

**ELDORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** September 25, 2008

**Item No.:** 7.a

**Staff:** Dyana Anderly, AICP  
Contract Planner

**REZONE/PLANNED DEVELOPMENT/PARCEL MAP**

**FILE NUMBER:** ZO8-0007/PD08-0006/P08-0010/Barnett Business Park

**APPLICANT:** Barnett Lot 1 LLC  
c/o David Cohen and Marcus Rabwin

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This item was continued from the August 14, 2008, meeting.

**ELDORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** August 14, 2008

**Item No.:** 10

**Staff:** Dyana Anderly, AICP  
Contract Planner

**REZONE/PLANNED DEVELOPMENT/PARCEL MAP**

**FILE NUMBER:** ZO8-0007/PD08-0006/P08-0010/Barnett Business Park

**APPLICANT:** Barnett Lot 1 LLC  
c/o David Cohen and Marcus Rabwin

**REQUEST:** Rezone from Industrial-Design Control (I-DC) (Exhibit E) to Industrial-Planned Development (I-DC-PD);

Preliminary planned development for an industrial development consisting of two phases:

- a. Phase I consists of the development of the front approximately one-half of a 5.11-acre parcel with an industrial/warehouse building totaling 50,607 square feet and associated utility rooms, access ways, parking areas, trash enclosure areas, and landscaping.
- b. Phase II consists of the development of the rear portion of the property with an attached industrial/warehouse building totaling 45,754 square feet, an open storage yard, and associated improvements; and

Parcel map to subdivide the property into 21 lots. The map would subdivide the industrial/warehouse building, which is close to completion, into 18 lots. Lot A would encompass the common areas to include utility rooms, landscaping, parking and access ways; Lot B would be a "remainder parcel," to be considered in the future; Lot C would consist of an area designated for open storage. Lot sizes for the industrial units would consist of 16 lots of 2,549 square feet each and two lots of 4,909 square feet each; the common area would consist of

118,713 square feet; the open storage lot would be 7,558 square feet; and the remainder parcel would be 50,602 square feet.

**LOCATION:** The property is located in the Barnett Business Park, on the south side of Business Drive, approximately one half mile south of the intersection with Durock Road, in the Shingle Springs area. Supervisorial District II. (Exhibit A)

**APN:** 109-480-21

**ACREAGE:** 5.11 acres

**GENERAL PLAN:** Industrial (Exhibit B)

**ZONING:** Industrial–Design Control (I-DC) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**SUMMARY RECOMMENDATION:** Recommend conditional approval

**BACKGROUND:** On October 27, 2007, an application for Design Review (DR07-0068) of the property was approved for the construction of a 96,877-square-foot industrial/warehouse building, landscaping, access driveways, and parking for 130 vehicles. A copy of the staff report and its attachments, including conditions of approval, are attached as Exhibit A. The Design Review process was categorically exempt from environmental review, and a “Notice of Exemption” was filed with the County Recorder.

Subsequent to the approval of the Design Review application, a building permit was issued for the construction of the front portion of the industrial/warehouse building, including landscaping, parking, and access driveways associated with the front portion of the property. The applicant has since decided to subdivide this nearly completed building into 18 lots in order to offer the lots (units) for sale. It is foreseeable that some purchasers of lots would purchase more than one contiguous lot and utilize them essentially as one space with no dividing walls. All dividing walls would be constructed to meet Uniform Building Code requirements.

The development standards of the Industrial District require a minimum lot size of 10,000 square feet, lot widths of at least 60 feet, and minimum front and rear yard setbacks of 10 feet. Because the proposed lots would be as small as 2,549 square feet with widths as narrow as 7.8 (for utility areas), and with no front or rear yard setbacks, a zone change to Industrial – Planned Development is required. An Industrial – Planned Development zoning overlay allows exceptions to development standards when findings can be made in accordance with the findings established in the Zoning Ordinance. (Attachment 1)

**STAFF ANALYSIS:** Staff has reviewed the project for compliance with the County’s regulations and requirements. An analysis of the permit request and issues for Planning Commission consideration are provided in the following analysis:

## **Project Description**

The application request is for a Rezone, Planned Development and Parcel Map.

The Rezone would add the Planned Development (PD) overlay to the parcel to change the zoning from Industrial – Design Control (I–DC) to Industrial - Planned Development (I-PD).

The Planned Development is required when property is being subdivided in an industrial building. A Preliminary Planned Development has been requested which minimizes the initial submittal requirements, but requires subsequent approval of the Final Planned Development. One large industrial/warehouse building consisting of 96,877 square feet is proposed. The applicant has split the project into the following two phases. The first phase involves completion of the front approximately one-half of the industrial building and the improvements that support it (paving, parking, landscaping, trash enclosure, utility rooms). The front portion of the building is under construction following approval of a Design Review and issuance of a building permit. The second (rear) half of the building, approximately 45,754 square feet, is proposed to be constructed under a second phase, along with associated improvements and an open storage yard. Unlike an industrial condominium development where the owners own the air space within their designated bays, the proposed subdivision involves the ownership of the land underneath each subdivided lot, its building walls and roof structures. Owners of individual lots would also have an ownership share in the common areas as well as a responsibility for their maintenance. The development would allow a mix of office, industrial and warehouse uses.

The parcel map proposes to subdivide the front one-half of the industrial/warehouse building, which is nearing completion, into 18 separate parcels, a lot designated as common space, a lot designated for open storage, and a “remainder parcel.” Per Section 66414.6 of the Subdivision Map Act, a subdivider may designate as a “remainder” that portion of the property which is not divided for the purpose of sale, lease, or financing. When the subdivider elects to designate a remainder, the fulfillment of construction requirements for improvements is not required until a permit or other grant of approval for development of the remainder parcel is issued by the local agency.

As discussed in the Zoning Section below, the PD is required in order to allow for modification to the development standards of the Industrial – Design Control zone district. The proposed parcel map would require installation of all improvements associated with the first phase, although the map encompasses improvements of the second phase, to be installed when the second half of the building is constructed.

The following provides the building lots and proposed parcel details:

<b>Building Lots</b>	<b>Number of Units</b>	<b>Lot area (sq. ft.) (each)</b>
Lots 10 and 27	2	4,909.23
Lots 11 through 17 and Lots 19 through 26	16	2,549.33
<b>Common Space</b>		
Parking and Driveway		67,924.65
Utility Rooms	2	255.81
Walkways, Landscaping, Misc		50,260.31
<b>Lot C</b>		
Open Storage		7,558.42
<b>Remainder Parcel</b>		45,698.51
		<b>Total Square Footage</b> 222,591.60

**Site Description:** The site slopes slightly from north to south, with the building situated below the grade of Business Drive. The site has been graded, and the front portion of the industrial/warehouse building nears completion. The front portion of the property is paved but not yet striped for parking. Areas are set aside for landscaping. There are some retaining walls along some areas of the side property lines.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	I-DC	I	Front portion developed with industrial/warehouse building, paving, areas designated for landscaping, and open space. The property has been graded.
<b>North</b>	I-DC	I	Outdoor storage of recreation vehicles
<b>South</b>	R2A	MDR	Southern Pacific Railroad Right-of-Way and Single-family residences
<b>East and West</b>	I-DC	I	Undeveloped.

There is a 20-foot buffer along the rear property line, with another 100 feet beyond the property line belonging to the Southern Pacific Railroad. As such, the proposed development would not conflict with the single-family residential land uses to the south. The project site is within the Barnett Business Park and is bounded to the north, east, and west by parcels within the business park. The proposed industrial and warehouse land uses would be consistent within the purpose of the business park.

### **Land Use and Rezone Consistency**

**General Plan:** The General Plan designates the subject site as Industrial (I). The purpose of industrial land, according to the General Plan (**Policy 2.2.1.2**), is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted on industrial land include manufacturing, processing, distribution, and storage. The proposed zone change from Industrial-Design Control to Industrial-Planned Development would be consistent with this purpose in that ownership opportunities for industrial endeavors would be increased. Future occupants would be required to abide with the regulations established for the Industrial zoning district.

**Policy 2.2.5.21** of the Land Development Element states that “(d)velopment projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.” With respect to the subject project, the creation of an I-PD zone designation is consistent with this General Plan policy in that adjoining land uses on three sides of the property are within the same industrial park.

**OBJECTIVE 10.1.7: SMALL BUSINESS AND WORK PLACE ALTERNATIVES** of the Economic Development Element of the General Plan states, “Promote the establishment and expansion of small businesses and work place alternatives including home occupations, telecommuting businesses, and technology transfer based industries.” The proposed project involving providing relatively small industrial bays for sale is consistent with this objective.

**Policy 2.2.3.1** of the Land Development Element indicates that the planned development (-PD) Combining Zone District is to allow industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. The Industrial District permits up to 60 percent land coverage with structures, and the proposed project is consistent with this requirement.

**Policy 2.8.1.1** directs that nighttime light and glare from parking area lighting, signage, and buildings 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 lighting for the project has been reviewed and approved as part of the submitted building permit for the constructed building. Future lighting for the remaining portion of the building would be consistent with those fixtures already approved onsite.

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 site is zoned Industrial–Design Control. Per Section 17.74.020 of the Zoning Ordinance, “The purpose of this chapter [*Design Control*] is to establish a review process which will provide: ... (f)or the protection, enhancement and use of places, sites, buildings and structures having special character, aesthetic interest and value; ...” The design of the development was subject to design review, which was approved at the staff level. Staff found that the development was consistent with all zoning requirements.

The applicant is requesting rezoning of the property from Industrial–Design Control to Industrial–Planned Development. The purpose of planned developments, per Section 17.02.920 of the Zoning Ordinance, in part, is to effect more efficient utilization of land, to allow flexibility of development, and to aid in the reduction of development costs. The proposed rezoning would be consistent with the purpose of the planned development district in that by allowing smaller industrial lots which do not incorporate front and rear yard setbacks, an efficient utilization of land is the result. In addition, providing the option for the developer to offer industrial lots for sale reduces the costs of industrial development and facilitates the construction of new industrial development.

No changes to the plan approved under design review are proposed with these applications for a zone change and parcel map other than that the development would be constructed in two phases.

Below is an analysis of the industrial development standards as they relate to the proposed project.

#### **A. Minimum Lot Area**

The minimum lot area in the Industrial zone district is 10,000 square feet. The primary parcel is a little over five acres; however, the individual lots that would be created by the parcel map are as small as 2,549 square feet. The areas of the proposed lots are less than the minimum lot size required in the Industrial zone district; however, the Planned Development allows the developer to request a waiver of the standard.

#### **B. Maximum Building Coverage**

The maximum building coverage allowed in the Industrial zone district is 60 percent. Phase 1 would result in 50,988 square feet of building coverage, or a coverage of 22.9 percent of the lot. Phase 2 would add an additional 45,889 square feet of building for a total building coverage of 43.5 percent of the lot. The lots proposed to be created within the industrial building (industrial bays) by the parcel map cover 100 percent of the lot envelope. The planned development would allow consideration of an increase of the maximum building coverage from 60 percent to 100 percent.

### **C. Minimum Lot Width**

The minimum lot width in the Industrial Zone District is 60 feet; the lots proposed to be created by the parcel map are as narrow as 32 feet. Approval of the planned development would allow the reduced lot width.

### **D. Minimum Yards**

Minimum setbacks in the Industrial zone district are: front, 10 feet; sides, 5 feet or 0 feet and fireproof wall without opening; rear, 10 feet. The property has an existing front yard setback of at least 47 feet, which is to be landscaped. The Preliminary Landscaping Plan and corresponding Plant Legend have been included as Exhibit H. However, the lots created within the industrial/warehouse building will not have yards. At the rear of the 5.11-acre parcel, a 20-foot landscaped rear yard buffer is proposed as part of the second phase of development. The rear property line abuts land zoned for residential uses; however, in addition to the 20-foot buffer, the 100-foot-deep Southern Pacific Railroad right-of-way further buffers the industrial site from the residential zone. Approval of the planned development would allow the reduced setbacks in the first phase for the lots within the building.

