

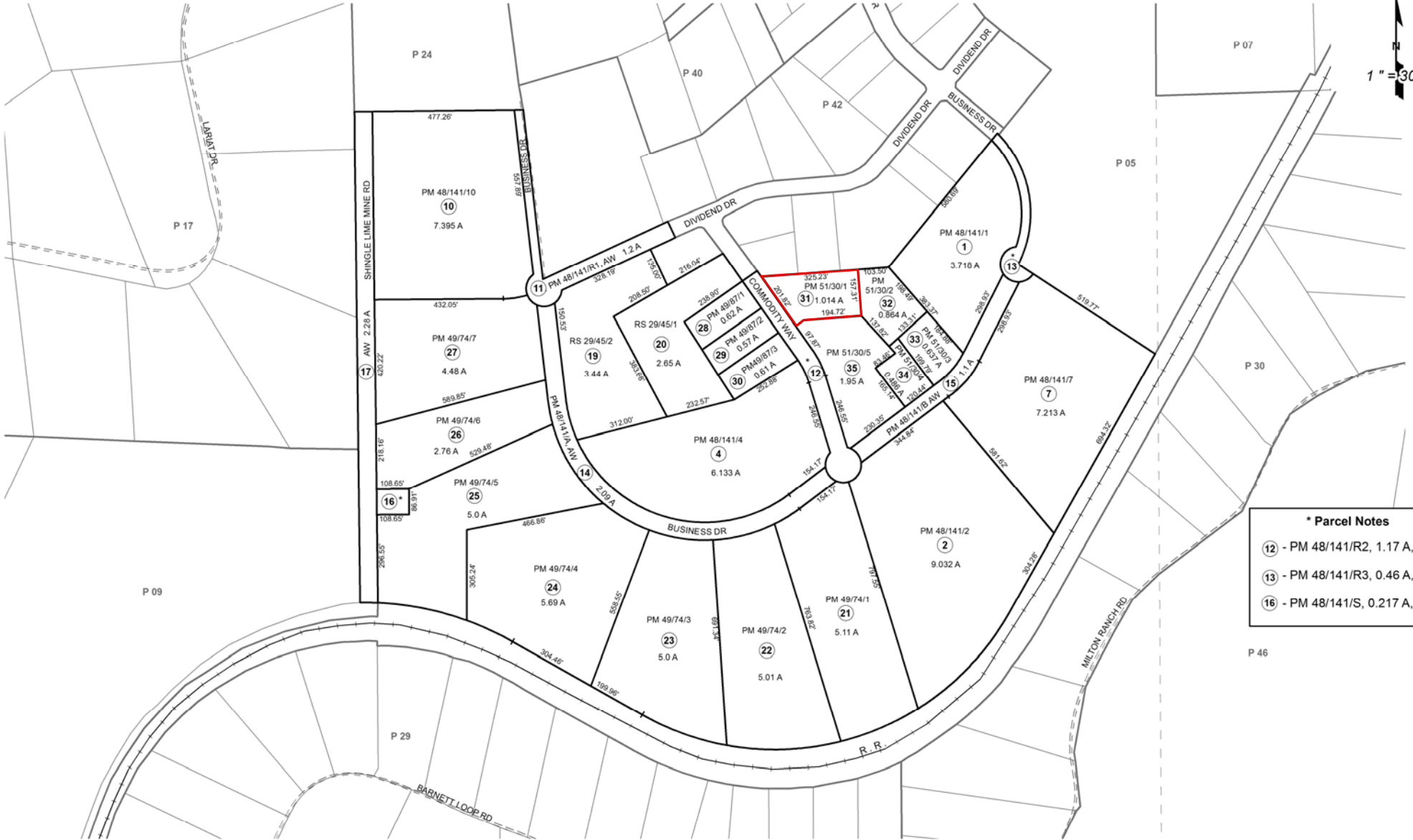
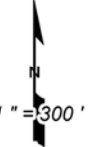
S16-0009/PD06-0016/JS West Propane
Vicinity Map
Exhibit A



0 0.475 0.95 1.9 Miles
17-0915 D 1 of 40

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

109:48



- * Parcel Notes**
- ⑫ - PM 48/141/R2, 1.17 A, AW
 - ⑬ - PM 48/141/R3, 0.46 A, AW
 - ⑯ - PM 48/141/S, 0.217 A, NA

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

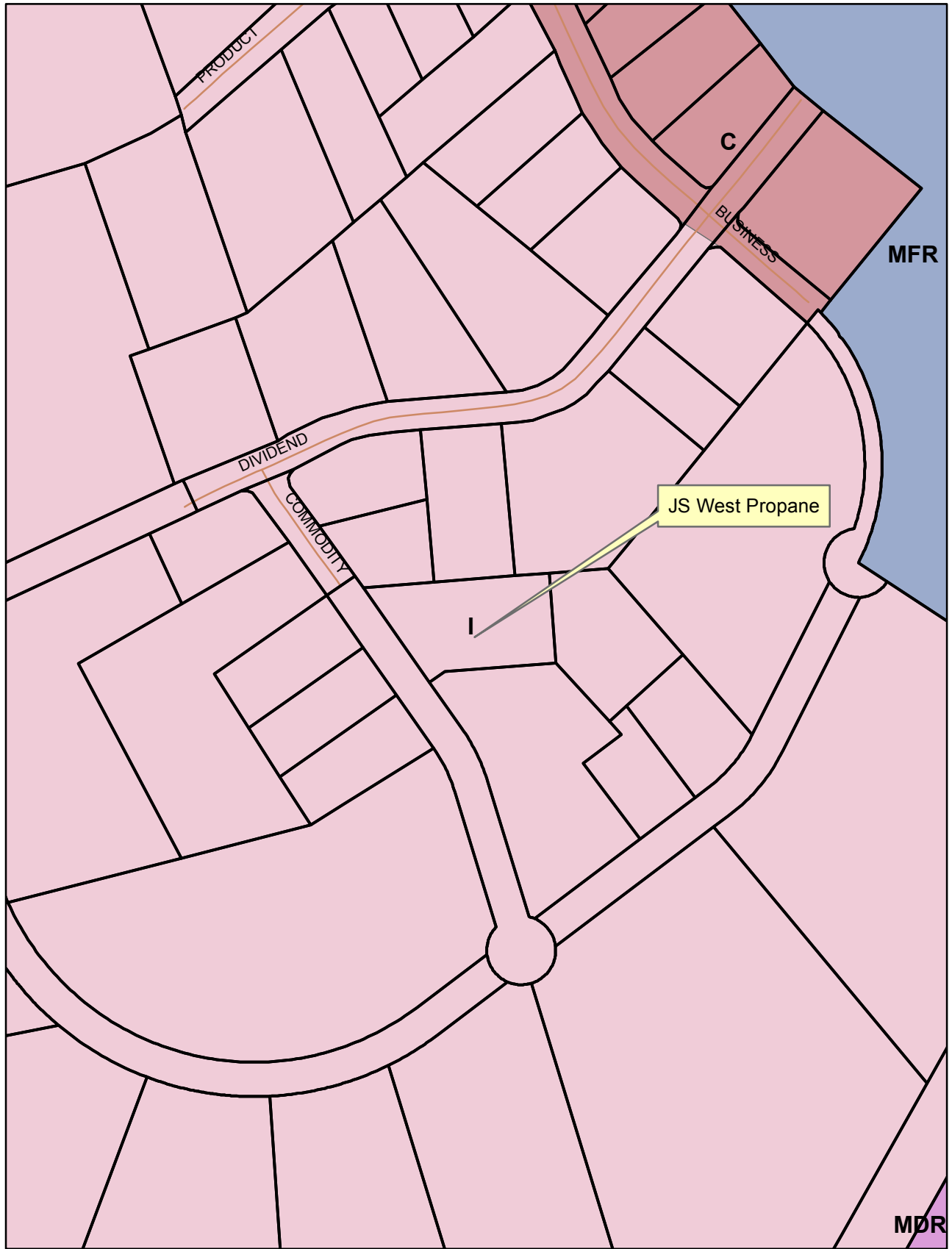
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Circles

Rev. Dec 20, 2013

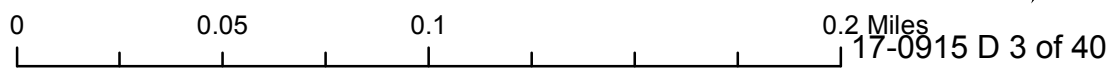
Assessor's Map Bk. 109 Pg. 48
County of El Dorado, CA

