. **Land Use Plan.** The General Plan designates the subject site as Medium Density Residential (MDR). This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. The proposed land use designation for the site is Commercial which is intended to provide areas provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The rezone to Commercial/Planned Development would make the zone district designation compatible with the land use designation. Both would be compatible and appropriate in Rural Centers.
- c. **Habitat Conservation Plan.** The proposed project is not located in an area covered by a Habitat Conservation Plan. There would be no impact to rare plants with the project.

Finding: The proposed rezone, land use amendment and planned development will be consistent with the General Plan intent for Rural Centers and will serve and support the surrounding agricultural enterprises. There will be no significant impact from the project due to a conflict with the General Plan. The project proposal can be found to be a benefit to the community. No significant impacts would occurred. For this "Land Use" category, the thresholds of significance have not been exceeded.

X. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a. & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist are present, (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001), and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7). The Placerite Quarry is an active mine on a parcel to the north approximately 500 feet from the buildings on the project site. The actual mining operation is further than that into the parcel. There would be no impact.

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

Finding: No impacts to energy and mineral resources would occur and no mitigation is required. For this "Mineral Resources" category, the thresholds of significance have not been exceeded.

XI. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

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

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

- Noise Standards.** Future construction would temporarily raise noise levels, but the proposed uses allowed in the current Planned Development proposal does not involve increased noise levels. Any future development project would be required not to generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan and their impacts to the surrounding neighborhood would be further analyzed in a planned development revision process.
- Groundborne Noise.** Persons adjacent to the project vicinity would not be subjected to long-term, excessive groundborne noise or groundborne vibration as a result of future project construction or upon completion of the project, although short-term, intermittent impacts can be anticipated during future construction phases.
- c and d. Ambient Noise.** The uses which would be permitted by the proposed Planned Development application would not typically introduce excessive noise. Occasional trucks would not exceed any established thresholds.

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

- e. **Airport Noise.** The Project is not located within an airport land use plan, or within two miles of a public airport or public use airport.
- f. **Private Airstrip Noise.** The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected excessive noise from a private airport.

Finding: As discussed above, no significant noise impacts would occur with the project. For this "Noise" category, the thresholds of significance have not been exceeded.

XII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

- a. **Population Growth.** The 8.8-acre project site is in an area zoned for residential use and has the potential to be developed at 0.2 to 1 dwelling units per acre but would not induce substantial population growth as it is a commercial proposal with a minor residential element.
- b - c The proposed project would reduce the potential for 2 to 8 units, but would not displace any existing housing. The utility services and other supporting infrastructure are available at the project site and the current proposals would not displace any existing residents.

Finding: The project will not directly displace housing. The County maintains an adequate inventory of lands designated Medium-Density Residential (MDR). A significant impact due to substantial growth either directly or indirectly with the project on the parcel as currently configured would not occur. For this "Population and Housing" category, the thresholds of significance have not been exceeded.

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

XIII. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks?			X	
e. Other government services?			X	

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

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

- Fire Protection.** The El Dorado County Fire Protection District currently provides fire protection services to the project area. The District was solicited for comments to determine compliance with fire standards, El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the California Uniform Fire Code. The District did not respond with any concerns that the level of service would fall below the minimum requirements as a result of the proposed rezone. They have a fire station approximately 1200 feet to the south of the subject parcel.
- Police Protection.** The project site will be served by the El Dorado County Sheriff's Department with a response time of 8 minutes to 80 percent of the population located in the Community Regions. For the rural areas, there is no standard minimum level of service or response time. Currently, the County has 0.89 sworn officers per 1,000 daytime populations. The project proposal would not significantly impact current response times to the project area.
- Schools.** The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project proposal will not directly generate the need for additional school facilities and will not impact school enrollment, as the project would not result in a dominant residential component.

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

- d. **Parks.** Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, and an in-lieu fee amount for the subdivision of land. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code because the project is not for a residential subdivision. The project proposal will not increase the demand for parkland.
- e. **Other Facilities.** No other public facilities or services will be directly substantially impacted by the project. Any future potential impacts would be further analyzed in the in any future development application process.

Finding: As discussed above, no significant impacts would occur with the project either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded.

