

# PD23-0001 EDH HOBBY CONDOS - EXHIBIT G

## Addendum to PD18-0001 Adopted Mitigated Negative Declaration

Project Name: PD23-0001/EDH Hobby Condos

### 1. Introduction

This Addendum to the Adopted Mitigated Negative Declaration for the PD18-0001/FRS-EI Dorado Hills project has been prepared pursuant to CEQA Guidelines Section 15164 to analyze the potential environmental impacts associated with the proposed change in project description and land use for the PD23-0001/EDH Hobby Condos project. This Addendum specifically addresses whether the change in project description, site design, and land use would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the previously Adopted Mitigated Negative Declaration.

This addendum describes the modifications to the original approval and evaluates environmental effects that would occur under the proposed modifications. As documented in the analysis presented in Attachment 1: PD18-0001 Adopted Mitigated Negative Declaration, the proposed modifications would not result in substantial changes that warrant preparation of a subsequent or supplemental initial study pursuant to Sections 15162 and 15164 of the CEQA Guidelines. The proposed revision to the project would not cause significant effects not previously identified in the Adopted Mitigated Negative Declaration, nor increase the level of environmental effects to substantial or significant, and hence, no new mitigation measures would be necessary to reduce significant effects. No change has occurred with respect to circumstances surrounding the project that would cause new or substantially more severe environmental effects which were not previously analyzed. Therefore, no further environmental review is required beyond this Addendum.

### 2. Purpose of this Addendum

This Addendum is focused upon the change in project description, site design, and land use for the PD23-0001/EDH Hobby Condos project. It is intended to evaluate whether this modification would result in any new or substantially greater effects or require any new mitigation measures not identified in the prior Adopted Mitigated Negative Declaration. This Addendum, together with the Adopted Mitigated Negative Declaration, will be utilized by the County as the environmental clearance for the project. Staff has determined that this Addendum is the appropriate document to analyze this project.

### 3. Background/Previous Approvals for Subject Parcel

The Mitigated Negative Declaration prepared for PD18-0001/FRS-EI Dorado Hills was adopted by the El Dorado County Planning Commission on January 10, 2019. The PD18-0001/FRS-EI Dorado Hills Project consisted of a planned development permit to allow for the construction and operation of a self-storage facility consisting of one (1) 3,324 sq ft, two-story office and manager apartment building and one (1) 120,000 sq ft, three-story storage building. The 3,324 sq ft multi-purpose building would include a 1,609 sq ft office on the first floor and a 1,715 sq ft employee housing apartment on the second. The storage building, not to exceed a maximum height of 40 ft, would have a variety of sizes of storage units with external units on the first floor having drive-up access. Of the 5.55-acre site, four acres would be developed, with approximately one acre

remaining undeveloped due to a 120-foot-wide PG&E easement along the east and southeast property lines. Parking would include 35 spaces, including two ADA compliant accessible spaces, located in five (5) clusters throughout the site.

**4. Proposed PD23-0001/EDH Hobby Condos Project**

The current application proposes a 43-unit flex storage/condominium project on 5.55 gross acres on an parcel east of Rossmore Lane with no address yet assigned. The property is encumbered with 3.25 acres of easements for PG&E poles/overhead transmission lines and roadways; resulting in a net buildable acreage of 2.30 acres. The overall property will be comprised of one (1), 56,061 sq ft, single-story building, not to exceed a total height of 26'-6", and include a controlled site access gate adjacent to the entrance on Rossmore lane. The leasing office for the project will be located in a suite, approximately 1,375 sq ft, in the southwest portion of the proposed building. The separate "Hobby Condos" will range in size from 1,000 sq ft to 2,400 sq ft. The "Hobby Condos" will have high ceilings as well as roll-up doors. All "Hobby Condos" will be ground floor, drive-up units, accessed from the perimeter drive aisles, designed to accommodate required widths for fire access, and turning radii per El Dorado Hills Fire Department requirements. The project will provide a total of 5 parking spaces including 1 ADA compliant space. No residential occupancy, including any overnight occupancy, will be permitted, and no "Hobby Condo" will have kitchen facilities. Storage units cannot be inhabited or used to conduct business operations on-site. Anticipated office hours of operation will be Monday – Sunday, 8:00 a.m. to 6:00 p.m. and gate access hours of operation for existing tenants and owners will be Monday – Sunday, 6:00 a.m. to 10:00 p.m.