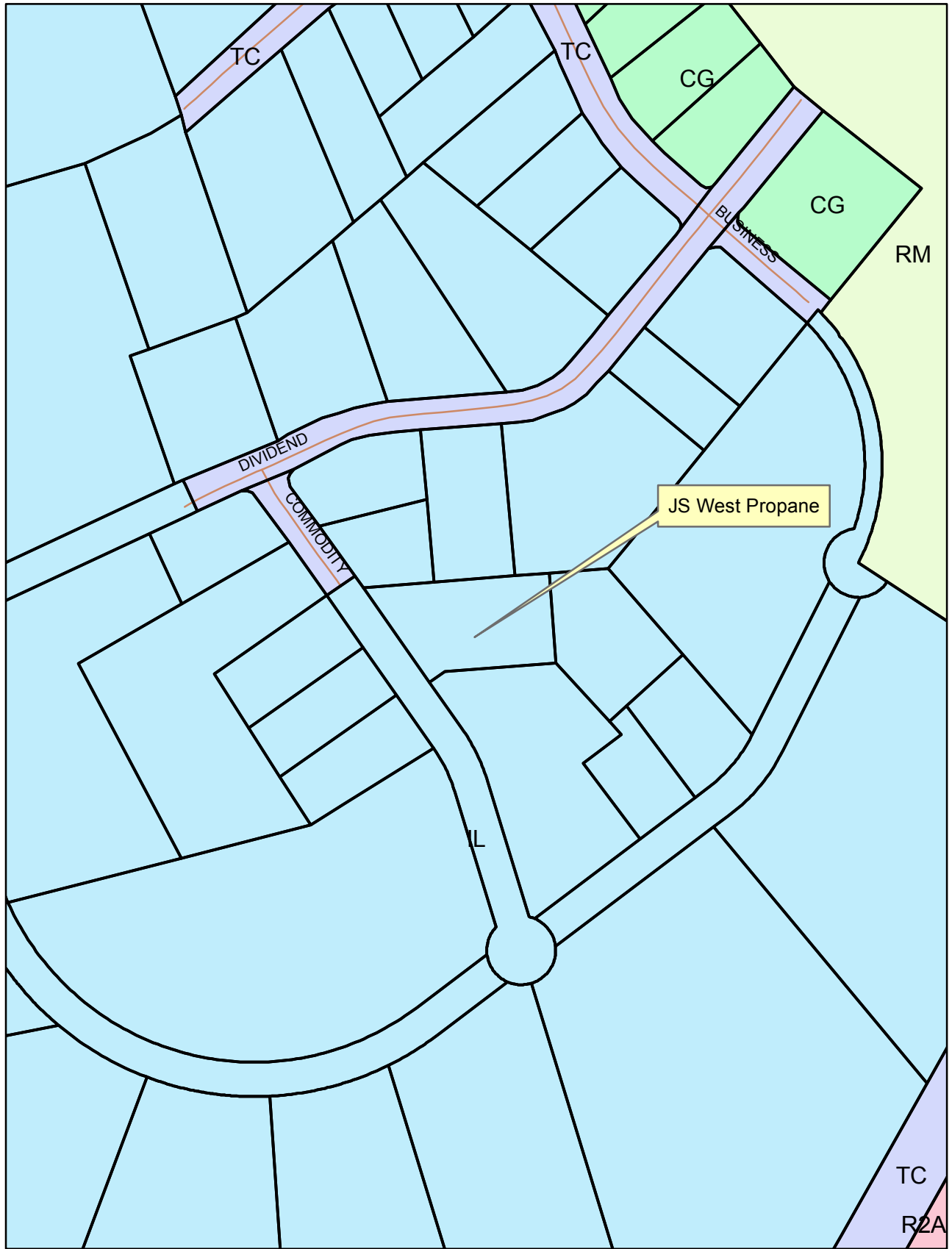
Exhibit B



S16-0009/PD06-0016/JS West Propane
 General Plan Land Use Designation Map
 Exhibit C