### **E. Maximum Building Height**

The maximum building height allowed by the zoning ordinance is 50 feet, and the height of the building under construction and portion of the building to be added is approximately 25 feet.

### **F. Parking Requirements/Landscaped Parking Areas**

*Section 17.18.060* of the *County Code* establishes minimum parking requirements for off-street parking. Parking requirements are calculated based upon the proposed use; however, not all uses are known at this time. Light and limited industrial manufacturing requires 1 space per 400 square feet of gross floor area; and warehousing requires one space per 200 square feet of floor area. Office space usage requires one space per 250 square feet of gross floor area. If 15 percent of the building for both phases were devoted to office space and the remainder to warehousing, the parking requirement would be 97 parking spaces. A total of 127 vehicle parking spaces are proposed for both phases of development, which staff finds consistent with the intent of the ordinance. As shown on the Landscaping Plan, landscaping would be installed within the parking areas.

### **G. Signs.**

Signage requires review and approval by Planning Services prior to installation. Signs must conform to sign requirements. At this time, no sign plans have been submitted.

### **H. Lighting**

Lighting would be mounted on the building face. Fifteen fixtures have been approved for installation on the portion of the building shown within the first phase of development. Lighting



would be required to conform to Section 17.14 of the Zoning Ordinance which requires outdoor lighting to be downward shielded to reduce spill and lighting glare on adjacent properties.

### **I. Trash/Recycle Enclosures**

The Zoning Ordinance requires trash enclosures to be screened with a 6-foot-high masonry or similar material to screen the enclosures from view. The parcel maps shows that two trash/recycling enclosures would be installed in each phase of development. As shown on the site plan, the trash enclosures would be located along side property lines.

### **J. LANDSCAPING**

A landscaping plan was submitted for the first phase of the project, which complies with the County standards for water conservation.

#### **Planned Development Permit Request:**

The proposed parcel map would create individual parcels for each of the units within the front half of the proposed industrial/warehouse building. These separate units would not meet development requirements of the Industrial zone relating to minimum lot size, minimum yards, minimum setbacks, maximum building coverage, and lot width. However, the planned development would allow for flexibility with the development standards of the Industrial zone district. Findings of Approval for these requests have been made and are included in Attachment 2 of the staff report.

The applicant intends to develop the property in two phases. The first phase, involving development of the front portion of the property, is near completion and consists of an industrial/warehouse building, landscape areas and access ways, and parking associated with the front portion of the site. The second phase consists of an addition to the existing building, associated improvements, and a storage yard. The second phase would require further discretionary action by the Planning Commission; unless this authority is delegated to the Development Services Director by condition of approval [see condition 47].

#### **Other Issues/ Agency Comments:**

**Access/ Circulation:** The Department of Transportation (DOT) has reviewed the project and has determined that no additional road improvements would be required for subject project. DOT notes that the detention basin that was designed to accommodate runoff from the second phase of the development in the southwest corner of the business park remains incomplete. DOT also notes that it appears from the site plan that offsite grading would occur on the adjacent parcel (slopes) to the west. Permission from the property owner must be obtained prior to approval of grading improvement plans. DOT project specific and standard conditions have been included as conditions of approval.

**Air Quality Management District:** The District has determined that the project would have an insignificant impact on air quality. Conditions of approval would require mitigation measures for the control of fugitive dust and to reduce impact on air quality.

**Resource Conservation District:** The District has reviewed the project and notes that the property is located in Rare Plant Mitigation Area I and requires either payment of a mitigation fee or participation in the Rare Plant Off-Site Mitigation Program (El Dorado County Resolution No. 205-98).

**Hazardous Materials:** The Hazardous Materials Division indicates that if any commercial, industrial, agricultural, mining or any other hazardous materials handling activities have taken place on the property in the past, the applicant must conduct a phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a work plan and conduct a phase II ESA and any required site remediation activities prior to developing the property.

**Infrastructure:** The project would be served by public water and sewer. No new utilities or services would be required to provide service for the project.

## **ENVIRONMENTAL REVIEW**

All physical changes to the property were approved as part of the Design Review process, and that project was determined to be categorically exempt from environmental review. For the current project involving a zone change to Planned Development and a parcel map, no further physical changes to the land or uses upon the land are proposed. The Initial Study and the proposed Negative Declaration (Attachment 3) prepared for the current zone change, planned development and parcel map applications conclude that there would be no significant impact on the environment. Accordingly, staff recommends that the Planning Commission recommend to the Board of Supervisors that the Negative Declaration be adopted.

In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.<sup>75</sup> after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.<sup>00</sup> processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

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

1. Adopt the Negative Declaration based on the initial study prepared by staff; and
2. Approve Z08-0007/PD08-0006, adopting the preliminary development plan as the official development plan, and approve P08-0010, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

Attachment 1 .....	Conditions of Approval
Attachment 2.....	Findings
Attachment 3.....	Initial Study/Negative Declaration
Exhibit A.....	DR007-0006S staff report and attachments
Exhibit B.....	Vicinity Map
Exhibit C.....	Assessor's Parcel Map
Exhibit D.....	General Plan Land Use Map
Exhibit E.....	Zoning Map
Exhibit F.....	Parcel Map
Exhibit G.....	Landscape Plan
Exhibit H.....	Initial Study

**EL DORADO COUNTY DEVELOPMENT SERVICES  
STAFF REPORT**



**Staff:**

Jonathan Fong

**STAFF LEVEL DESIGN REVIEW**

**FILE NUMBER:** DR07-0006S

**FILE NAME:** Foothill Springs Business Center

**APPLICANT:** Barnett Lot 1 LLC

**REQUEST:** Design Review request to construct a 96,877 square foot office and industrial warehouse building. The project would be constructed in two phases- Phase 1 would construct 50,988 square feet and Phase 2 would construct 45,889 square feet.

**LOCATION:** The property is located on the south side of Business Drive approximately 1/2 mile south of the intersection with Durock Road in the Cameron Park area, Supervisorial District II (Exhibit A).

**APN:** 109-480-21

**ACREAGE:** 5.0 acres

**GENERAL PLAN:** Industrial (I) (Exhibit B)

**ZONING:** Industrial- Design Control (I-DC) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt Pursuant to Section 15268 of the CEQA Guidelines/ Board of Supervisors Resolution 179-99

**SUMMARY RECOMMENDATION:** Conditional Approval

**EXHIBIT A**

**BACKGROUND:** The project site is located within the Design Community (DC) overlay Zone District which requires the submittal of a design review application for any new commercial development onsite.

**STAFF ANALYSIS**

**Project Description:** The applicant is requesting approval of a Design Review application to allow the construction of one, 96,877 square foot office / industrial warehouse building and parking lot with 130 spaces. The project would allow for a mixture of office and warehouse uses.

The project is proposed as a phased development. Phase 1 would construct a 45,889 square foot building and 78 parking spaces. Phase 2 would include a 45,889 square foot building and 39 parking spaces.

As shown on the Landscaping Plan, Phase 1 of the development would install landscaping along the project frontage on Business Drive and along the sides of the 45,889 square foot portion of the building.

Phase 2 would install additional landscaping along the entire side yards of the project site and the rear of the site.

**Site Description:** The project is located within the Barnett Business Park in the Shingle Springs Area. The site has been previously graded and no vegetation onsite. A retention pond is located along the southern boundary. As shown on the site plan, the pond is located within the 100 foot setback and would not be impacted by the proposed development.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
Site	I	I	Undeveloped
North	I	I	Existing storage facility
South	R2A	MDR	Existing single-family residences
East	I	I	Undeveloped
West	I	I	Undeveloped

The project is located within the Barnett Business Park which permits a range of Industrial land uses. The project site abuts residential land uses to the south. As shown on the site plan, the site is buffered by the existing 100 foot wide Southern Pacific Railroad easement. Additionally, a 100 foot wide easement exists along the southern portion of the project site for an existing retention pond. The building would be located approximately 400 feet from the nearest single family residences.

Existing vegetation and proposed landscaping for the second phase of the project would provide an adequate buffer between the project and the existing residential land uses.

The proposed office and warehouse building would be consistent with the surrounding land uses and would not create significant impacts to the surrounding land uses.

**General Plan:** The Industrial (I) land use designation provides a full range of commercial retail, office, and service uses. The Commercial land use designation is considered appropriate within Community Regions and Rural Centers. The project would include a phased development to construct a 96,877 square foot building with a proposed mix of office and warehouse uses.

As established by *General Plan Policy 2.2.1.5*, the maximum Floor Area Ratio (FAR) within the (I) land use designation is 0.85.

The project site is approximately 5.11 acres (222,610 square feet). The required 0.85 FAR allows up to 189,218.5 square feet of total building area. The building is proposed to be 96,877 square feet which would yield a FAR of 43.5% percent. As proposed the building does not exceed the FAR of 85%.

As proposed and conditioned, the project is consistent with the General Plan.

**Zoning:** The project site is zoned Industrial-Design Community (I-DC). *Section 17.34.020 (A)* of the *Zoning Ordinance* allows the proposed office and warehouse use subject to review and approval of a design review application.

*Section 17.34.040 (A-F)* of the *Zoning Ordinance* establishes development standards for projects within the Industrial (I) Zone District:

**A. Minimum lot area, ten thousand (10,000) square feet.**

The project site is 5.11 acres (approximately 222,610 square feet).

**B. Maximum building coverage, sixty percent (60%) of the lot.**

Phase 1 would result in 50,988 square feet of building coverage or 22.9% of the lot. Phase 2 would add an additional 45,889 square feet of building for a total building coverage of 43.5% of the lot.

**C. Minimum lot width, fifty feet (50').**

The lot width along Business Drive is approximately 253 feet.

**D. Minimum yards: front, ten feet (10'), sides five feet (5'), rear ten feet (10').**

The proposed building would have the following setbacks: front 47 feet, sides 60 feet, rear 100 feet.

**E. Maximum building height, fifty feet (50').**

The proposed building height would be approximately 25 feet.

As proposed, the project is consistent with the development standards of the CP Zone District.

**Parking:** Section 17.18.060 of the *County Code* establishes minimum parking requirements for off-street parking. Parking requirements are calculated based upon the proposed use. Office space usage requires one (1) space per 250 square feet of gross floor area. Retail space usage requires 300 square feet of gross floor area. The Design Review request is to allow construction of an 11,264 square foot building to provide for a mix of office and retail space. The parking requirement for an 11,264 square foot office building would be 46 spaces and 38 spaces for a retail building.

**Signage:** No signage has been proposed with the Design Review. Future signage would be required to conform to Chapter 17.16 and 17.34 of the Zoning Ordinance. Future signage would require review and approval by Planning Services prior to installation.

**Landscaping:** All landscaping would be required to conform to the Landscaping Plan as submitted with the application. Phase 1 would install landscaping along the project frontage and along the sides of the building.

**Lighting:** Lighting would be mounted on the building face. 15 fixtures would be installed on the portion of the building shown as Phase 1. Lighting would be required to conform with Section 17.14 of the Zoning Ordinance which requires outdoor lighting to be downward shielded to reduce spill and lighting glare on adjacent properties.

**Road Improvements:** The project parcel is part of the Barnett Business Park which was approved under approved Parcel Map PM99-13. The project would be required to construct or verify that the road improvements required as conditions of approval for PM99-13 have been constructed along the project frontage.

## **ENVIRONMENTAL REVIEW**

The project has been found to be Categorical Exempt from CEQA pursuant to Section 15268, pursuant to El Dorado County Board of Supervisors Resolution No. 179-99 which establishes that Design Review applications within the Barnett Business Park are Categorical Exempt.

Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption.

**DETERMINATION:** Planning Services has taken the following actions:

1. Certify the project is Categorical Exempt pursuant to Section 15268, pursuant to El Dorado County Board of Supervisors Resolution No. 179-99;
2. Approve Design Review Revision DR07-0006S subject to the Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2.