**5. CEQA Framework for this Addendum**

For a proposed modified project, State CEQA Guidelines (Sections 15162 and 15164) provide that an Addendum to an Adopted Mitigated Negative Declaration may be prepared if some changes or additions are necessary but none of the following conditions calling for the preparation of a subsequent EIR have occurred:

- a. Substantial changes in the project which require major revisions to the Adopted Mitigated Negative Declaration due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes to the circumstances under which the project is undertaken which require major revisions to the Adopted Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of Mitigated Negative Declaration adopted, shows any of the following:

- (i) The project will have one or more significant effects not discussed in the Adopted Mitigated Negative Declaration,
- (ii) The project will result in impacts substantially more severe than those disclosed in the Adopted Mitigated Negative Declaration,
- (iii) Mitigation measures or alternative previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative, or
- (iv) Mitigation measures or alternatives that are considerably different from those analyzed in the Adopted Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

The purpose of this Addendum is to evaluate the potential environmental impacts associated with the proposed change in project description and land use for the PD23-0001/EDH Hobby Condos Project. This Addendum specifically addresses whether the change in project description, site design, and land use would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the previously Adopted Mitigated Negative Declaration. Based on the analysis provided below, an Addendum to the prior Adopted Mitigated Negative Declaration is the appropriate CEQA document.

## **6. Discussion**

### **a. Aesthetics**

The proposed project would not result in new or substantially more significant aesthetic impacts than previously analyzed. The Adopted Mitigated Negative Declaration anticipated and analyzed a total lot coverage of approximately 4 acres, with one acre remaining undeveloped due to an existing PG&E easement. The proposed project seeks only to develop a net buildable acreage of 2.3 acres. The Adopted Mitigated Negative Declaration anticipated and analyzed the construction of a 120,000 sq ft of storage space and separate 3,324 square foot multi-purpose office and employee housing unit. The proposed project seeks only to develop one, 56,061 square foot storage building, which includes a 1,375 sq ft leasing office contained within the building. The proposed project would result in 63,939 sq ft less of warehousing/storage space and entirely eliminate a separate office and employee housing unit.

### **b. Agriculture and Forest Resources**

The proposed project would not result in new or substantially more significant effects on agriculture and forest resources than previously analyzed. The Adopted Mitigated Negative Declaration under PD18-0001/ FRS-El Dorado Hills did not identify any anticipated impacts to agriculture and forestry resources.

**c. Air Quality**

The proposed project would not result in new or substantially more significant effects on air quality than previously analyzed. As identified in the Adopted Mitigated Negative Declaration, standard conditions from El Dorado County Air Quality Management District would apply. The proposed project would not affect the implementation of regional air quality regulations or management plans and would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

**d. Biological Resources**

The proposed project would not result in new or substantially more significant effects on biological resources than previously analyzed. As identified in the Adopted Mitigated Negative Declaration, the project site is not located on lands shown to contain Serpentine Rock or Gabbro soils that have the potential to support special-status species rare plants. Additionally, as the proposed project seeks to develop less of the subject parcel than approved under PD18-0001/FRS-El Dorado Hills, any impacts to biological resources would be less than previously approved.

**e. Cultural Resources**

The proposed project would not result in new or substantially more significant effects on cultural resources than previously analyzed. As identified in the Adopted Mitigated Negative Declaration, no prehistoric-period or historic-period cultural resources were identified on the project site. In the event that subsurface paleontological sites are disturbed during earth disturbances and grading activities on site, standard conditions of approval requiring that all work activities be stopped in the event of an unanticipated discovery would ensure that impacts are less than significant.