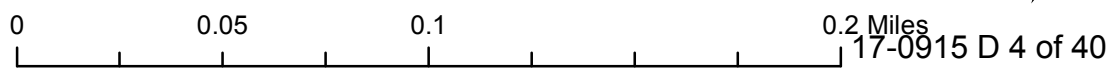
- C
- I
- MDR
- MFR





- CG
- IL
- R2A
- RM
- TC

S16-0009/PD06-0016/JS West Propane
Zoning Designation Map
Exhibit D

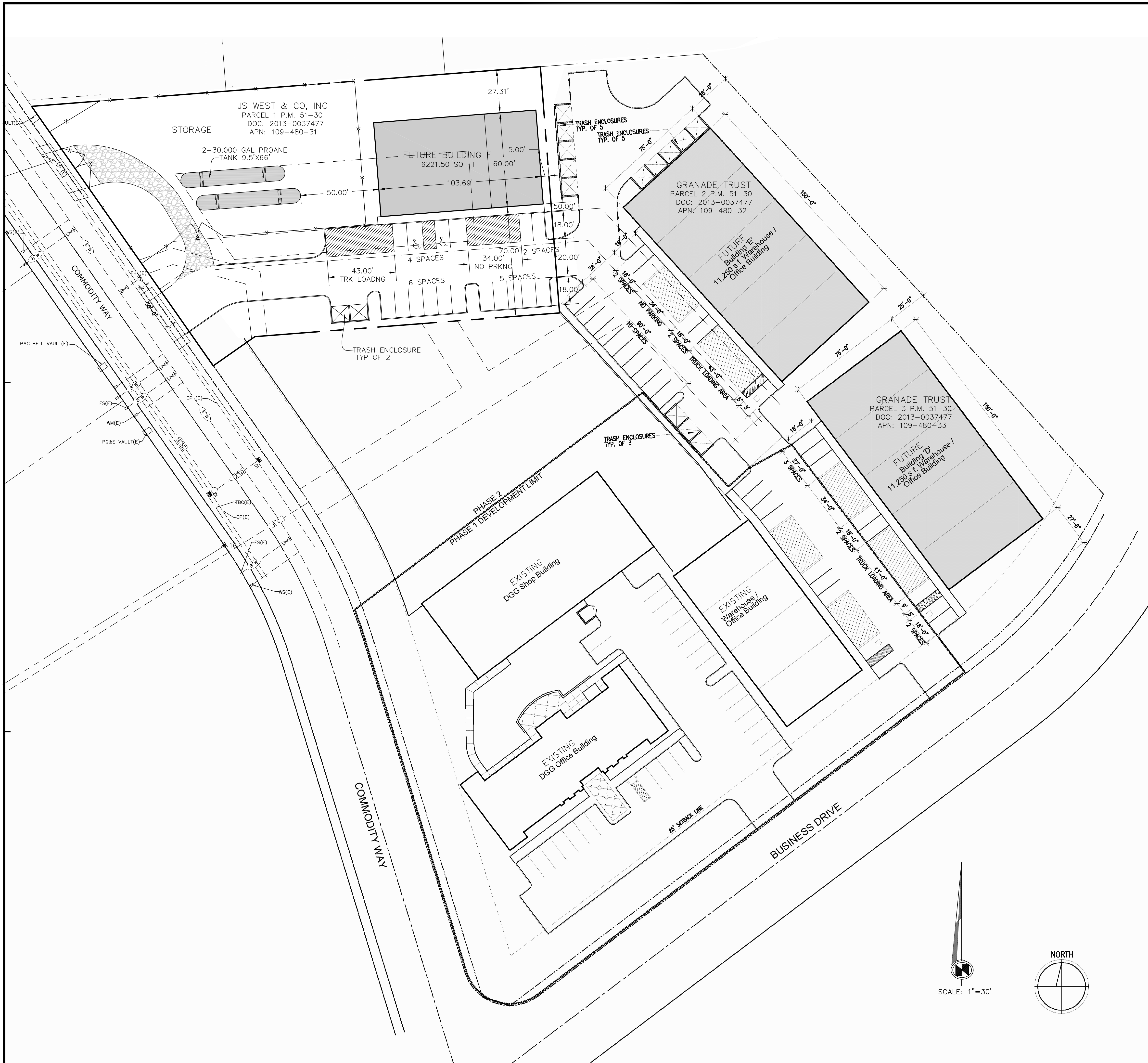




S16-0009/PD06-0016/JS West Propane
Aerial Map
Exhibit E



0 0.0175 0.035 0.07 Miles
17-0915 D 5 of 40



OWNER INFORMATION

DG GRANADE CONSTRUCTION
 4415 COMMODITY WAY
 SHINGLE SPRINGS, CA 95682

JS WEST & CO, INC
 PLACERVILLE, CA 95667

PROJECT LOCATION

BARNETT BUSINESS PARK
 SHINGLE SPRINGS, CA 95682

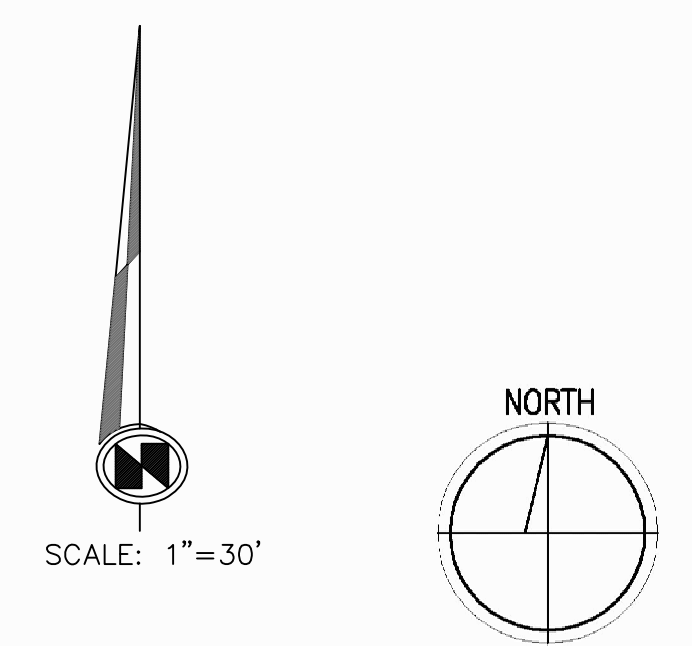
PARCEL COVERAGE

BUILDING 'D'	
WAREHOUSE:	11,250 S.F.
BUILDING 'E'	
WAREHOUSE:	11,250 S.F.
BUILDING 'F'	
WAREHOUSE:	6,222 S.F.

TOTAL BUILDING AREAS:	28,722 S.F.
TOTAL SITE AREA:	150,884 S.F.
SITE COVERAGE:	15.09%

PARKING REQUIREMENTS

BUILDING 'D'	
WAREHOUSE:	1 PER UNIT + 1 PER 2,000 S.F.
TOTAL REQUIRED:	11 SPACES
BUILDING 'E'	
WAREHOUSE:	1 PER UNIT + 1 PER 2,000 S.F.
TOTAL REQUIRED:	11 SPACES
BUILDING 'F'	
WAREHOUSE:	1 PER UNIT + 1 PER 2,000 S.F.
TOTAL REQUIRED:	4 SPACES
GRAND TOTAL REQUIRED:	26 SPACES
TOTAL PROVIDED:	49 SPACES
ACCESSIBLE SPACES PROVIDED:	5 SPACES



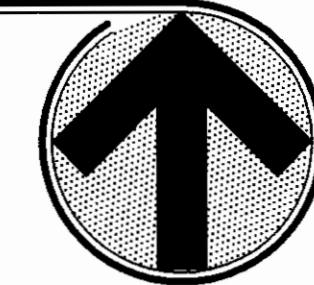
MODIFIED PHASE 2 DEVELOPMENT SITE PLAN

SCALE: 1" = 30'

Exhibit F

NOTES

DATE: DEC. 19, 2016	J.S. WEST PLANNED DEVELOPMENT FOR APN: 109-480-31, 32, 33	OWNER	J.S. WEST & CO, INC 501 SPRINGBORN ROAD SHINGLE SPRINGS, CA 95682
SHEET 1		OWNER	J.S. WEST & CO, INC 501 SPRINGBORN ROAD SHINGLE SPRINGS, CA 95682
1		DESIGNED BY:	LAP
		CHECKED BY:	LAP
		SUBMITTED BY:	
		DRAWING NAME:	XR-TOPD-US WEST.DWG
		REVISION	NO. DATE DESCRIPTION
		BOOK	
		SCALE	HORIZONTAL: 1"=20' VERTICAL: N/A
		DRAWN BY:	PAG
		DESIGNED BY:	LAP
		CHECKED BY:	LAP
		SUBMITTED BY:	
		DRAWING NAME:	XR-TOPD-US WEST.DWG
		NUMBER	
		DATE	
		DESCRIPTION	
		BY	



NOTES

- 1) ALL PARCELS SHALL HAVE CROSS ACCESS AND PUBLIC UTILITIES EASEMENTS.
- 2) PARCELS 2, 3, & 4 SHALL HAVE CROSS PARKING AGREEMENTS

CARLTON
Engineering Inc.
1665 Piedmont Road, Shingle Springs, CA 95682
916-433-8774 FAX: 916-433-8745

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

DC GRANADE OFFICE BUILDING
PRELIMINARY GRADING AND DRAINAGE PLAN

Project Location:
Commodity Way
Shingle Springs, CA 95682

Ownership Information:
Doug Granade
4415 Commodity Way
Shingle Springs, CA 95682

DESIGN	DRAWN	RELEASE DATE
JCW	AMP	02/06/2008
1"=40'	N/A	5338-04-06

CHECKED BY: [Signature]
DATE: [Date]

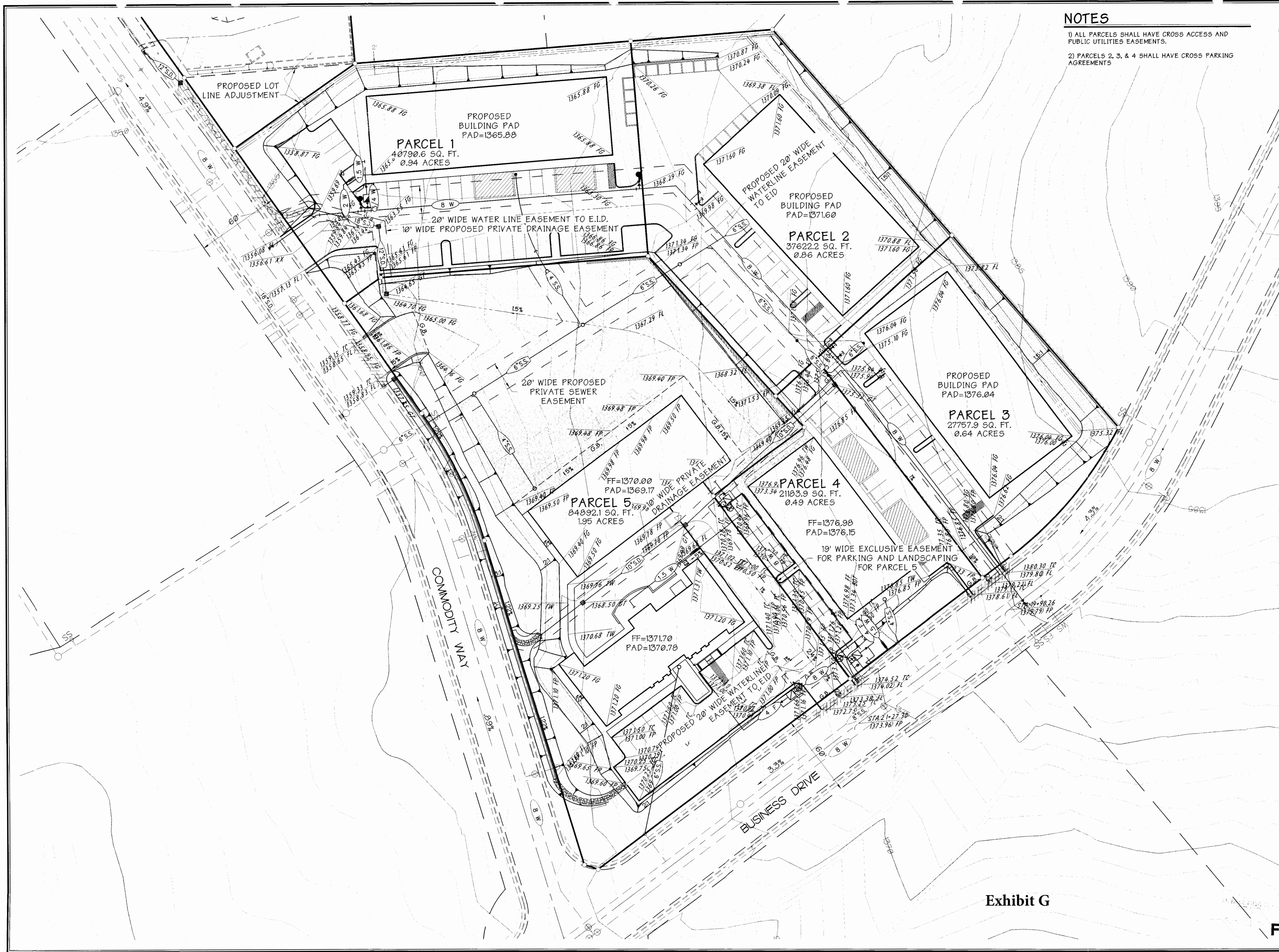
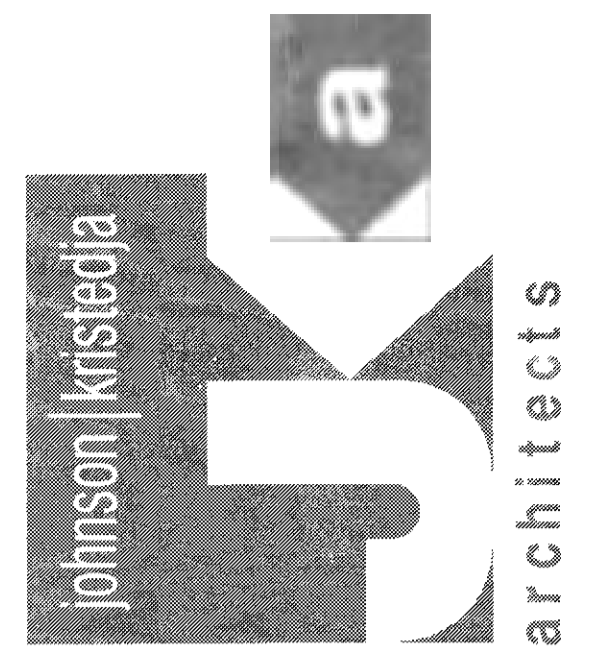