### SUPPORT INFORMATION

#### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings of Approval
Exhibit A.....	Vicinity Map
Exhibit B .....	General Plan Land Use Map
Exhibit C .....	Zoning Map
Exhibit D.....	Site Plan
Exhibit E.....	Grading Plan
Exhibit F.....	Landscaping Plan
Exhibit G.....	Elevations



**ATTACHMENT 1**  
**CONDITIONS OF APPROVAL**

**File Number DR 07-0006S.**  
**August 1, 2007**

**CONDITIONS OF APPROVAL**

**Planning Services**

1. This Design Review is based upon and limited to compliance with the project description, the exhibits marked Exhibits D (Site Plan), E (Grading), F (Landscaping), G (Elevation), and H (Lighting), dated August 1, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The Design Review allows the construction of a 96,877 square foot office and warehouse building. The project would be constructed in two phases. Phase 1 would include a 50,988 square foot building and Phase 2 would include a 45,889 square foot.

Phase 1 would be partitioned into three units. The units would be separated by a four hour separation wall. The partitions would be as follows- 20,394 square feet, 20,394 square feet, and 10,200 square feet.

78 parking spaces would be constructed as part of Phase 1. Phase 2 would construct 39 parking spaces.

Two (2) 12 foot wide by 40 foot long loading spaces would be installed on the east and west side of the building as shown on the site plan.

The portion of the building identified as Phase 1 on the site plan would be 320 feet long by 159 feet wide. The building would be 25 feet in height. Phase 2 would be 288 feet long by 159 feet wide.

Landscaping for Phase 1 would be provided along the project frontage and along the sides of the building. Phase 2 would be required to install landscaping along the entire length of the property and along the rear of building. The Landscaping shall be installed as shown on the Landscaping Plan.

Lighting for Phase 1 would be limited to wall-mounted fixtures mounted at 18 feet as shown on the Lighting Plan. The light fixtures shall be Lithonia EM22FT-400M-GCF-SR4W as noted on the Lighting Plan.

No signage has been proposed as part of this Design Review.

The following colors would be applied to the building:

Base color: 'Designer Grey' ICI-800

Accent bands: 'Indian Painting' ICI-428

Awning color: 'Teal' 564

Roll-up doors: 'Designer Grey' ICI-800

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. Building design and colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein (Exhibits D-H,). Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require Planning Services review and approval.
3. No signage is proposed at the time of application. All future signage shall require Planning Services approval of a minor revision to this Design Review application. All signage shall conform to *Chapter 17.16* and *Chapter 17.34* of the *County Code*.
4. Prior to issuance of any permit for Phase 2, the applicant shall submit a Landscaping Plan identifying landscaping along the side and rear of the property.
5. The project must be started or diligently pursued within one year of approval, or the Design Review approval becomes null and void.
6. Grading and construction activities on the site shall be limited to daylight hours from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on weekends and federally recognized holidays.
7. Prior to issuance of a building permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project

approval.

8. The applicant shall schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.
9. Prior to issuance of any building permits, all Development Services fees shall be paid.
10. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in *Section 66474.9(b)* of the *California Government Code*.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in *Section 66499.37*.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

### **Department of Transportation**

#### *Project Specific Conditions*

11. The applicant shall complete the on-site frontage improvements along Business Drive as required per El Dorado County Standard Plan 101A, without sidewalks, and in conformance with the approved Conditions of Approval for Parcel Map P99-13. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to building permit issuance.
12. The applicant shall obtain an encroachment permit for the driveway access connection to Business Drive. The encroachment shall conform to the provisions of County Standard Plan 103G. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to occupancy of the building.
13. The applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads and drainages not maintained by the County.

#### *Standard Conditions*

14. A the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
15. Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
16. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
17. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
18. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
19. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
20. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage

report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

21. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
22. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
23. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
24. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
25. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

**El Dorado County Air Quality Management District/ Environmental Health**

26. The applicant shall prepare an Fugitive Dust Plan. The District shall review and approve the Plan prior to issuance of a grading permit.
27. The applicant shall adhere to all District rules during project construction.

**El Dorado County Building Services- Commercial Grading Unit**

28. Applicant shall obtain a commercial grading permit from the Development Services Department in accordance with their established procedures. The cover sheet of the site improvement plans shall be signed by the local fire and water districts prior to issuance of the permit.
29. Applicant shall obtain a separate grading permit as required by the Grading, Erosion, and Sediment Control Ordinance for any off-site grading that exports soil to, or imports soil from, this project.
30. Applicant shall obtain a permit from the Department of Transportation for encroachments onto county-maintained roadways prior to issuance of the commercial grading permit.

**El Dorado County Fire Protection District**

31. Submit review fee of \$ 120.00.
32. The fire flow for a Type II-N building with an approved sprinkler system that is divided by four-hour separation areas of 21,080 square feet or less is 1,500gpm @ 20 psi for 2 hours.
33. Fire flow may change with the addition of the waterline project on Durock Road. It is projected that the addition of a loop system will increase the available fire flow. The applicant will need an FIL from EID to support this.
34. The applicant shall install additional fire hydrants for this project. The hydrants shall be Mueller Centurion 200 and be able to supply the required fire flow. This office will approve and approve their locations.
35. Building requirements will be addressed during the building permit process.

## **ATTACHMENT 2**

### **FINDINGS OF APPROVAL**

**File Number DR 07-0006S.  
August 1, 2007**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **FINDINGS FOR APPROVAL**

##### **1.0 CEQA Findings**

- 1.1 The project has been found to be Categorical Exempt from CEQA pursuant to Section 15268, pursuant to El Dorado County Board of Supervisors Resolution No. 179-99.

##### **2.0 Administrative Findings**

###### **2.1 The proposed use and design conforms to the General Plan;**

The General Plan designates the subject parcel as Industrial (I) which permits the proposed office and warehouse land uses.

No uses would be permitted through this Design Review which would be inconsistent within the (I) land use designation.

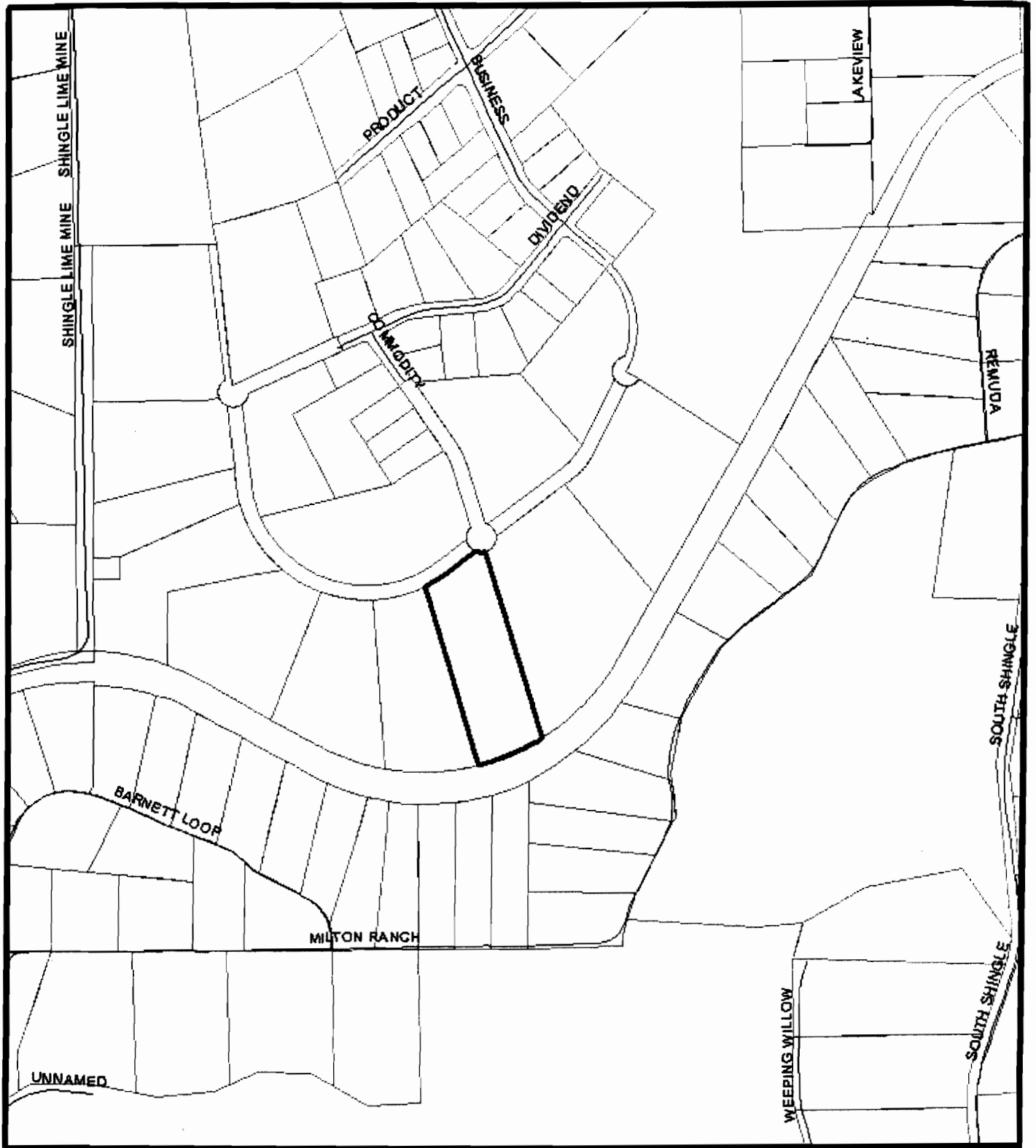
###### **2.2 The proposed use and design conforms to the Zoning Ordinance;**

The Zoning Ordinance designates the site as Industrial- Design Control (I-DC). The proposed design and use of the structure is consistent with the permitted uses and development standards of the (I) Zone District .

###### **2.3 The proposed use and design will not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood.**

The proposed office and warehouse building would not create any hazards that would negatively impact the surrounding neighborhood. The potential office and warehouse uses would not create negative noise, air, or traffic impacts that would be harmful to the land uses in the project vicinity. Existing easements, setbacks, and natural features would provide adequate buffering of the proposed development from the residential land uses to the south.