**f. Geology and Soils**

The proposed project would not result in new or substantially more significant effects on geology or soil than previously analyzed. As identified in the Adopted Mitigated Negative Declaration, a review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts.

**g. Greenhouse Gas Emissions**

The proposed project would not result in new or substantially more significant effects on greenhouse gas emissions than previously analyzed. As the proposed project would occupy a

smaller development envelope than previously analyzed and approved, any impacts to greenhouse gas emissions would be less than previously approved.

**h. Hazardous Materials**

The proposed project would not result in new or substantially more significant effects related to hazardous materials, including use, storage, transport, or disposal, than previously analyzed. The site is located in an area of naturally occurring asbestos and has been conditioned to submit an Asbestos Dust Mitigation Plan. As the proposed project occupies a smaller development envelope than previously analyzed and approved, any impacts in regard to hazardous materials would be less than previously approved.

**i. Hydrology and Water Quality**

The proposed project would not result in new or substantially more significant effects on hydrology and water quality than previously analyzed. The El Dorado County Stormwater Division reviewed the proposed project under PD23-0001/EDH Hobby Condos and identified that the State of California Phase II MS4 permit would be required. Additionally, an Erosion and Sediment Control Plan and development and implementation of a Storm Water Pollution Prevention Plan are required. With adherence to El Dorado County Stormwater recommendations, any impacts to hydrology and water quality would continue to be less than significant.

**j. Land Use Planning**

The proposed project would not result in new or substantially more significant impacts on land use planning than previously analyzed. As identified in the Adopted Mitigated Negative Declaration, there would be no impact to land use goals or standards resulting from the project. The proposed change in project description would not conflict with the existing land use pattern and would maintain the General Plan and Zoning Ordinance consistency of the previously approved project. Additionally, as the proposed project occupies a smaller development envelope than previously analyzed and approved, any impacts in regard to land use planning would likely be less than previously approved.

**k. Mineral Resources**

The proposed project would not result in new or substantially more significant impacts to mineral resources than previously analyzed. The proposed project site has not been delineated in the El Dorado County General Plan as a locally important mineral resource recovery site, nor is it within a State mapped mineral resource zone. The Adopted Mitigated Negative Declaration under PD18-0001/FRS-El Dorado Hills did not identify any anticipated impact to mineral resources.

**l. Noise impacts**

The proposed project would not result in new or substantially more significant impacts to noise than previously analyzed. As identified in the Adopted Mitigated Negative Declaration under PD18-001/FRS-El Dorado Hills, as conditioned, and with adherence to County Code, no significant direct or indirect impacts to noise levels were anticipated. Additionally, as the proposed project occupies a smaller development envelope and results in a net reduction of 63,939 sq ft of warehousing/storage space, any noise impacts would likely be less than previously approved.

**m. Population and Housing**

The proposed project would not result in new or substantially more significant impacts to population and housing than previously analyzed. As identified in the Adopted Mitigated Negative Declaration under PD18-001/FRS-El Dorado Hills, the project would not displace people or housing stock. There would be no potential for a significant impact due to substantial growth either directly or indirectly as a result of the original project or the proposed project.

**n. Public Services**

The proposed project would not result in new or substantially more significant impacts to public services than previously analyzed. The project was distributed to the El Dorado Hills Fire Department and El Dorado County Sherriff's Office. The Sherriff's Office did not have any special requests for the project. As identified in the Adopted Mitigated Negative Declaration under PD18-001/FRS-El Dorado Hills, as conditioned, and with adherence to El Dorado Hills Fire Department recommendations and California Fire Code, no significant direct or indirect impacts to public services are anticipated.

**o. Recreation**

The proposed project would not result in new or substantially more significant impacts on recreation than previously analyzed. The proposed project would not increase the use of existing neighborhood and regional parks, cause an accelerated physical deterioration of existing recreational facilities, or require the construction or expansion of recreational facilities. The Adopted Mitigated Negative Declaration under PD18-0001/ FRS-El Dorado Hills did not identify any anticipated impact to open space, park facilities, or other recreational opportunities. The change in project description maintains consistency with the previous analysis.