Exhibit G

FILE COPY





506 D' Street
 Marysville, CA 95901
 (530) 596-3111
 (530) 730-2501 fax

6288 Butterfield Way
 Placerville, CA 95667
 (530) 626-5676
 (530) 295-3334 fax

D.G. Granade Office
 D.G. Granade Construction
 Shingle Springs, CA



CONSULTANT

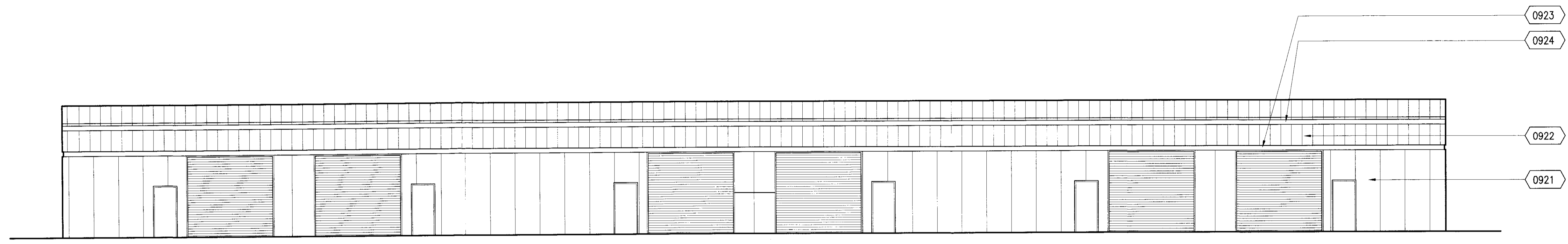
NO	DATE	BY	DESCRIPTION

DRAWN: _____ CHECKED: _____
 DATE: JUNE 2005 SCALE: _____
 PROJECT NUMBER: 05113

EXTERIOR ELEVATIONS
 BLDG. 'F'