**Foothill Springs Business Center  
DR07-0006S  
Vicinity Map**



Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

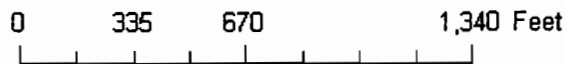
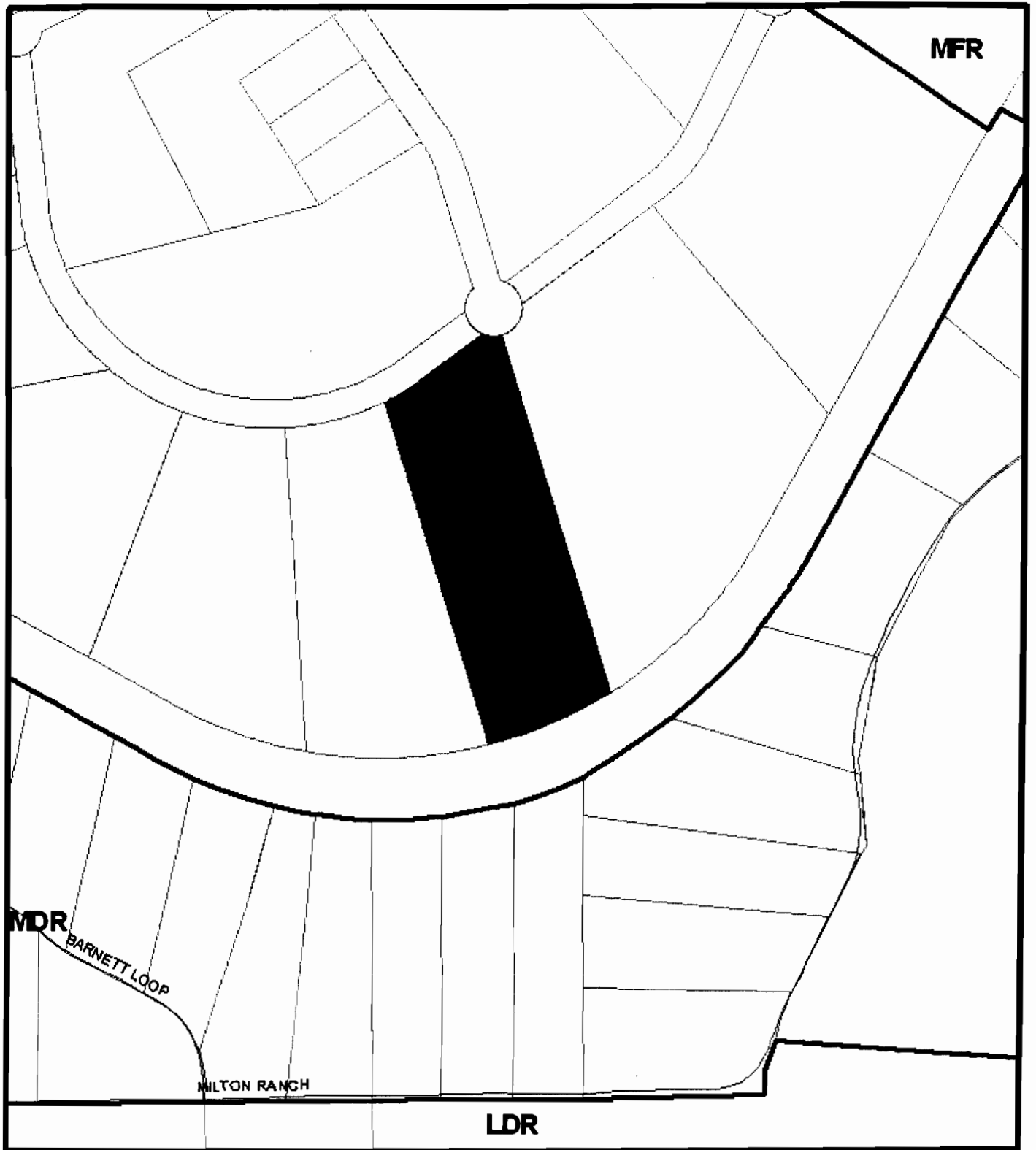


Exhibit A





**Foothill Springs Business Center  
DR07-0006S  
General Plan Land Use Designation**



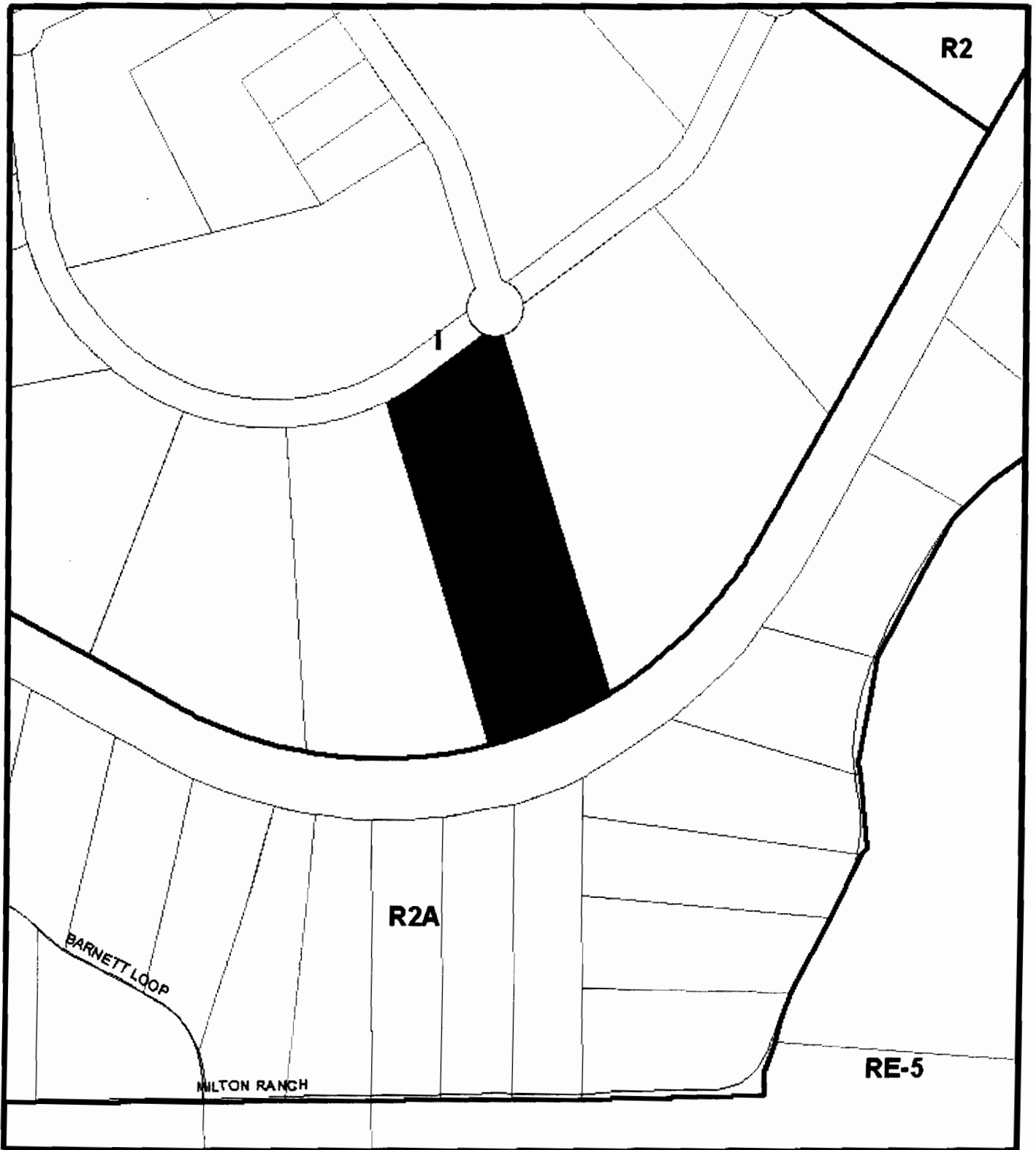
Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

0 175 350 700 Feet

Exhibit B



**Foothill Springs Business Center  
DR07-0006S  
Zoning Map**



Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

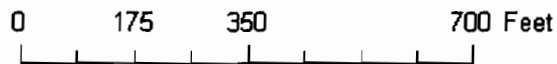


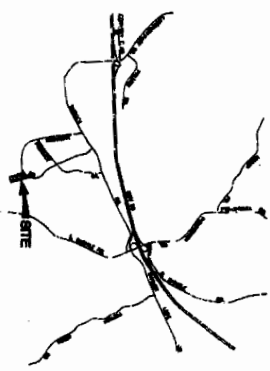
Exhibit C





**PROJECT DATA**

ADDRESS	COURT OF ST. DOMINGO CA
CITY	ST. DOMINGO CA
COUNTY	—
ZONE	—
BUILDING CODES	2009 IBC
OCCUPANCY TYPE	3 OFFICE, 14 RESIDUAL
CONSTRUCTION TYPE	3-1/2" CMU SPRINKLED
ALLOWABLE AREA	4 VACUUM AT 40' H.H. AND ONE SPRINKLED
BUILDING AREA PHASE 1	20,000 SQ. FT. (APPROX)
BUILDING AREA PHASE 2	20,000 SQ. FT. (APPROX)
TOTAL BUILDING AREA	40,000 SQ. FT. (APPROX)
TOTAL LOT AREA	200,000 SQ. FT. (APPROX)
PHASE 1 COVERAGE	20%
PHASE 2 COVERAGE	20%
TOTAL COVERAGE	40%
TOTAL PARCELS AREA	177 PARCELS
PHASES PROVIDED PHASE 1 & 2	90 PARCELS (INCLUDES 8 ACCESSIBLE PARCELS)



**BARNETT LOT 1, LLC**  
 1000 AVENUE ROCK DRIVE, SUITE 100  
 FOLSOM, CA 95630 TX 916 901 0807  
 PH 916 901 0807

**D G GRANADE, INC**  
 4000 COLUMBIAN WAY  
 SUITE 100  
 FOLSOM, CA 95630 TX 916 901 1300  
 PH 916 901 1300

**FOOTHILL SPRINGS BUSINESS CENTER LOT 1 - PHASE 1**

RENDERING DATE: 08/11/11  
 SHEET NUMBER: 01 OF 02  
 SHEET TITLE: BUSINESS CENTER LOT 1 - PHASE 1

**SHEET A.1.1**  
**G B D H**

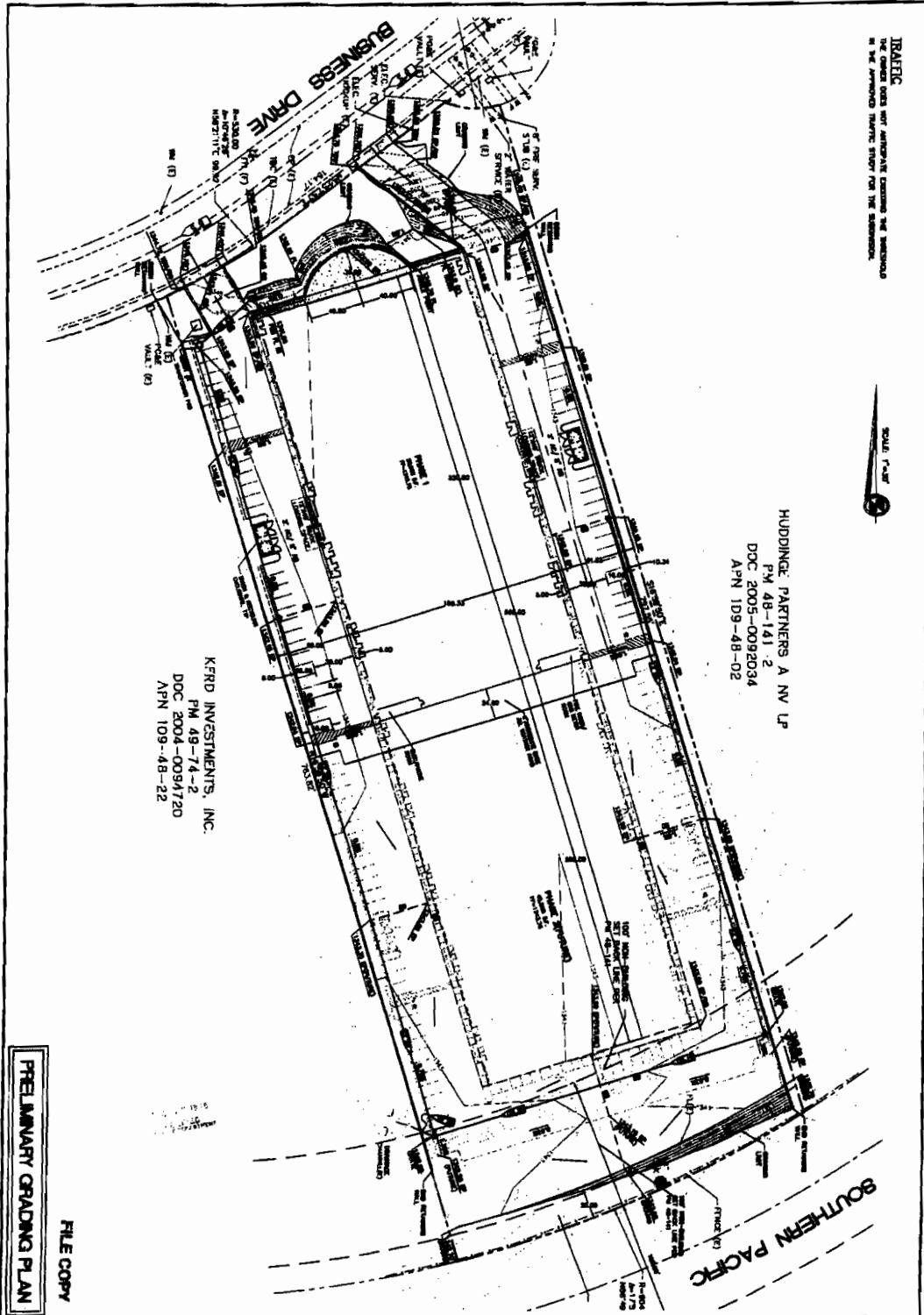
**DESIGN GROUP, INC.**  
 1000 AVENUE ROCK DRIVE, SUITE 100  
 FOLSOM, CA 95630 TX 916 901 0807  
 PH 916 901 0807

ISAEIIC  
 THE OWNER DOES NOT WARRANT EXCESSIVE THE ACCURACY  
 OF THE APPROVED MATHEMATICAL STUDY FOR THE SUBMITTAL.