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a & b. The proposed project is for using an existing structure and rezoning and changing the land use designation to uses that have historically occurred on the parcel since the early 1960s and therefore the would not substantially contribute to an increase in demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

Finding: No significant impacts to recreation and open space resources would occur with the rezone subject applications. For this "Recreation" category, the thresholds of significance have not been exceeded.

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

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?			X	
f. Result in inadequate parking capacity?			X	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a & b. **Capacity and Level of Service.** Any future development plan would be analyzed first for its impacts on the existing traffic through a traffic study if the project triggered the threshold of Average Daily Trips. The current proposal is for a warehouse use involving a projected one-person operation which in and of itself would thus have a less than significant impact.

c. **Traffic Patterns.** The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing fields in the project vicinity. The project site is not within an airport safety zone. There would be no impact.

d. **Hazards.** The project proposal will not change the existing roadways or walkways or induce a significant increase in traffic resulting in a hazard.

e. **Emergency Access.** The project site is situated on Pleasant Valley Road which is County maintained. The current Planned Development proposal was analyzed for access and site distance by the El Dorado County Department of Transportation and no significant impacts were found. Emergency access to potential future expansions would be

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

analyzed for their impacts in relation to the particular future development proposed. There would be no direct impact.

- f. **Parking.** Section 17.18 of the Zoning Ordinance lists the parking requirements by use. The submitted site plans included in the Staff Report as Exhibits E1 and E2 show more than enough room for the required parking spaces for warehouse use. There would be no significant parking impacts.
- g. **Alternative Transportation.** Policies 9.1.2.4 and 9.1.2.8 direct that discretionary projects be evaluated with regard to their ability to implement, integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use. There is a proposed Class 2 bike lane proposed for Pleasant Valley Road. EDCDOT is requiring the project to dedicate an IOD for the on site portion of Pleasant Valley Road which could potentially be used to incorporate a bike path in the future along the road. With the potential for only one employee for the subject proposal, a requirement for bike racks at this time would not seem warranted.

Finding: As discussed above, no significant traffic impacts would occur with the project. The rezone, land use change and planned development will permit an existing storage building to be used and a residential use of a single-family residence to continue which would not cause a significant impact. For this "Transportation/Traffic" category, the thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

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

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

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

- a, b & e **Wastewater.** The El Dorado County Environmental Health Division has reviewed the current application requests and has no major concerns on the proposal because they determined there is a current approved system for the single-family dwelling. For the bathroom and office in Building 3, a complete septic system evaluation and site/soil evaluation will be required prior to obtaining a building permit. Because the proposed use is commercial, the septic system evaluation shall define a 300% sewage disposal repair area that will be delineated on the site plan. Impacts would be less than significant.
- c. **Stormwater Drainage.** All required drainage facilities for the current facilities are roughed out from past use and will be fine tuned by the grading permit required by EDCDOT for the driveway improvements required by the subject application. Other than that, the project proposal does not directly involve physical changes to the environment. Impacts would be less than significant.
- d. **Potable Water.** The project parcel has metered water currently used by the existing residence and Building 3. Impacts would be less than significant.
- f. **Landfill.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility / Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years. There would be no impact.
- g. **Solid Waste.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. Solid waste pickup currently exists on a weekly basis for the subject parcel. There would be no impact.

Finding: No significant utility and service system impacts would occur with the subject applications. Any new development application or expansion to what currently exists or proposed by the subject application would have the potential project specific impacts analyzed at that time with a revision to the planned development. For this "Utilities and Service Systems" category, the thresholds of significance have not been exceeded.

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

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

Discussion:

- a. As discussed in Item V (Cultural Resources), the proposed project would have no significant effect on historical or unique archaeological resources as all facilities exist. There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV).
- b. Due to the existing site specific conditions and type of project proposed and types of activities proposed, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to agriculture resources, air quality, geology/soils, hazards/hazardous materials, land use/planning, mineral resources, population/housing, public services, recreation, traffic that would combine with similar effects such that the project's contribution would be cumulatively considerable.
- c. Any future development plan that attempts to expand the current uses and that subject of this application request would require the submittal of a development application and the potential project specific impacts would be analyzed at that time in relation to all applicable laws. There would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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