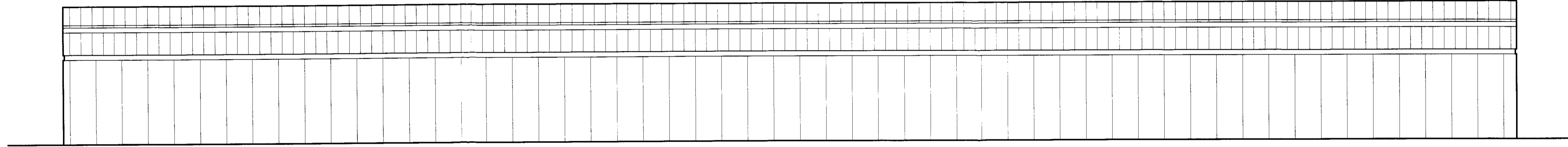
DRAWING NUMBER: **A5.6**

S 16-0009/PD 06-0016-R



SOUTH ELEVATION

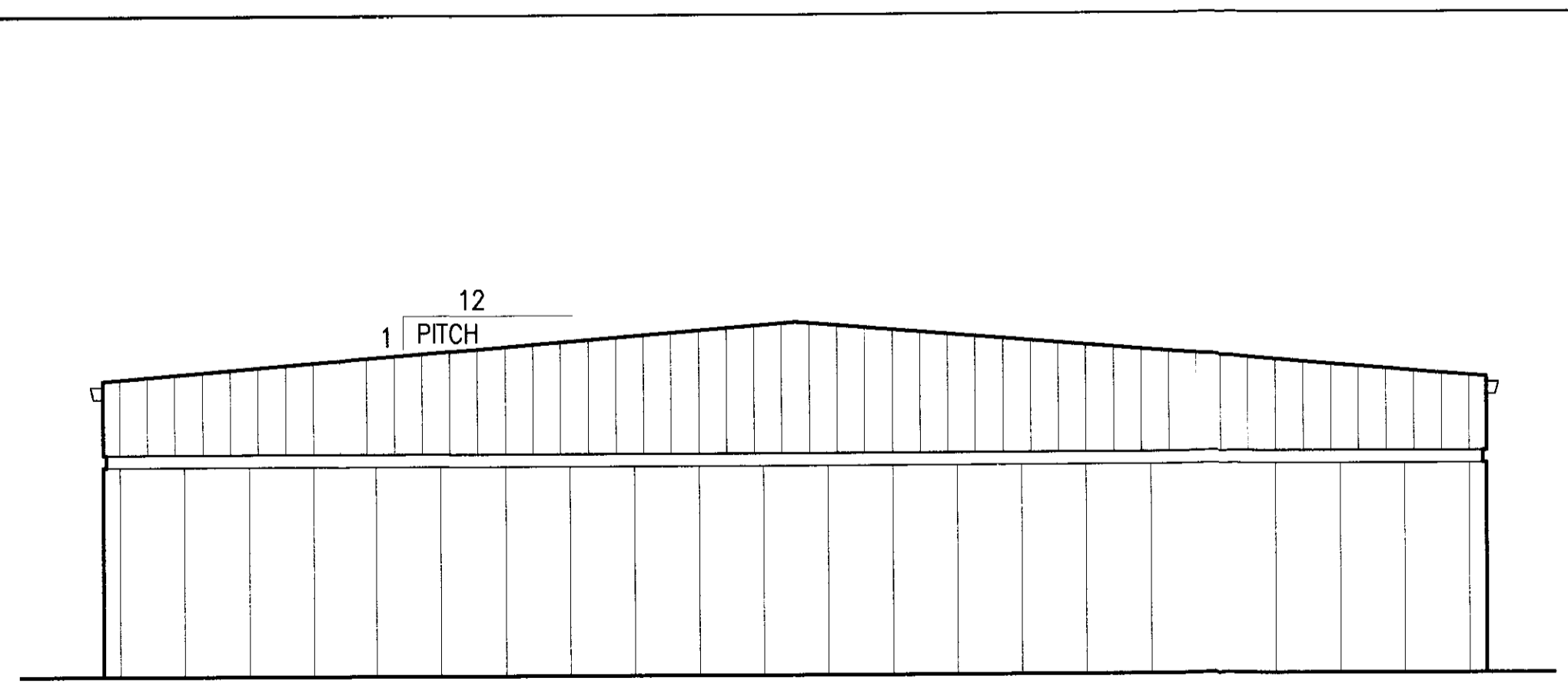
1/8" = 1'-0" 1



NORTH ELEVATION

1/8" = 1'-0" 3

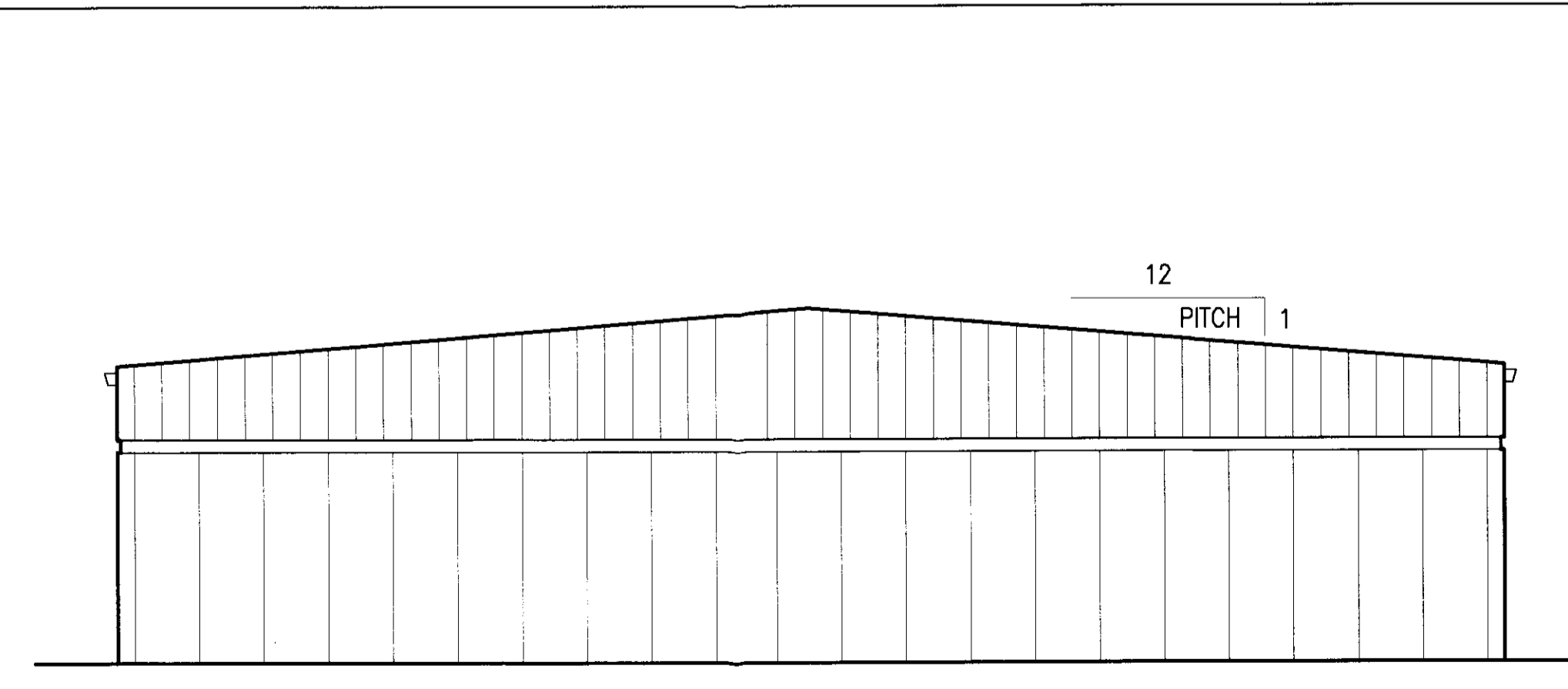
NOTE:
 SEE ELEVATION 1 FOR MATERIAL DESIGNATIONS
 and DETAIL REFERENCES NOT SHOWN



WEST ELEVATION

1/8" = 1'-0" 4

NOTE:
 SEE ELEVATION 1 FOR MATERIAL DESIGNATIONS
 and DETAIL REFERENCES NOT SHOWN



EAST ELEVATION

1/8" = 1'-0" 4

NOTE:
 SEE ELEVATION 1 FOR MATERIAL DESIGNATIONS
 and DETAIL REFERENCES NOT SHOWN

0921 INSULATED METAL PANEL EXTERIOR SYSTEM
 0922 RIBBED METAL PANEL EXTERIOR SYSTEM
 0923 8" WIDE PANEL REVEAL
 0924 8" G.I. PAINTED GUTTER

Exhibit H

NOTES

Exhibit I

ADDENDUM TO THE INITIAL STUDY NEGATIVE DECLARATION

JS West Propane Project

I. Introduction

This document constitutes an Addendum to the certified 2009 Initial Study Negative Declaration for the DG Grenade Rezone/Planned Development/Parcel Map. This Addendum specifically addresses the inclusion of a conditional use permit to allow for propane storage facilities and a planned development revision to reduce the amount of approved warehouse/office building square footage. This Addendum evaluates whether the addition of two 30,000 propane tanks and the reduction 5,478.5 square feet of approved office/warehouse building, would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the previously adopted ISND. The proposed revision and conditional use permit would not cause significant effects not identified in the ISND, 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 in the ISND. Therefore, no further environmental review is required beyond this Addendum.

II. Purpose of this Addendum.

This Addendum is focused upon the conditional use permit to allow the construction of two 30,000 square foot propane storage tanks. It is intended to evaluate whether this modification to the previously adopted ISND would result in any new or substantially greater effects or require any new mitigation measures not identified in the prior ISND. This Addendum, together with the ISND, 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.

III. Background/Existing Approvals.

A tentative parcel map, rezone and planned development permit (P06-0018,Z16-0018, PD06-0016) was approved for the JS West Propane parcel on March 26, 2009, allowing the development of five office/warehouse buildings ranging in size from 5,365 square feet to 11,700 square feet.

IV. Proposed Project

The current application proposes a conditional use permit and planned development revision to allow for the construction of two 30,000 gallon propane storage tanks, totaling 1,254 square feet and the reduction of 5,478.5 square feet to an approved 11,700 square foot office/warehouse building. The new office/warehouse building would be 6,221.5 square feet in size. The proposed propane tanks would be enclosed by seven foot high security fencing.

V. CEQA Framework For This Addendum

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

Substantial changes in the project which require major revisions to the ISMND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the ISND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

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 ISND adoption, shows any of the following:

- i) the project will have one or more significant effects not discussed in the ISND,
- ii) the project will result in impacts substantially more severe than those disclosed in the ISND,
- iii) mitigation measures or alternatives 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 ISND 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 conditional use permit and planned development revision to allow for the construction of two 30,000 gallon propane storage tanks and the reduction of 5,478.5 square feet to an approved 11,700 square foot office/warehouse building. The new office/warehouse building would be 6,221.5 square feet. Based on the analysis provided below, an Addendum to the prior certified ISMND is the appropriate CEQA document.

VI. Discussion

A. Greenhouse Gases.

The project would not result in new or substantial increases in greenhouse gases. The number of trucks accessing the project site is dependent upon the time of the year. It is anticipated that trucks would access the site once per day during winter

months and once per week in the summer months. Bobtail tractors are anticipated to access the site twice per weekday in the winter and once per weekend in the summer. The proposed project will involve a small increase in GHG production. The project would be required to incorporate modern construction and design features that reduce potential GHG emissions resulting from the development of the proposed project.

B. Hazards and Hazardous Materials.

The project would not result in new or substantially more significant hazards and hazardous materials impacts than previously analyzed. The previous ISND anticipated and analyzed the construction and operation of six office/warehouse buildings. The project proposes the construction and operation of two 30,000 propane tanks, which would involve the transportation, use, and disposal of hazardous materials. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards. The facility will be required to submit the following documents into the California Environmental Reporting System (CERS) prior to operation.

1. Business activities form.
2. Owner/operator information form.
3. Hazardous materials inventory for all reportable chemicals.
4. A completed CERS consolidated contingency plan.
5. A facility site map.

C. Tribal Cultural Resources.

The United Auburn Indian Community of the Auburn Rancheria (UAIC), the Lone Band of Miwok Indian, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, Washoe Tribe of Nevada and California, Nashville-El Dorado Miwok and the Wilton Rancheria were notified of the proposed project and given access to all project documents on March 20, 2017, via certified mail. No other tribes had requested to be notified of proposed projects for consultations in the project area at the time. In response to a request from Gene Whitehouse of the UAIC, dated March 29, 2017, and Daniel Fonseca of the Shingle Springs Band of Indians, dated April 18, 2017, the Cultural Resources Study for the project was sent to the tribe via email. No other requests for further information or formal consultation were received for this project. Pursuant to the Cultural Resources Study prepared by Historic Associates (2016), the geographic area of the project site is not now to contain any resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or considered significant by a California Native American tribe. The impact would be less than significant.

D. Other Impacts.

Geologic Resources, Hydrology, Water Quality, Mineral Resources, Aesthetic Impacts, etc., were fully analyzed in the IAND, would be unaffected by the proposed project, and applicable mitigation measures developed remains in effect for the JS West Propane project.