HUDDING: PARTNERS A NV LP  
 PM 48-141-2  
 DOC 2003-0092034  
 APN 109-48-02

KFRD INVESTMENTS, INC.  
 PM 48-74-2  
 DOC 2004-0094720  
 APN 109-48-22

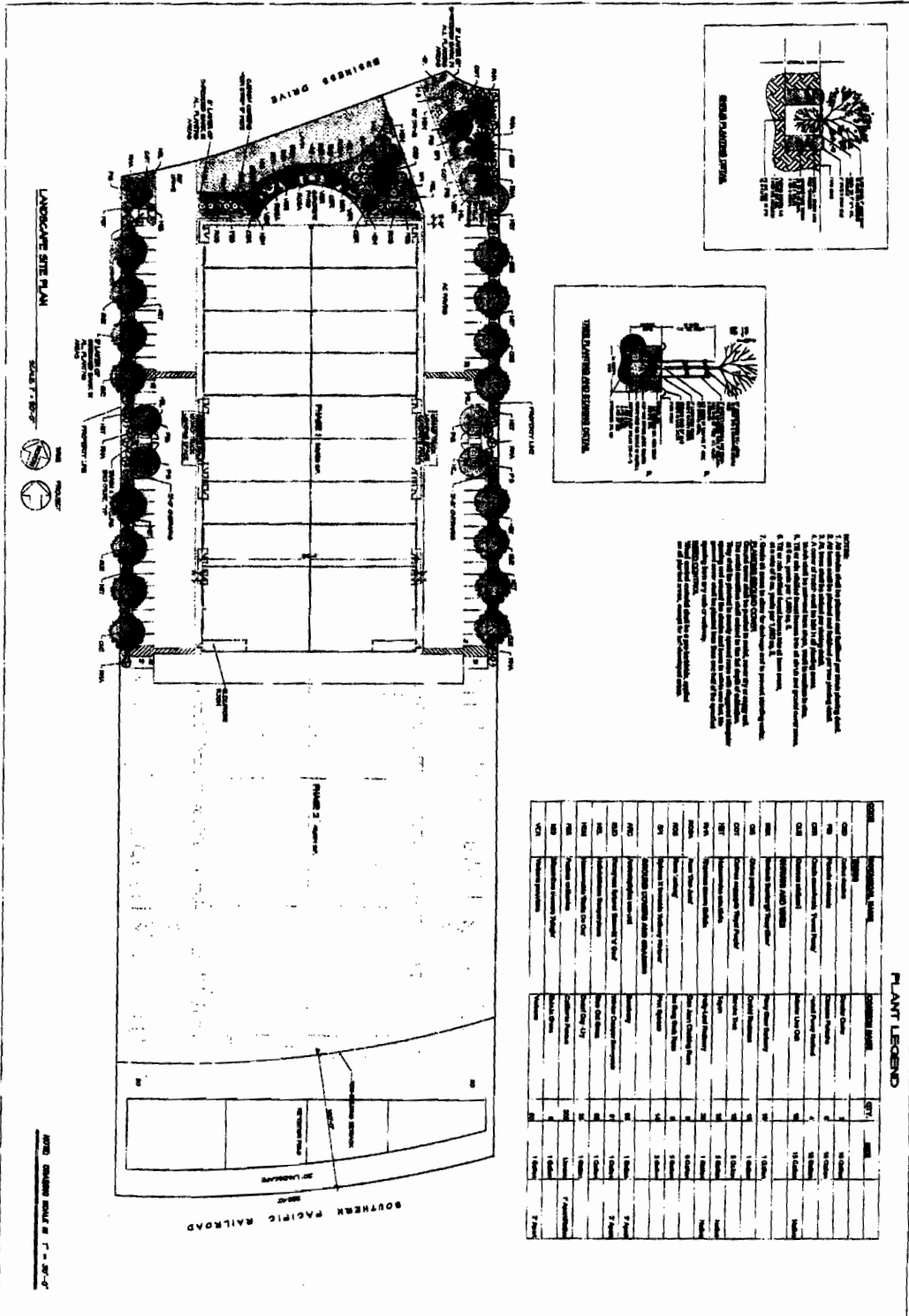


PRELIMINARY GRADING PLAN

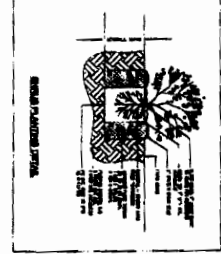
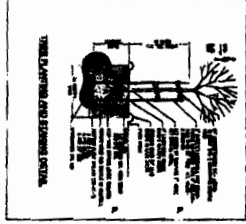
FILE COPY

DR 07 085

PROJECT: FOOHILL SPRINGS BUSINESS CENTER APN: 109-48-02-02 GRADING PLAN	PATTERSON DEVELOPMENT 1000 AVENUE 100 SUITE 100 PLEASANTON, CA 94566	OWNER: HUDDING PARTNERS A NV LP 1000 AVENUE 100 SUITE 100 PLEASANTON, CA 94566	DATE: 07/08/05 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
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1. All plants shall be installed in accordance with the following specifications:  
 2. All plants shall be installed in accordance with the following specifications:  
 3. All plants shall be installed in accordance with the following specifications:  
 4. All plants shall be installed in accordance with the following specifications:  
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 9. All plants shall be installed in accordance with the following specifications:  
 10. All plants shall be installed in accordance with the following specifications:

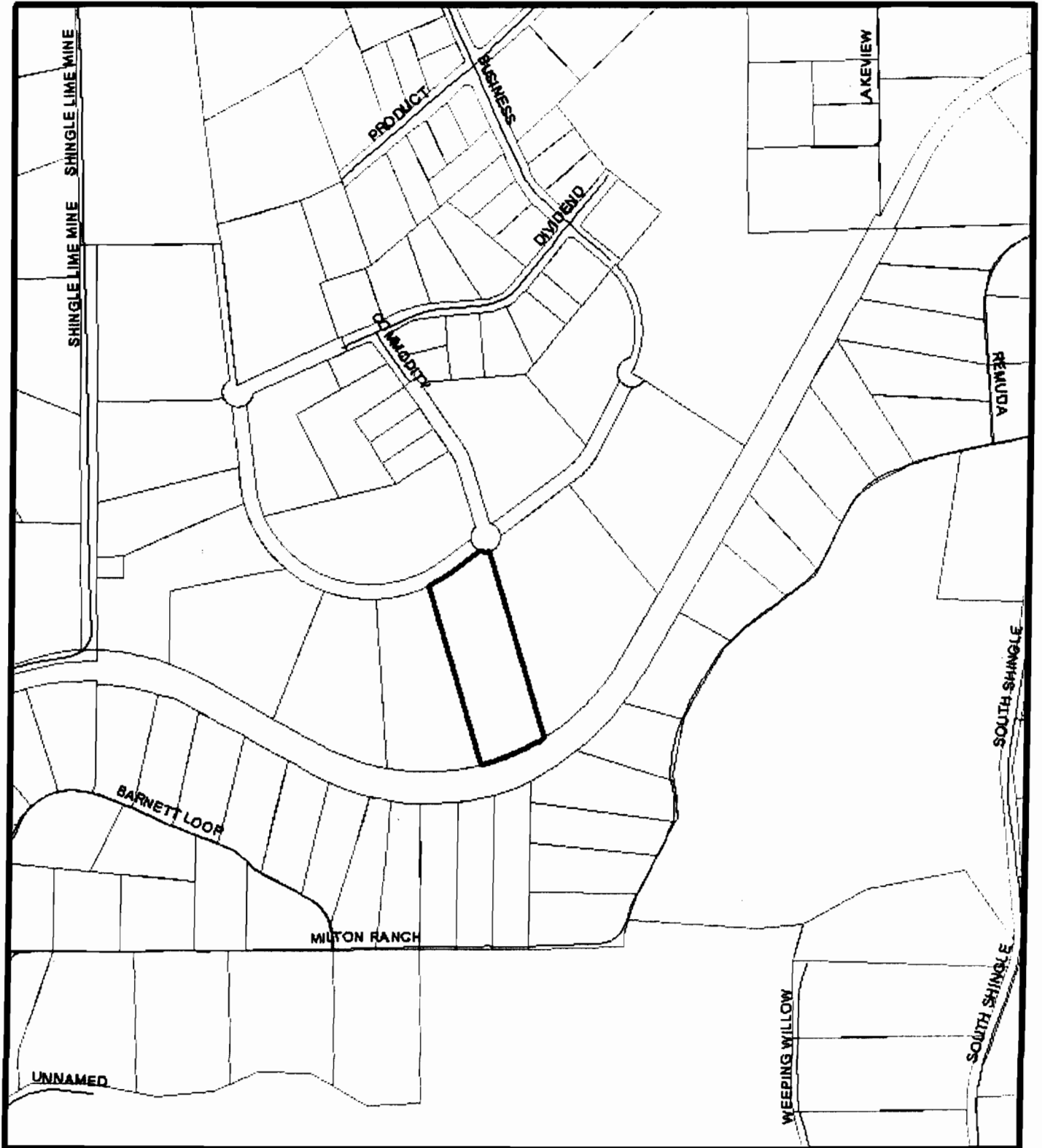


SYMBOL	PLANT NAME	PLANT SIZE	QTY	REMARKS
1	SPRING BLOSSOM	12\"/>		
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
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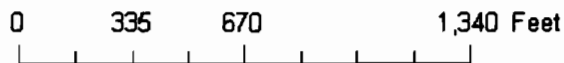
PLANT LEGEND



**Foothill Springs Business Park  
Z08-0007/ PD08-0006/ P08-0010  
Vicinity Map**



Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services



**Exhibit B**

POR. SEC. 11, T9N., R9E., M.D.M.  
BARNETT BUSINESS PARK UNIT 2 PHASE 2



**Parcel Notes**

⑫ - PM 48/141/R2, 1.17 A, AW

⑬ - PM 48/141/R3, 0.46 A, AW

THIS MAP IS NOT A SURVEY. It is prepared by the B. Demaco Co. for informational purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**Acreages Are Estimates**

Assessor's Map Pages Shown in Gray Text  
Assessor's Parcel Numbers Shown in Circles