**p. Transportation/Traffic**

The proposed project would not result in new or substantially more significant impacts on transportation/traffic than previously analyzed. An On-Site Transportation Review (OSTR)

was prepared on August 8<sup>th</sup>, 2024, by Armen Hovanessian of Armen Hovanessian Transportation Consulting, Inc., to evaluate the potential project-specific transportation effects of PD23-0001/EDH Hobby Condos. As indicated in the OSTR, the proposed project is not anticipated to have any adverse impact on local traffic circulation. The Adopted Mitigated Negative Declaration under PD18-0001/FRS-El Dorado stated that the project would not exceed the thresholds for traffic identified within the General Plan; the thresholds of significance would not be exceeded with the new project description, and impacts would be anticipated to remain less than significant.

**q. Tribal Cultural Resources**

The proposed project would not result in new or substantially more significant effects on tribal cultural resources than previously analyzed. The lone band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, Tsi Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of Nevada and California, and Wilton Rancheria, were all notified on April 10<sup>th</sup>, 2024, per AB 52, of the proposed EDH Hobby Condos project. Requests for additional consultation were received by the United Auburn Indian Community. Application materials including the previously adopted Mitigated Negative Declaration and conditions of approval under PD18-0001/FRS-El Dorado Hills were provided. In conversation with the United Auburn Indian Community, it was identified that the existing conditions from the previous MND are acceptable; as such, AB52 consultation was closed on May 2<sup>nd</sup>, 2024. As identified in the Adopted Mitigated Negative Declaration under PD18-0001/FRS-El Dorado Hills, as conditioned, and with adherence to El Dorado County standard conditions concerning the discovery of tribal cultural resources, including human remains, no significant direct or indirect impacts to are anticipated.

**r. Utilities and Service Systems**

The proposed project would not result in new or substantially more significant effects on utility and service systems than previously analyzed. Per the Facilities Improvement Letter (FIL) provided by the El Dorado Irrigation District (EID) on August 1, 2024, there is sufficient water supply available in the El Dorado Hills Water Supply Region to serve this project. There is an existing 6-inch sewer line abutting the western property line in Rossmore Lane; this sewer line has adequate capacity at this time. As identified in the FIL, the El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 2,625 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to EID's hydraulic model, the existing system can only deliver a maximum fire flow of 2,400 GPM. In order to provide this fire flow and receive service, the applicant will be required to construct a water line extension connecting to the 10-inch water line previously identified. In order to provide a 2,625 GPM fire flow, the applicant will be required to upsize the existing 10-inch water line in Rossmore Lane to at least a 12-inch water line. Looping the existing 10-inch water line to the 18-inch water line in White Rock Road may be another option as well. Service to the proposed development is contingent upon several factors including: the availability of

uncommitted water supplies at the time service is requested, approval of the County's environmental document by EID (if requested), approval of an extension of facilities application by EID, approval of facility improvement plans by EID, and construction by the developer of all onsite and offsite proposed water and sewer facilities. As identified in the Adopted Mitigated Negative Declaration under PD18-0001/FRS-El Dorado Hills and with adherence to El Dorado Irrigation District policies and regulations, no significant direct or indirect impacts would be anticipated.

**s. Conclusion**

On the basis of the discussion above, the proposed modification in project scope would result in a net reduction of warehousing/storage space. The proposed project will not result in new or more severe significant environmental effects not previously analyzed and therefore do not trigger additional CEQA review. Potential impacts were fully analyzed in the Adopted Mitigated Negative Declaration and applicable mitigation measures previously developed for the PD18-0001/FRS-El Dorado Hills project remain in effect for the PD23-0001/EDH Hobby Condos project. Thus, this Addendum satisfies the requirements of CEQA Guidelines Section 15162 and 15164.