VII. Conclusion

On the basis of the discussion above, the proposed ISND modification would result in the routine transportation of hazardous materials. With conditions incorporated, 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. Thus, this Addendum satisfies the requirements of CEQA Guidelines Sections 15162 and 15164.

Attachments

- A. JS West Propane Environmental Management Comments
- B. JS West Propane El Dorado County Fire Protection District Comments



COMMUNITY DEVELOPMENT AGENCY

ENVIRONMENTAL MANAGEMENT DIVISION

<http://www.edcgov.us/EMD/>

PLACERVILLE OFFICE:

2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300
(530) 626-7130 Fax

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 303
South Lake Tahoe, CA 96150
(530) 573-3450
(530) 542-3364 Fax

INTEROFFICE MEMORANDUM

TO: **ROB PETERS**, Project Planner
EDC Development Services Division

FROM: Environmental Management

SUBJECT: S16-0009 JS WEST PROPANE STORAGE

DATE: 3/7/17

CC:

Environmental Management Division staff has reviewed the subject application. The following reflects our concerns and requirements:

Hazardous Materials Division (Mark Moss x 7665)

The facility, as submitted will handle reportable quantities of hazardous materials. The facility will be required to submit the following documents into CERS (California Environmental Reporting System) prior to operation.

1. Business activities form.
2. Owner /operator information form.
3. Hazardous materials inventory for all reportable chemicals.
4. A completed CERS consolidated contingency plan.
5. A facility site map.

Exhibit I - Attachment A

<http://www.edcgov.us/emd>



"We are dedicated to providing a professional and courteous service to our citizens and communities with Pride, Trust & Integrity."

November 22, 2016

Patterson Development
6610 Merchandise Way
Diamond Springs, CA 95619

Re: **Plan Review: JS West Large LP-Gas Tanks Facility - Site Plan Review**
Address: **APN 109-480-31**

Interwest Consulting Group has completed a **first review** of the following documents on behalf of the **El Dorado County Fire Protection District**:

1. Drawings: One (1) copy of Sheets 1 and 2 Phase 1 site plan (8-1/2"x11") by Patterson Development and one (1) copy of Sheet 1/1 Phase 2 site plan (8-1/2"x11") by Patterson Development; three (3) copies of aerial site views by Google Earth; and one (1) copy of El Dorado County Zoning Map for the site and surrounding area.
2. Documents: One (1) copy of site fire safety analysis by Rob Scott, Scott & Associates, and one (1) copy of Interactive Appendix A (2014 Edition of NFPA 58) and one (1) copy of Table 9.1, 2014 edition of NFPA 58.

The 2013 California Building Code and 2013 California Fire Code, and Fire District Ordinances were used as the basis of this review.

Plan review comments follow on the attached list.

Please submit an itemized response letter and **two (2) sets** of complete and revised documents with all revisions clouded directly to the El Dorado County Fire Protection District.

Sincerely,

EL DORADO COUNTY FIRE DISTRICT

Brandon McKay
Deputy Fire Marshal

Cc: file

Exhibit I - Attachment B

GENERAL COMMENTS:

- G1. The following plan review documents are based on the 2013 California Building Code (i.e., 2012 IBC, et al, as amended by the State of California) unless otherwise noted and El Dorado County Fire Department Ordinance.
- G2. Please respond in writing to each plan review comment by legibly marking the attached comment list or creating a separate response letter. Indicate which detail, specification, or calculation shows the requested information. Your complete and clear responses will expedite the re-check and, hopefully, approval of this project. Thank you for your assistance.
- G3. For clarity, specify on cover sheet that the 2012 IBC (2013 CBC), 2012 UMC (2013 CMC), 2012 UPC (2013 CPC), 2012 IFC (2013 CFC), 2010 NEC (2013 CEC) as amended by State of California are applicable to this project.
- G4. Please be sure to include on the re-submittal the architect's/ [engineers] "wet" stamp, signature, registration number and expiration date on all sheets of plans [all sheets of plans depicting structural designed elements] and cover sheets of specifications and calculations. IBC 106.
- G5. The following code comments reflect a review of building plans only. If site-related comments are applicable to this project, they will be generated by others i.e. Engineering, Public Works, Health, etc.

FIRE COMMENTS:

- F1. In the fire safety analysis, clarify that the minimum required fire flow for this project is 750 gpm @ 20 psig for duration of 10 minutes. Additionally, the El Dorado County Fire Protection District is requiring master stream appliances for the protection of the proposed LP-Gas tanks, plumbed underground to remote fire department connections (FDCs) accessible to fire apparatus. The master stream appliances shall be sized in accordance with the 2012 edition of NFPA Standard 15. Revise.
- Provide written documentation from the water purveyor having jurisdiction that they can provide the minimum required fire flow and duration for this project. Revise.
- F2. Also in the fire safety analysis, indicate that "No Smoking" signs shall be provided in accordance with §6107.2, 2013 CFC. Revise.
- F3. Also in the fire safety analysis, indicate that portable fire extinguishers shall be provided in accordance with §6108.2, 2013 CFC. Revise.
- F4. On Sheet 1 of 2, Phase 1 Site Plan, clarify that fire department Knox padlocks or key boxes shall be provided at the gates across the fire apparatus access roadways. Revise.

- F5. Also on Sheet 1 of 2, provide a detail about how the fire lanes will be marked in accordance with §22500.1, California Vehicle Code and §503.3, 2013 California Fire Code. Revise.
- F6. Also on Sheet 1 of 2, provide details for the required fire department connections (FDCs) that meet the requirements of the El Dorado County Fire Protection District. Revise.
- F7. Due to the preliminary nature of the submitted plans, it is very likely that we will have additional comments upon submittal of the full plan sets.

Nothing in this review is intended to authorize any aspects of the work which is not in accordance with applicable codes, local fire department requirements, manufacturer's requirements, and/or the contract documents. Additional comments may be made on future submittals or during site visits (inspections and acceptance tests).

Please contact Captain McKay at 530-644-9630, between 9:00 A.M. and 4:00 P.M., Monday through Thursday, or via email at mckayb@eldoradocountyfire.com with any questions regarding the plan review comments.

[END]

Exhibit J



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

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

Project Title: Z06-0018/PD06-0016/P06-0018/D.G. Granade

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

Contact Person: Michael Baron, Project Planner

Phone Number: (530) 621-5355

Property Owner's/Applicant's Name and Address: Doug & Cynthia Granade, 4415 Commodity Ct., Shingle Springs, Ca 95682

Project Agent's Name and Address: Doug Granade, 4415 Commodity Ct., Shingle Springs, Ca 95682

Project Engineer's / Architect's Name and Address: Carlton Engineering, Inc., 3883 Ponderosa Road, Shingle Springs, CA 95682

Project Location: West side of Commodity Way 300 feet south of the intersection with Dividend Drive in the Shingle Springs area. Supervisorial District II

Assessor's Parcel No(s): 109-480-03 **Parcel Size:** 4.87 acres

Zoning: Industrial-Design Control (I-DC)

Section: 11 T: 9N R: 9E

General Plan Designation: Industrial (I)

Description of Project: The project is a proposed Zone Change from Industrial-Design Control (I-DC) to Industrial-Design Control-Planned Development (I-DC-PD), a Development Plan for construction of three warehouse/office buildings to accompany three existing warehouse/office buildings all ranging in size from 5,365 sq. ft. to 11,700 sq. ft., shared parking, landscaping and lighting. Also, a Parcel Map to subdivide the 4.87 acre site into 5 lots ranging in size from 0.49 acres to 1.95 acres.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use (e.g., Single Family Residences, Park, School)</u>
Site:	I-DC	I	Warehouse/Office
North:	I-DC	I	Warehouse/Light Industrial
East:	I-DC	I	Vacant
South:	I-DC	I	Vacant
West:	I-DC	I	Vacant

Briefly Describe the environmental setting: The project site is a total of 4.87 acres within the Barnett Business Park, characterized by former oak woodland habitat that was cleared prior to this application. Slopes extend gently downward to the west with 99.07 percent ranging from 0-10 percent and some isolated areas or 0.76 percent ranging from 11-20 percent. The soil on the project site is classified as Rescue Sandy Loam (ReB) and Rescue Very Stony Sandy Loam (RfB) (*soil Survey of El Dorado County Area, 1974*). According to the soil survey, "soils are 3 to 15 percent slopes and runoff is slow to medium with a slight to moderate erosion hazard with moderately slow permeability."