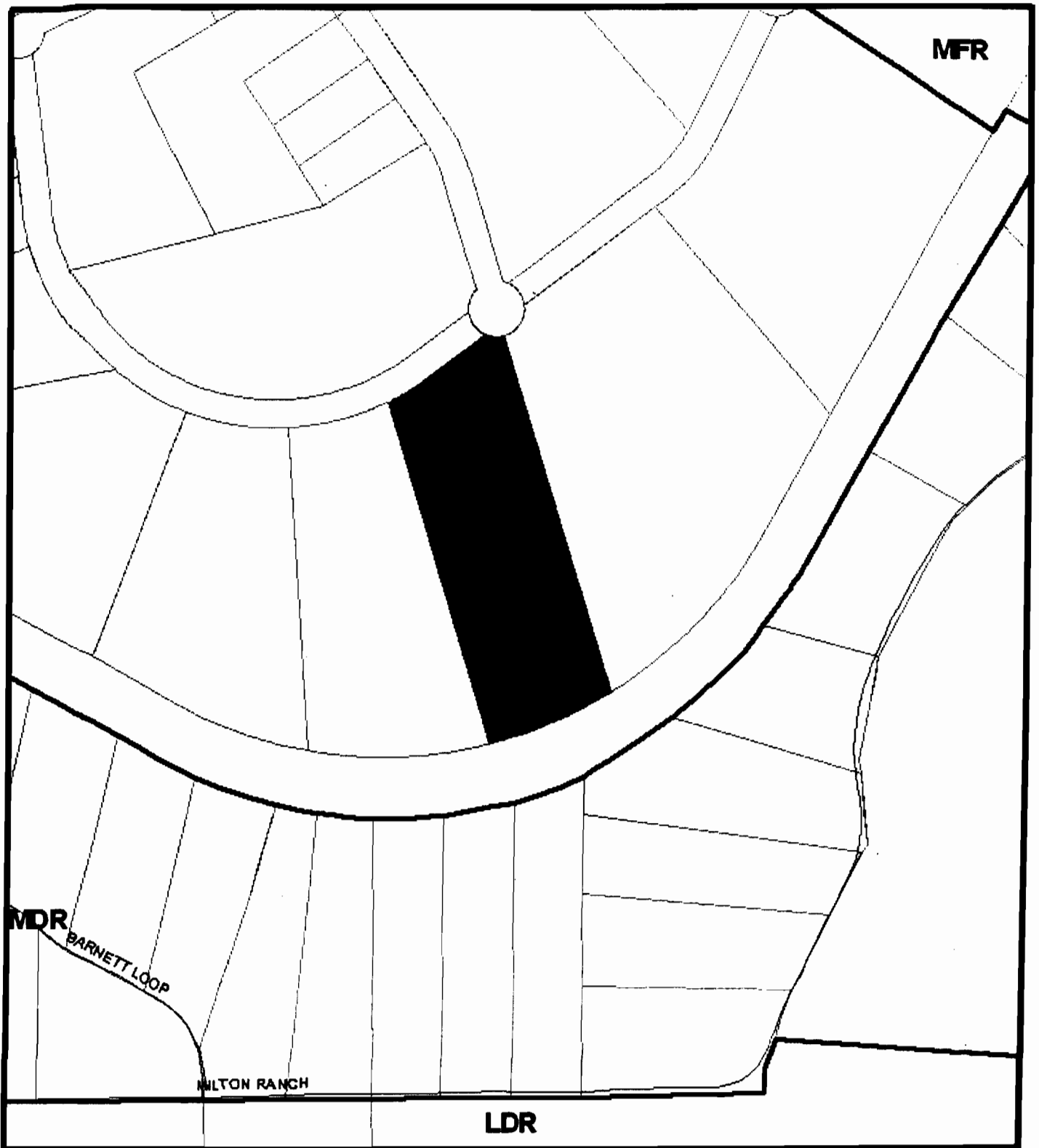
**EXHIBIT C**

Rev. Dec. 20, 2006

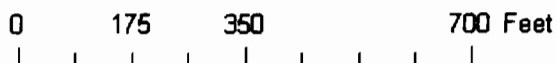
Assessor's Map Bk. 109 Pg. 48  
County of El Dorado, CA



**Foothill Springs Business Park  
Z08-0007/ PD08-0006/ P08-0010  
General Plan Land Use Map**



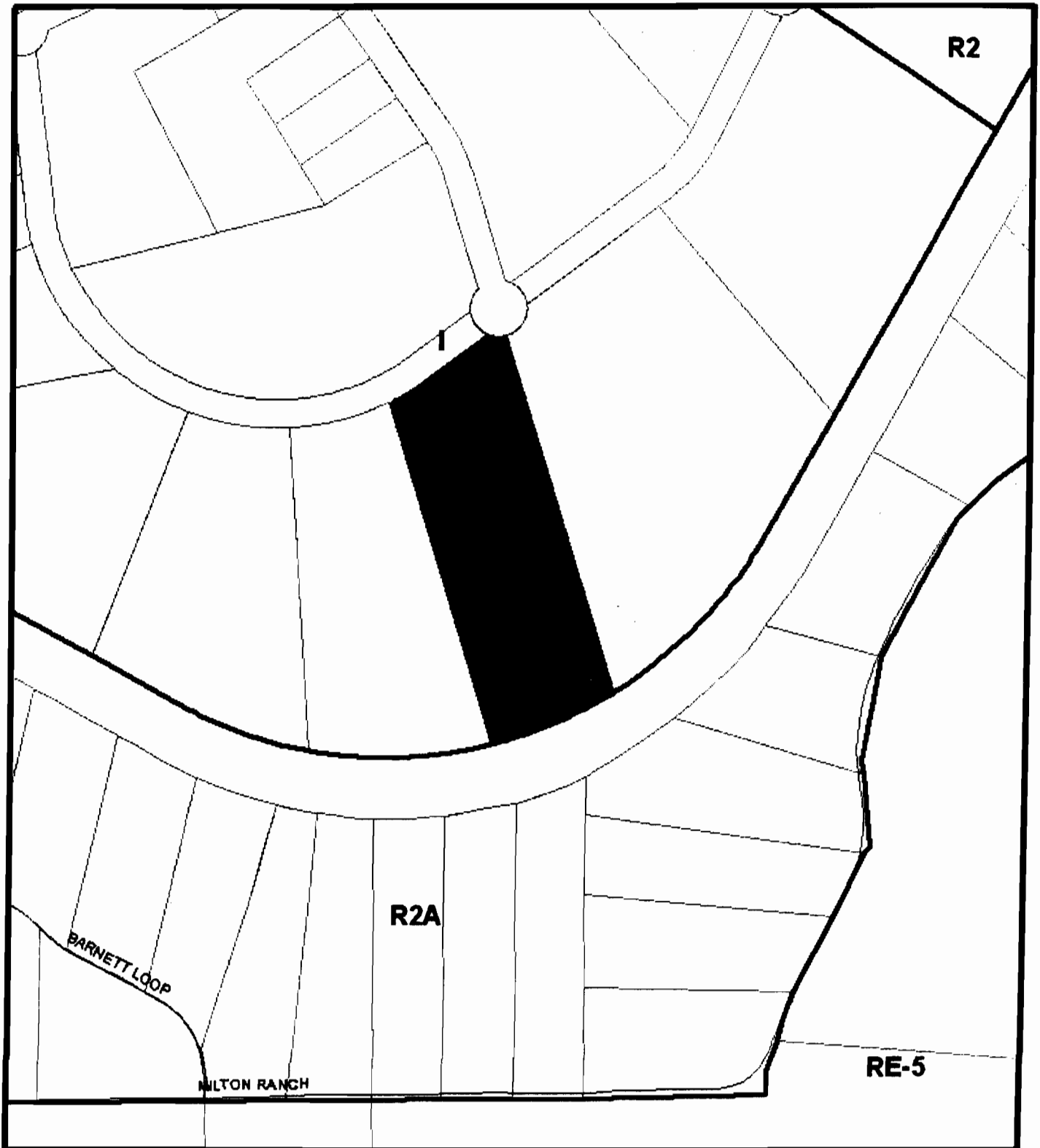
Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services



**Exhibit D**



**Foothill Springs Business Park  
Z08-0007/ PD08-0006/ P08-0010  
Zoning Map**



Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

0 175 350 700 Feet

**Exhibit E**

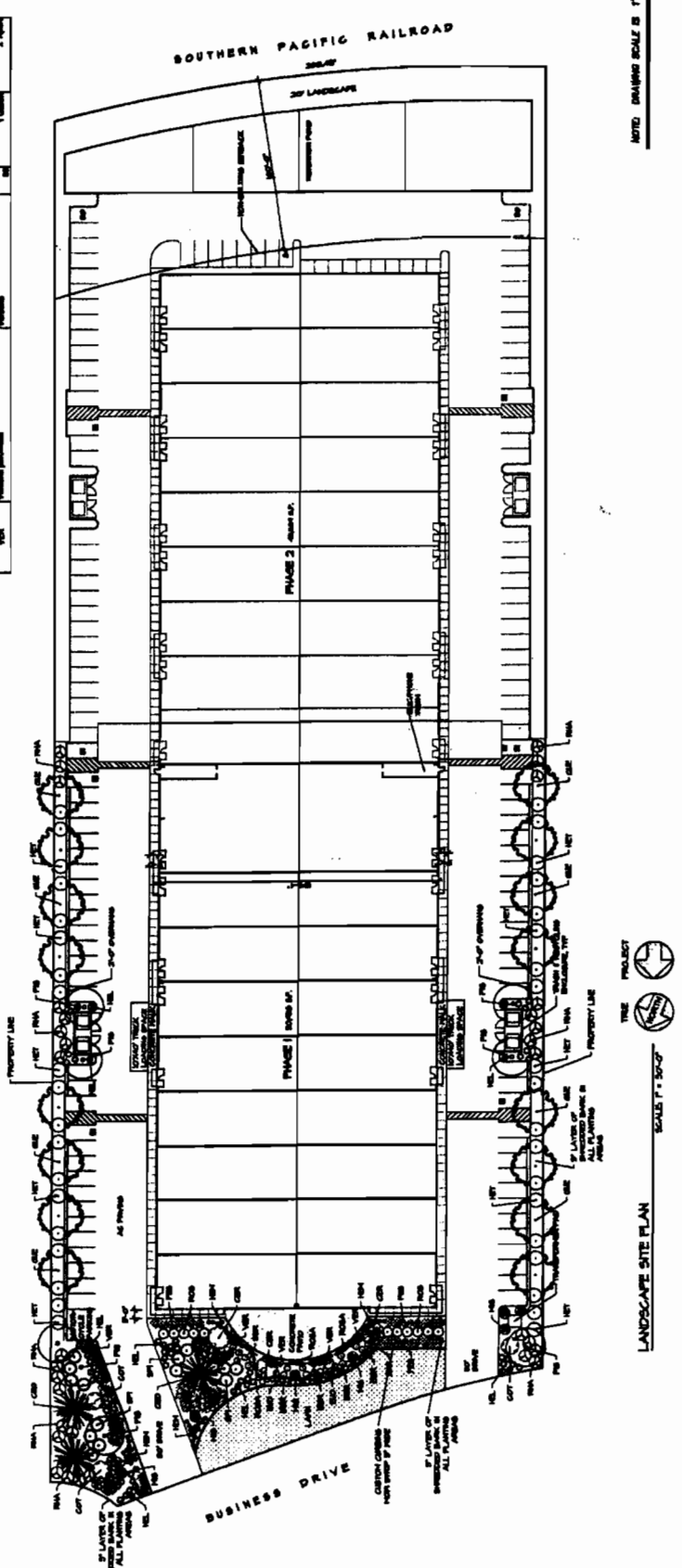
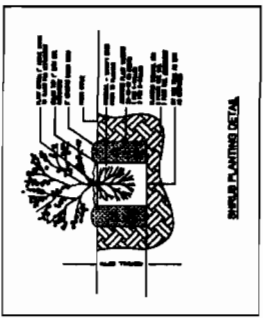
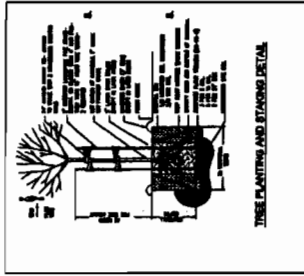




PLANT LEGEND

CODE	SCIENTIFIC NAME	COMMON NAME	HTL.	WIDE
CHD	Chamaecyparis	Juniper	10'	10'
PH	Pinus	Pine	10'	10'
Q	Quercus	Oak	10'	10'
SP	Sparganium	Sparganium	10'	10'
TR	Taxus	Redwood	10'	10'
Y	Yucca	Yucca	10'	10'
...	...	...	...	...