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

County Surveyor
 Department of Transportation
 Environmental Management
 Air Quality Management
 El Dorado County Fire Protection District
 El Dorado County resource Conservation District
 LAFCO

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: Michael Baron Date: 2/05/09

Printed Name: Michael C. Baron For: El Dorado County

Signature: Pierre Rivas Date: _____

Printed Name: Pierre Rivas 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 the proposed light industrial project. The project would allow the creation of fifteen residential parcels.

Project Location and Surrounding Land Uses

The project site is located within the Shingle Springs area. The project site is surrounded by existing and undeveloped light industrial parcels.

Project Characteristics

The project would create five industrial parcels ranging in size from 0.49 acres to 1.95 acres. The project includes a development plan to construct 3 warehouse/office buildings to accompany three existing warehouse/office buildings all ranging in size from 5,365 square feet to 11,700 square feet, Interior roadways parking areas would be constructed within the project area for internal circulation and access onto both Dividend Drive and Business Drive.

1. Transportation/Circulation/Parking

Access to the project parcel would be provided via encroachments onto both Commodity Way and Business Drive. Parking for each parcel would be provided through a shared parking agreement between all parcels. There are a total of 88 parking stalls available. Only 54 are required for the proposed project. No impacts to parking would occur as part of the project.

2. Utilities and Infrastructure

The project site has been developed under a previous staff level design review (DR05-0026-s) with three warehouse/office buildings. As part of the project, the extension of utilities services would be required for the three additional buildings.

3. Population

The project would not add significantly to the population in the vicinity.

4. Construction Considerations

Construction of the project would consist of both on and off-site road improvements including grading for interior roadways.

The project applicant would be required to obtain permits for grading from the Development Services and obtain an approved Fugitive Dust Plan from the Air Quality Management District.

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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

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

Discussion:

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

a & b)

The project is not located within a designated scenic vista or state scenic highway.

c) The project would not substantially degrade the visual character or quality of the site and its surroundings because the proposed design has the same visual qualities as the surrounding uses in the neighborhood.

d) Lighting for the buildings and parking lots would be installed so as to ensure that light and glare do not escape the subject parcel onto neighboring parcels or into any established public street or right-of-way. All on-site lighting would conform to §17.14.170 of the El Dorado County Code, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation.

FINDING: For this “Aesthetics” category, the thresholds of significance have not been exceeded. No impacts from light and glare are expected and no mitigation would be required. The project would be architecturally compatible with the surrounding neighborhood.

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

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
or nature, could result in conversion of Farmland, to non-agricultural use?				

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) El Dorado County has established the Agricultural (A) General Plan land Use Overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan Land Use Map for the project area indicates that there are no areas of "Prime Farmland" or properties designated as being within the Agricultural (A) General Plan Land Use Overlay District area adjacent to the project site. The project would not result in the conversion of farmland to non-agricultural uses because there are no adjacent agriculturally zoned properties.
- b) The project would not conflict with any agricultural use in the project vicinity, and would not adversely impact properties currently under a Williamson Act Contract.
- c) No existing agricultural land would be converted to non-agricultural use as a result of the project.

FINDINGS: It has been determined that the project would not result in any impact to agricultural lands, or properties subject to a Williamson Act Contract. The surrounding area consists of mainly commercial development. For this "Agricultural" category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects would result from the project.

III. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);

- Emissions of PM₁₀, CO, SO₂ and NO_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) 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 project would not conflict with or obstruct the implementation of this plan.
- b) 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.

Comments were received from the Air Quality Management District requiring any construction activities relating to the project comply with the Districts rules relating to fugitive dust, hazardous materials, and construction equipment. These rules would be enforced through any grading permit issued for the project.

- d) Sensitive receptors include such groups as young children and the elderly and such sites as schools, hospitals, day-care centers, convalescent homes, and high concentrations of single-family residences. General Plan Policy 6.7.6.1 requires that the County "Ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution." The proposed office complex would not be considered a sensitive receptor site.
- e) It has been determined that the project would not create objectionable odors affecting a substantial number of people.

FINDINGS: It was determined that a less than significant impact would result from the project because it would not; obstruct implementations of the El Dorado County California Clean Air Act Plan; violate any air quality standard; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
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) After Reviewing County resource materials for sensitive and protected species, it has been determined that the project would not affect locally designated natural communities, disturb wetlands, or affect migration corridors.
- b,c) The U.S. Department of Interior National Wetlands Inventory Maps were reviewed to determine if any identified wetland or riparian habitat areas exist on or adjacent to the project site. This review indicates that there are no wetlands or riparian habitat areas on or adjacent to the project. There is a pond adjacent to the site and with the implementation of a 100 foot building setback no impacts would occur as a result of the project.
- d) Review of the Planning Division GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors on the project site. The project would not substantially interfere with the movement of any native resident migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.
- e) Prior to the adoption of the General Plan, the property owner cleared most of the tree canopy from the property. The applicant has provided the County with an oak tree conservation easement as a penalty for removing the previous oak canopy. General Plan Policy 7.4.4.4 establishes retention and replacement provisions under "Option A" and payment of a conservation in-lieu fee in accordance with Option B. The applicant proposes to comply with Policy 7.4.4.4 by utilization of either a combination of Option A & B or only Option B, which would be consistent with the Oak Woodland Conservation Ordinance.
- f) The project area is not located in an area identified as critical habitat for the Red-Legged Frog (*Rana Aurora Draytonii*), or for the Gabbro soil rare plants which are subject to the Draft Recovery/Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

FINDING: It has been determined that all potential biological resource impacts as a result of the project are less than significant. Therefore, the established thresholds for significance in the "Biological Resources" category would not be exceeded.

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

Discussion:

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

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

- a,b) Four separate Cultural Resources assessments were performed within the project area for previous projects and the original parcel map (P99-0013), which created the current project parcel. The assessment of the project site and immediate vicinity concluded that no significant prehistoric or historic archeological sites, features, or artifacts were found on the property and that no further archeological work is recommended.
- c) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological site or known fossil locales.
- d) Due to the size and scope of the project, there would be the potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County has mitigation measures in place through the Grading Ordinance to handle any such findings.

FINDINGS: Although the project has the potential to create significant impacts to sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the requirements of the County Grading Ordinance would reduce the impacts to a less than significant level. Established thresholds of significance would not be exceeded within the "Cultural Resources" category.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent			X	

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
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.				
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) As shown in the Division of Mines and Geology’s publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped for El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquification are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards. The project would not be located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides would be less than significant.
- b) All grading activities shall comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance, which would reduce any potential impacts to a less than significant level.

- c) The soil on the project site is classified as Rescue Series (RfC) and Rescue Sandy Loam (ReB) (*soil Survey of El Dorado County Area, 1974*). According to the soil survey, "soils are 3 to 15 percent slopes and runoff is slow to medium with a slight to moderate erosion hazard." All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.
- d) The Natural Resources Conservation Service (NRCS) has mapped soils on the site as Rescue Series (RfC) and Rescue Sandy Loam (ReB). Review of the *Soil Survey of the El Dorado County Area* indicates that the mapped soil types for the project have moderately slow permeability. Based upon this review, the impact from expansive soils is less than significant.
- e) The project would be provided with public sewer and water.

FINDINGS: No significant impacts would result from geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that would result in significant impacts. For the "Geology and Soils" category, established thresholds would not be exceeded by development of the project and no significant adverse environmental effects would result from the project.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
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) Any hazardous materials utilized at the project site shall comply with the *El Dorado County Hazardous Waste Management Plan*.
- b) No significant amounts of hazardous materials would be utilized for the project. The project would not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there would be a less than significant impact from hazardous material sites.
- e,f)As shown on the El Dorado County Zoning Map, the project would not be located within an Airport Safety (AA) District overlay. There would be no immediate hazard for people residing or working in the project area or safety hazard resulting from private airport operations and aircraft over-flights in the vicinity of the project site.
- g) The project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. The County emergency response plan is located with the County Office of Emergency Services located in the El Dorado County Government Center complex in Placerville.
- h) The project site would be located in an area of moderate hazard for wildland fire as identified on the El Dorado County Fire Hazard Severity Zones Map (California Department of Forestry and Fire Protection). Based upon the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression, and provisions within the County emergency response plan, impacts from wildland fire would be less than significant.

FINDINGS: The project would not expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials, and expose people and property to risks associated with wild-land fires. For this “Hazards and Hazardous Materials” category, the thresholds of significance would not be exceeded by the project.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which			X	

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
would result in substantial erosion or siltation on- or -off-site?				
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) The applicant has submitted a preliminary drainage plan and erosion control plan, which has been reviewed by the Department of Transportation. Compliance with the Erosion Control Plan would limit water runoff and discharge that would violate water quality standards or discharge requirements established by the Regional Water Quality Control Board. Permit applicants are required to prepare and retain on the construction site, a Storm-water Pollution Prevention Plan that describes the site, erosion and sediment controls, means of waste control, implementation of local plans required by the Resource Conservation District, control of post-construction sediment and erosion control, and non storm-water management controls.
 - b) There is no evidence that the project would substantially reduce the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the project. The project would be required to connect to public water.
 - c) There is no evidence that the grading and ground disturbances associated with the project would substantially alter the existing drainage patterns on or off the site. *The Grading, Erosion, and Sediment Control Ordinance*

contain specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project.

- d,e) In this case, the project would include a significant amount of grading. An erosion control plan would be required to reduce erosion and sediment discharge off the site to a less than significant level.
- f) The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area. All storm-water and sediment control methods contained in the *Grading, Erosion, and Sediment Control Ordinance* must be met during all construction activities, as well as the required development of any permanent storm drainage facilities and erosion control measures on the project site.
- g,h) The Flood Insurance Rate Map (Panel 060040 0725 C, 12/04/86) for the project area establishes that the project site is not located within a mapped 100-year floodplain.
- i) The subject property within the Shingle Springs area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters.
- j) The potential for a siege or tsunami would be considered less than significant. Potential for a mudflow would also be considered less than significant.

FINDINGS: As discussed above, the project would be required to submit a commercial grading permit for review and approval by the Department of Transportation. The commercial grading permit would be required to include provisions addressing erosion and sediment control. An approved commercial grading permit would reduce on-site storm-water runoff water quality to a level of insignificance. No other additional significant hydrological impacts would result from development of the project. For the "Hydrology and Water Quality" section, it has been determined the project would not exceed the identified thresholds of significance and therefore no significant adverse environmental effects would result from the project.

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

Discussion:

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

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

- a) The project would not result in the physical division of an established community.

- b) The project would be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and would be consistent with the development standards contained within the El Dorado County Zoning Ordinance.
- c) The project site is not located in an area identified as critical habitat for the Red Legged Frog (*Rana Aurora Draytonii*), or for the Gabbro soil rare plants which are subject to Draft Recovery/Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

FINDINGS: For the "Land Use Planning" section, the project would not exceed the identified thresholds of significance.

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

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan.
 - b) The El Dorado County Mineral Resources Zone Map, General Plan Exhibit V-7-4 indicates that the project is not in a mineral resource zone. Based on the review of this map, there are no significant mineral deposits on the project site.

FINDINGS: No impacts to any known mineral resources would occur as a result of the project. Therefore, no mitigation would be required. In the "Mineral Resources" section, the project would not exceed the identified thresholds of significance.

XI. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

XI. NOISE. <i>Would the project result in:</i>			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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 60 dBA 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 3 dBA, 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,c)The project site is located adjacent to Commodity Way and Business Drive and would be subjected to a moderate level of transportation related noise generated from the use of the roadway. The project would not likely create noise that exceeds the existing transportation generated noise on Commodity Way and Business Drive. The project would not be considered a noise sensitive land use and would not significantly contribute to an increase in the ambient noise.

b,d) Persons adjacent to the project vicinity would not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of project operation. However, persons adjacent to the project vicinity may be subjected to significant short-term ground borne noise and vibration as a result of grading and excavation during construction of the project. During grading and site preparation activities, and actual project construction, noise levels would likely exceed permissible thresholds for short and sporadic durations. As such, there would be a potentially significant impact. There are requirements within County Ordinance to reduce the short-term noise impacts to a less than significant level.

e) County airports include a comprehensive Land use Plan, which contains building restrictions due to airport noise. In this case, the project site is not located within the defined noise contour of a county owned/operated airport facility.

f) The project is not located adjacent to a private airstrip. As such, the project would not be subjected to intermittent noise levels considered excessive.

FINDINGS: As discussed above, the project would include mitigation measures to reduce impacts on noise to a level of insignificance. Therefore, for this "Noise" category, the thresholds of significance have not been exceeded. No significant noise impacts are expected.

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

XII. POPULATION AND HOUSING. <i>Would the project:</i>				
of replacement housing elsewhere?				
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) The project has been determined to have minimal growth-inducing impact as the project does not include any proposal to extend, or expand infrastructure or roads, and does not include any school or large scale employment opportunities that lead to indirect growth.
- b) No existing housing stock would be displaced by the project.
- c) No people would be displaced necessitating the construction of replacement housing elsewhere.

FINDINGS: The project would not displace any existing or proposed housing. The project would not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the “Population and Housing” section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

XIII. PUBLIC SERVICES. <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 Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire Department from meeting its response times for the project or its designated service area. The El Dorado County Fire Protection District would review building permit plans to determine compliance with 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 construction phasing.
- b) **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of commercial structures and the related development would not significantly impact the achievement of this goal, or significantly impact the current response times to the project area.
- c) **Schools:** The project site is located within the Buckeye Union School District. Impact to the affected school district from the proposed commercial development would be less than significant.
- d) **Parks:** The proposed development would not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. Provisions to provide parkland or the payment of an in-lieu fee are not included as the project is a commercial project.
- e) No other public facilities or services would be substantially impacted by the project.

FINDING: Adequate public services are available to serve the project. Therefore, there would be no potential for a significant impact due to the development of the subject parcel either directly or indirectly. No significant public service impacts are expected. For this "Public Services" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

- a) The project would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur because this project would not be expected to increase population in the region.
- b) The project proposal does not include the provision of on-site recreation facilities, nor does it require the construction of new facilities or expansion of existing recreation facilities.

FINDING: No impacts to recreation or open space would result from the project. For this “recreation” section, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
 - Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
 - Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.
- a,b) The number of vehicles associated with construction and operation would represent a negligible increase to the level of service for Dividend and Business Drive in the project vicinity and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. There are currently plans by the County to install a traffic signal at the intersection of Durock Road and Business Drive that would mitigate any increase in trips per day volume. Further, the Department of Transportation concluded that the project would not create a significant increase in traffic.
 - c) The project would not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.

- d) The project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that would substantially increase hazards.
- e) The project would not result in inadequate emergency access to any of the proposed industrial structures.
- f) The submitted site plan was reviewed to verify compliance with Zoning Ordinance on-site parking requirements. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. For this project there are a total of 88 spaces required overall, the proposed parking provides 54 total spaces with six handicap designated spaces.
- g) The project does not conflict with the adopted General Plan Policies, and adopted plans, or programs supporting alternative transportation.

FINDING: No significant impacts to transportation/traffic are expected. For this "Transportation/ Traffic" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

- a,b) Public water and sewer service for the subject parcel would be provided by El Dorado Irrigation District. There are no anticipated wastewater treatment or facility impacts.
- c) On-site drainage facilities are required as needed on-site so as to reduce runoff to discharge levels, which do not exceed site discharge levels, which existed prior to development of the site. All drainage facilities should be designed in conformance with the standards contained in the "County of El Dorado Drainage Manual."
- d) As referenced above, public water service for the project would be provided by El Dorado Irrigation District. The applicant has provided a Facilities Improvement (FIL) Letter dated November 20, 2008, stating that the existing system has the capacity to serve the project.
- e) As stated in the FIL dated November 20, 2008, there is currently a four inch sewer line in close proximity of the project area which has adequate capacity to serve the project. The project would not affect the capacity of the sanitary districts ability to serve the project's projected demand in addition to the sanitary districts existing commitments.
- f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g. concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30 yr contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655 acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years.
- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. For commercial development, some on-site separation of materials would be required and areas are required to be set aside for the storage of solid waste in accordance with Ordinance No. 4319. The project proposes adequate solid waste storage space to fulfill County Ordinance.

FINDING: No significant impacts would result to utility and service systems from development of the project. For the "Utilities and Service Systems" section, the thresholds of significance have not been exceeded and no significant environmental effects would result from the project.

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

Discussion:

- a) There is no substantial evidence contained in the record that the project would have the potential to degrade the quality of the environment. The project does not have the potential to 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 California history or pre-history. Any impacts from the project would be less than significant due to existing standards and requirements imposed in the conditioning of the project.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts." Based on the analysis in this Initial Study, it has been determined that the project would not result in cumulative impacts.
- c) Based upon discussion contained in this document, it has been determined that the project would not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Facilities Improvement Letter, EID, November 20, 2008.