**NOTES:**  
 1. All plants shall be planted and maintained per these planting details.  
 2. All trees shall be planted and maintained per these planting details.  
 3. All shrubs shall be planted and maintained per these planting details.  
 4. A survey of existing conditions shall be conducted prior to planting.  
 5. All plants shall be planted in accordance with the following specifications.  
 6. All plants shall be planted in accordance with the following specifications.  
 7. All plants shall be planted in accordance with the following specifications.  
 8. All plants shall be planted in accordance with the following specifications.  
 9. All plants shall be planted in accordance with the following specifications.  
 10. All plants shall be planted in accordance with the following specifications.



NOTED DRAWING SCALE IS 1" = 20'-0"



LANDSCAPE SITE PLAN  
SCALE 1" = 20'-0"

**EXHIBIT H**



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** ZO8-0007/PD08-0006/P08-0010, Barnett Business Park

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

**Contact Person:**

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

**Property Owner's Name and Address:**

Barnett Lot 1 LLC  
c/o David Cohen & Marcus Rabwin  
1002 River Rock Drive, Suite 130  
Folsom, Ca 95630

**Project Applicant's Name and Address:** Same as above.

**Project Agent's Name and Address:** Same as above.

**Project Engineer's / Architect's Name and Address:** Patterson Development, 6610 Merchandise Way,  
Diamond Springs, CA 95819

**Project Location:** South side of Business Drive, north of Southern Pacific Railroad right-of-way in the  
Foothill Springs Business Park in the Shingle Springs area.

**Assessor's Parcel No:** 109-480-21

**Zoning:** Industrial – Design Control (I-DC)

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

**General Plan Designation:** Industrial (I)

**Description of Project:** Request for a Rezone, Planned Development, and Parcel Map. The rezone would add the Planned Development overlay to the present zoning to change the parcel zoning to Industrial - Planned Development (I-PD). The Planned Development would allow flexibility in the development standards. One building totaling 96,877 square feet would be constructed, with approximately 50,607.74 of the building to be constructed in the first phase of development. The parcel map would parcelize the units within each building, with 18 individual parcels being proposed within the building in Phase I. The units would range in size from 2549.33 square feet to 4909.23 square feet.

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	I-DC	I	Office/ Warehouse building under construction
North:	I-DC	I	RV storage lot
East:	I-DC	I	Undeveloped
South:	R2A	MDR	Southern Pacific Right-of-Way and Single Family Dwellings
West:	I-DC	I	Undeveloped

**Briefly Describe the environmental setting:** The project site is currently under development. The site has been previously disturbed under an approved grading permit.

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

1. El Dorado County Building Department: building permits
2. El Dorado County Department of Transportation: grading permits, encroachment permits
3. El Dorado County Air Quality Management District: Fugitive Dust Plan

**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.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology / Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/> 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** would be prepared.  
 I find that although the proposed project could have a significant effect on the environment, there would 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** would 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: June 8, 2007

Printed Name: Dyana Anderly, AICP, Contract Planner For: El Dorado County

Signature: \_\_\_\_\_ Date: June 8, 2007

Printed Name: Lawrence W. Appel, Deputy Director For: El Dorado County

## **PROJECT DESCRIPTION**

### **Introduction**

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a zone change from Industrial – Design Control (I-DC) to Industrial – Planned Development (I-PD) and the subdivision of an industrial/warehouse project within the Barnett Business park in Shingle Springs.

### **Project Location and Surrounding Land Uses**

Located within the Barnett Business Park in the Shingle Springs area, the entire site has been graded, the front portion of the industrial/warehouse structure is nearing completion, and the front portion of the property has been paved to provide for drive aisles and parking. The property is surrounded on three sides by the Barnett Business Park. Currently, the site lacks landscaping, although an area is set aside for this purpose. A 100-foot-wide easement is located along the southern portion of the project site for an existing retention pond. The building is located at least 250 feet northerly of the nearest single-family residence. No native vegetation or natural topographic features remain on the site.

### **Project Characteristics**

The project would be constructed in two phases, with the construction of a 50,608-square-foot building in the first phase along with adjacent landscaping, drive aisles, parking, trash enclosures, and utility rooms. A 45,755- square-foot building addition would be constructed in the second phase with associated improvements. The second phase will require further discretionary action. The project would be constructed with a joint access parking lot. The building in the first phase being would be subdivided into 18 lots (or bays). Encroachments onto the access roads have been permitted and are nearing completion. The project would provide for a mixture of industrial and warehouse uses.

#### **1. Transportation/Circulation/Parking**

Two encroachments are proposed to serve the project. They have been permitted and are under construction. The project would provide for joint access and parking for each of the lots. The project would construct adequate parking serve the proposed office and warehouse uses.

#### **2. Utilities and Infrastructure**

The project requires public water and sewer. The El Dorado Irrigation District (EID) would provide water and sewer facilities.

#### **3. Visual Elements and Landscaping**

The property has been graded and lacks any native vegetation. The project would be required to provide landscaping along the property boundaries and within the parking areas. The physical aspects of the project have been subject to Design Review, with the findings that all minimum development standards were met.

#### **4. Population**

The project would not involve the construction of any residential units and therefore would not add to the population in the project vicinity.

#### **5. Construction Considerations**

Construction of the project would involve the completion of the grading under the approved grading permit, completion of the building under construction in Phase I and installation of associated landscaping, paving and parking. No development is proposed to occur on the back portion of the property until Phase II has been approved as part of a discretionary action.

### Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would also determine whether to approve the project.

### 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 would 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.



**ENVIRONMENTAL IMPACTS**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS. <i>Would the project:</i></b>				
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. The project is for a new industrial subdivision and rezone on a 5.1-acre parcel.

- a. **Scenic Vista.** The project site and vicinity is not identified by the County as a scenic view or resource.<sup>1</sup> There would be no impact as a result of development of the proposed project.
- b. **Scenic Resources.** The project site is not located within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.<sup>2</sup> The parcel is currently under development. There would be no impact to scenic resources as a result of development of the proposed project.
- c. **Visual Character.** The proposed project is proposed in a developed portion of the County within a business park. Existing around the project site are light manufacturing buildings and offices. The project would be designed and landscaped to blend in with the types of uses constructed surrounding area. There would be no impact to the visual character of the area.
- d. **Light and Glare.** All outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation so as to minimize impacts from glare to less than significant. The lighting would have no impact on nighttime views in the area as it has been determined that no scenic views exist from the site that would affect the views at night. The project would be required to demonstrate that all proposed lighting conforms to the Zoning Ordinance standards for outdoor lighting. Therefore, there would be no impacts from light and glare from this proposed project.

<sup>1</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.

<sup>2</sup> California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>).

**Finding**

No impacts to views and viewsheds are expected with the development of project either directly or indirectly. The project is compatible with the surrounding neighborhood. For this "Aesthetics" category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE RESOURCES. Would the project:</b>				
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

**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.** Some of the soils found on the property are classified by the Agriculture Department as Prime Farmland and Soils of Statewide Importance. However, the project would not result in the conversion of farmland to nonagricultural uses and there would be no loss of productive agricultural land or conflict with agricultural uses. The site has been graded and is partially developed. There would be no impact.
- b. **Williamson Act Contract.** The project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract because the site is not designated for residential or agricultural use. There would be no impact.
- c. **Non-Agricultural Use.** There are no agricultural operations or lands designated for agricultural uses present.<sup>3</sup> There would be no impact.

<sup>3</sup> State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program Map, 2002.

**Finding**

As part of the Development Review process, it was found that project was categorically exempt from environmental review. Taking into consideration that there are no changes to the project, the finding that there would be no impacts to agriculture is accurate for all categories. No mitigation is required. No impacts to agricultural land are expected with the development of the project either directly or indirectly. For this "Agriculture" category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY. Would the project:</b>				
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 nonattainment 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<sub>x</sub>, would 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);
  - 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.** The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. There would be no impact.
- b-c. Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O3). 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 (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

- Short-term impacts related to construction activities; and
- Long-term impacts related to the project operation.

Short-term minor grading and excavation activities associated with the construction of the building and parking lots could result in wind erosion and the introduction of particulate matter (dust) into the atmosphere. Odors from the construction activities are unlikely to impact adjacent parcels, which are vacant to the east and west, where an RV storage yard is located to the north, and where single-family houses are at least 250 feet away. Odors would be temporary in nature and therefore, less than significant. The applicant would be required to comply with the El Dorado County Air Pollution Control District's permitting process requiring adherence to District Rule #223 for fugitive dust emissions. Additionally, a Fugitive Dust Prevention and Control Plan shall be submitted prior to any grading.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. The project, by itself, would not likely increase traffic generated emission sources from what would normally occur along Business Drive. The developer would be required to adhere to the District rules and the Fugitive Dust Plan during project construction, which would reduce potentially significant impacts to a less than significant level.

d-e.

**Sensitive Receptors and Objectionable Odors.** The proposed project would not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. There would be no impact.

### **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. As discussed above, inclusion of standard conditions of approval would reduce impacts to a less than significant level. For this "Air Quality" category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
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-c.

**Special Status Species and Sensitive Natural Communities** The project site is located within Rare Plant Mitigation Area 1. Mitigation Area 1 is described in the Ecological Preserve Section of the Zoning Ordinance as “lands outside of Mitigation Area 0 but within the area described as the “rare soils study area,” shown officially on maps on file in the County Planning Department. Industrial development on lands in Mitigation Area 1 is subject to a 59¢ per square foot to support ecological preserves designed to preserve endangered plant life. Because the project, which is a rezone and a tentative map, involves no physical changes to the development of the property approved under Design Review, there are no impacts on special status species and sensitive natural communities.

d. **Migratory corridors** The project site would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There would be no impact.

e-f. **Tree and habitat conservation plans.** No native oak trees exist on the project site. The project site has been previously graded under an approved grading permit. The project would not result in conflicts with local or regional conservation plans. There would be no impact.

**Finding**

No impacts from biological resources are expected with the development of the project either directly or indirectly. For this “Biological” category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES. <i>Would the project:</i></b>				
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 site has been previously disturbed under an approved grading permit. No cultural resources would be expected to be impacted as a result of the project. Standard conditions would be applied to the project requiring mitigation if cultural resources are found during project construction. Therefore, there are no impacts related to cultural resources by the proposed project..

**Finding**

Based upon the cultural resource study prepared for the site, it is determined that standard conditions have been incorporated in the project to reduce impacts on cultural resources to a level of insignificance. 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
<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>				
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. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.<sup>4</sup> No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.<sup>5</sup> 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 where numerous faults have been mapped. The project site is situated west of the Melones fault zone and east of the East Bear Mountains fault zone. The East Bear Mountains fault zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.<sup>6</sup>
- Earthquake activity on the closest active faults (Dunnigan Hills, approximately 50 miles to the west and Tahoe, approximately 50 miles to the east) and larger fault systems to the west (San Andreas) could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.<sup>7</sup> While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.
- No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.<sup>8</sup> The project site slopes slightly from east to west. There would be no risk of landslide. There would be no impact.
- Development of the project would result in industrial and warehouse uses in an area subject to low to moderate ground shaking effects. The proposed project would not include uses that would pose any unusual risk of environmental damage either through the use of hazardous materials or processes or through structural design that could be subject to groundshaking hazard. There would be no significant impacts that could not be mitigated through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. There would be no impact.
- b & c. **Soil Erosion and loss of topsoil.** The site has been disturbed under a previously approved grading permit that addressed issues of erosion and loss of topsoil. Therefore, there would be no impact.
- 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.

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<sup>4</sup> El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003*, p.5.9-29.

<sup>5</sup> California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

<sup>6</sup> El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, p.5.9-5.

<sup>7</sup> California Department of Conservation, California Geological Survey, *Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002.*  
(<http://www.consrv.ca.gov/cgs/rghm/psha>)

<sup>8</sup> El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003*, pages.5.9-6 to 5.9-9.



This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The results of a site-specific geotechnical study would be used to ensure that any site-specific conditions related to shrink-swell potential are identified and reflected in project design to minimize the risk to property and people. There will be no Impacts relating to expansive soils.

- e. There would be no impact related to septic systems because no septic system use is necessary for the project. The project is to be served public water and sewer. There would be no impact.

**Finding**

No significant geophysical impacts are expected from the project either directly or indirectly. For this “Geology and Soils” category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

**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. **Hazardous Substances.** No hazardous substances would be involved with the project. Temporary use of heavy equipment for onsite construction may be required; however, the property has already been graded in accordance with an approved grading plan. There would be no impact.
- b. **Creation of Hazards.** The project would result in a mixture of industrial activities and warehousing. Prior to storage or use of any hazardous materials, a hazardous materials plan would be required and subject to review and approval by the Environmental Management Department. There would be no impact.
- c. **Hazardous Emissions.** The closest homes are over 250 feet from the building to be constructed as part of the second phase of development. Any potential sources of hazardous emissions would be subject to a hazardous materials plan. There would be no 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.<sup>9</sup> No activities that could have resulted in a release of hazardous materials to soil or groundwater at the proposed project site are known to have occurred. There would be no impact.
- e. **Public Airport Hazards.** The project is not located near or within any Safety Zones of a public airport. There would be no impact.
- f. **Private Airstrip Hazards.** The project is not located near a private airstrip. There would be no impact.
- g. **Emergency Response Plan.** Construction and occupation of the industrial development would involve negligible or no disruption of emergency access to and from occupied uses along Business Drive. Driveways providing access to the site have already been constructed. There would be no impact related to emergency response or evacuation plans.
- h. **Fire Hazards.** Proposed potential development activity would be subject to Fire Safe Regulations, which provide standards for basic emergency access and perimeter wildfire protection. The proposed development has been designed in compliance with state and local fire district regulations would reduce the risks associated with wildland fires to a less than significant level. Electrical equipment would be enclosed, and emergency response access to the site and surrounding development would not be adversely affected. Impacts related to wildland fire hazard would be less than significant.

**Finding**

No Hazards or Hazardous conditions are expected with the development of the project either directly or indirectly. For this "Hazards" category, the thresholds of significance have not been exceeded.

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<sup>9</sup> California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, <http://www.dtsc.ca.gov/database/Calsites>.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>				
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
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 & f. **Water Quality Standards.** Construction of the proposed project would involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site. Operation of the proposed project would not involve any uses that would generate a significant increase in wastewater over what was anticipated in the development of the Barnett Business Park. There is no evidence indicating that the project or activities associated with the project would violate any water quality standards or waste discharge requirements established by the Regional Water Quality Control Board. Therefore, no water quality standards would be violated, and no impact would occur.
- b. **Groundwater.** El Dorado County lies within the Central Sierra Nevada geomorphic province. There are 357 defined groundwater basins in California, but no designated basins are defined in El Dorado County. There would be no 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 would reduce erosion and siltation on and off site. A grading permit has been issued for the property, which addressing grading, erosion and sediment control. There would be no impact..
- d. **Existing Drainage Pattern.** The parcel on which the proposed project is to be situated is 5.1 acres. The project site is currently graded. The grading permit requires that the rate of surface runoff from the project site would be minimized. A 15-foot-wide storm drain easement is indicated on the southerly end of the property. There would be no impact.
- e. **Stormwater Run-off.** Construction and occupancy of the project would not measurably alter the rate or amount of stormwater runoff from the proposed impervious surfaces. The proposed project would not involve any operations that would be a significant source of polluted water. Therefore, there would no substantial impacts on drainage patterns, flooding, drainage systems, or water quality. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of stormwater runoff from the project site would be minimized. There would be no impact.
- f. **Water quality.** The project would be served by public water and would be subject to the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation. There would be no impact.
- g, h, i& j. **Flooding.** The project site is situated in an area of undulating terrain. There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. There would be no impact.
- FIRM.** The Flood Insurance Rate Map for the project area establishes that the project site is not within a mapped 100-year floodplain. There would be no impact.

### **Finding**

The proposed project has been graded in accordance with a grading permit issued through the El Dorado County Building Department that addresses erosion and sediment control. No significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IX. LAND USE PLANNING. <i>Would the project:</i></b>				
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.

- a. **Established Community.** The project site is located within the Barnett Business Park and would involve land uses consistent with allowed uses within the Park. There would be no impact.
- b. **Land Use Plan.** The project site is located in an area zoned for Industrial (I) development. The proposed use would not conflict with the adopted General Plan land use designation for the site (I) or adjacent uses. The purpose of industrial land, according to the General Plan, is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted on industrial land include manufacturing, processing, distribution, and storage. The proposed zone change from “Industrial” to “Industrial – Planned Development” is consistent with this purpose in that ownership opportunities for industrial endeavors will be increased. Future occupants must abide with the regulations established for the Industrial zoning district. Although the development standards established for the Industrial zone district are not met, the Planned Development overlay component of the project would allow for exceptions from the Industrial zone development standards. There would be no impact.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project site is located in Mitigation Area 1. The proposed development would require payment of the required Mitigation 1 mitigation fee. There would be no impact.

**Finding**

The proposed use of the land would be consistent with the planned development zoning and the General Plan. There would be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. No significant impacts are expected. For this “Land Use” category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X. MINERAL RESOURCES. <i>Would the project:</i></b>				
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?				<b>X</b>
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?				<b>X</b>

**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 is present.<sup>10</sup> There are no MRZ-2-classified areas within or adjacent to the project site<sup>11</sup>, 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.<sup>12</sup> There are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by project development. There would be no impact.

**Finding**

No impacts to energy and mineral resources are expected with the project either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

<sup>10</sup> California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

<sup>11</sup> California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

<sup>12</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XI. NOISE. Would the project result in:</b>				
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.

**a-b.**

**Noise Standards.** The project would not result in a substantial increase in existing ambient noise levels in the project vicinity. The project would not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2. Impacts would be less than significant.

**c-d.**

Short-term noise impacts may be associated with excavation, grading, and construction activities in the project vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and function mufflers. All construction and grading operations are required to comply with noise performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas are required to be located as far as practicable from any residential areas. The nearest residential development is approximately 250 feet to the south and is separated from the project site by Southern Pacific Railroad right-of-way. Impacts would be less than significant.

e. **Airport noise exposure.** The project is not located in the vicinity of any public airports, there would be no impact.

f. **Private airstrip.** The project is not located in the vicinity of a private airstrip. There would be no impact.

**Finding**

No impacts to excessive noise are expected with the development of the project either directly or indirectly. For this “Noise” category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING. <i>Would the project:</i></b>				
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-c. **Population Growth.** The project would construct a development designated for industrial and warehouse uses. No residential development would occur as a result of the project. There would be no impact.

**Finding**

The project would not displace housing. There is no potential for a significant impact due to substantial growth with project either directly or indirectly. 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
<b>XIII. PUBLIC SERVICES.</b> <i>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:</i>				
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.

- a. **Fire Protection.** The El Dorado County Fire Department currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire District that the level of service would not fall below the minimum requirements, as a result of the project. The responsible Fire District would review building permit plans to determine compliance with their fire standards including but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification and project phasing. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts on fire protection services would be less than significant.
- b. **Police Protection.** The project site would 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. The project site is located within the Shingle Springs region. The addition of the proposed development would not significantly impact current response times to the project area.
- c. **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. Although the project may generate new job opportunities, it is unknown if the workforce would originate within the local area or relocate to the Buckeye School District. Given the relatively small size of the project and the new households that could develop as a result, and with knowledge that school impact fees would have to be paid, it is unlikely that there would be a significant impact on the local schools. The project site is located within the Buckeye School District. No other public facilities or services would be substantially impacted by the project. There would be no impact.

- d. **Parks.** The industrial development would not be required to pay park in-lieu fees. There would be no impact.
- e. **Public Facilities.** No other public facilities or services would be substantially impacted by the project. Adequate emergency services and public utility services are available to serve the project. There would be no impact.

**Finding**

As discussed above, no significant impacts are expected to public services with the project either directly or indirectly. For this “Public Services” category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. RECREATION.</b>				
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. **Parks.** The project would not require the increase in need for parks in the project area. The industrial project would not require the payment of park fees. There would be no impact.
- b. **Recreational Facilities.** The project proposal does not include the provision of on-site recreation facilities. There would be no impact.

**Finding**

No significant impacts to recreation and open space resources are expected with the project either directly or indirectly. 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
<b>XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>				
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?				
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.** The project would not significantly increase the traffic impacts in the project vicinity. The Department of Transportation has reviewed the project and determined the project would not worsen the traffic in the area and would not require a traffic study. According to the Department of Transportation, the original analysis assumed an Industrial Park (6.96 trips/1000 square feet) use and anticipated overall traffic impacts of the buildout of the Barnett Business Park. Impacts would be less than significant.

c. **Air Traffic Patterns.** The project site is not located in the vicinity of a public airport. There would be no impact.

d. **Hazards.** The project site is readily accessible from Durock Road. Delivery of the facility components during the construction period or occupation of the development would not involve frequent or substantial number of turning movements that would interfere with traffic flow. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. There would be no impact.

- e. **Emergency Access.** The project site is accessible from Durock Road. Project construction, including staging, would occur entirely on-site or, if necessary, on an adjacent vacant parcel. There would be no disruption of emergency access to and from Business Drive. There would be no impact.
- f. **Parking.** The project has been designed to comply with Chapter 17.18 of the County Zoning Ordinance. *Section 17.18.060* of the *County Code* establishes minimum parking requirements for off-street parking. Parking requirements are calculated based upon the proposed use; however, not all uses are known at this time. Light and limited industrial manufacturing requires 1 space per 400 square feet of gross floor area; and warehousing requires one space per 200 square feet of floor area. Office space usage requires one space per 250 square feet of gross floor area. If 15 percent of the building for both Phase I and Phase II were devoted to office space and the remainder to warehousing, the parking requirement would be 97 parking spaces. A total of 127 vehicle parking spaces are proposed for Phase I and Phase II, which staff finds consistent with the intent of the ordinance. As shown on the Landscaping Plan, the project would install landscaping within the parking areas. There would be no impact to parking.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

**Finding**

As discussed above, no significant traffic impacts are expected with the project either directly or indirectly. For this "Transportation/Traffic" category, the thresholds of significance have not been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
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
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.				X

**Discussion:**

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

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

a. **Wastewater.** The project would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff would be negligible (see Item c, below). There would be no impact.

- b,,d,,e. **New Facilities** No new or expanded water or wastewater facilities would be required for the project because operation would not require these services. There would be no impact.
- c. **Stormwater Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the “County of El Dorado Drainage Manual,” as determined by the Department of Transportation. The project would be conditioned to comply with the County requirements. There would be no impact. A 15-foot-wide stormwater easement is located on the southerly portion of the property.
- f & g. **Solid Waste.** Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impact.
- h. **Power.** Power and telecommunication facilities are available at the project site. The power demands of the project would be accommodated through connection to existing lines, which are available at the parcel. There would be no impact.

**Finding**

No significant utility and service system impacts are expected with the multi-family residential project either directly or indirectly. 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
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>				
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 would cause substantial adverse effects on human beings, either directly or indirectly?				X

**Discussion:**

- a. The proposed project would have no impact on historical or unique archaeological resources as mitigated. There would be no effects on fish habitat (Item IV). There would be no impact on special-status plant or animal species (Item IV).
- b. Due to the scope of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning,

mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant. The project's contribution to changes in the visual environment has been mitigated to less-than-significant levels through project design. The cumulative contribution to the viewshed would not be considerable.

- c. Due to the scope of the proposed project, types of activities proposed, and site-specific environmental conditions, 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 the El Dorado County Planning Department in Placerville.

El Dorado County General Plan Draft Environmental Impact Report  
Volume I - Comments on Draft Environmental Impact Report  
Volume II - Response to Comment on DEIR  
Volume III - Comments on Supplement to DEIR  
Volume IV - Responses to Comments on Supplement to DEIR  
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

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.)

Subdivision Map Act