

NEGATIVE DECLARATION

FILE: PD13-0005

PROJECT NAME: El Dorado Hills Body Shop

NAME OF APPLICANT: Finkelstein Rental Properties

ASSESSOR'S PARCEL NO.: 121-280-22

SECTION: 11 T: 9N R: 8E

LOCATION: West side of Rossmore Lane approximately 325 feet northeast of the intersection with Vine Street in the Town Center East area of El Dorado Hills, in El Dorado County.

- GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- REZONING:** **FROM:**
- TENTATIVE PARCEL MAP** **SUBDIVISION**
SUBDIVISION (NAME):
- PLANNED DEVELOPMENT:** Development Plan to allow construction of a one-story, 38-foot tall, and 14,904 square foot concrete building to be utilized as an automobile body shop. The proposal also includes two monument signs 38 and 50 square feet in size, 16-foot tall outdoor pole lights, one trash enclosure, and associated parking and landscaping.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this **NEGATIVE DECLARATION**. A period of thirty (30) days from the date of filing this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by **COUNTY OF EL DORADO**. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the Planning Commission on March 13, 2014.

Executive Secretary

Exhibit N



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

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Project Title: PD13-0005/El Dorado Hills Body Shop

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

Contact Person: Tom Dougherty

Phone Number: (530) 621-5355

Project Applicant's Name and Address: Finkelstein Rental Properties, LLC., David Finkelstein, P.O. Box 2113, Loomis, CA 95650

Project Agent's Name and Address: James O'Brien, Sisler and Sisler Construction, Inc., 2930 Romona Ave., Suite 600, Sacramento, CA 95826

Project Architect's Name and Address: Pasion and Enriquez Architecture, Inc., Jose Enriquez, 7144 Fair Oaks Blvd., Suite A2, Carmichael, CA 95608

Project Location: West side of Rossmore Lane approximately 325 feet northeast of the intersection with Vine Street in the south El Dorado Hills area, Supervisorial District 2.

Assessor's Parcel Number: 121-280-22

Acres: 1.91

Zoning: General Commercial-Planned Development (CG-PD)

Section: 11 **T:** 9N **R:** 8E

General Plan Designation: Adopted Plan (AP)-El Dorado Hills Specific Plan

Description of Project: Development Plan to allow construction of a one-story, 38-foot tall, and 14,904 square foot concrete building to be utilized as an automobile body shop. The proposal also includes two monument signs 38 and 50 square feet in size, 16-foot tall outdoor pole lights, one trash enclosure, and associated parking and landscaping.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	CG-PD	EDH-SP	Lakehills Community Covenant Church facilities
North	R1A	C	Clarksville Cemetery
South	CG-PD	EDH-SP	Vacant
East	AE	R&D	Vacant
West	CG-PD	EDH-SP	Town Center East

Briefly Describe the environmental setting: The 1.91-acre parcel is located at approximately 700-foot elevation above sea level. The area of the proposed construction is currently a vacant lot with frontage on Rossmore Lane. The parcel contains nonnative grasses and herbaceous plants typical of frequently disturbed (ruderal) sites. It has previously been graded. There are no trees or shrubs present.

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

1. Building Services-Grading and Building Permits
2. El Dorado County Environmental Management-Hazardous Waste Division, review of condition compliance
3. Air Quality Management District-Fugitive Dust Mitigation Plan
4. El Dorado Hills Fire Department- Review for condition compliance

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

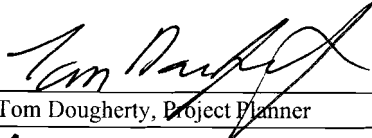
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.


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

DETERMINATION

On the basis of this initial evaluation:

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

Signature:  Date: 1/31/14
 Printed Name: Tom Dougherty, Project Planner For: El Dorado County

Signature:  Date: 1/31/14
 Printed Name: Peter N. Maurer, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a residential and commercial development. 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 project. The project would allow the construction of a wireless telecommunications facility.

Project Description

Development Plan to allow construction of a one-story, 38-foot tall, and 14,904 square foot concrete building to be utilized as an automobile body shop.

Project Location and Surrounding Land Uses

The project site is located within the El Dorado Hills Specific Plan area and is surrounded by existing developed and undeveloped parcels designated by the General Plan and Specific Plan for commercial uses.

Project Characteristics

1. Transportation/Circulation/Parking

Access to the project would be provided two encroachments onto Rossmore Lane. The site plan shows the minimum required 24 feet drive aisle width for interior circulation. The El Dorado Hills Fire Department has reviewed the project for emergency circulation and added recommended conditions of approval. As conditioned, there are no outstanding interior circulation concerns. The project requires 33 parking spaces and is proposing 53.

2. Utilities and Infrastructure

There are adequate electric, telephone, storm water drainage system, and El Dorado Irrigation District facilities for sewer and water available to serve the project.

3. Construction Considerations

Grading would be required for interior site preparation including surface grading, building and trash enclosure structures, foundations and concrete flooring, and overall site surfacing preparation. The extension of existing utilities would require trenching.

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 will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will 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, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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. **Scenic Vista:** The project site is identified by the County as being located within a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). That viewshed is identified as Location 2c, U.S. 50 eastbound, at the top of Bass Lake Grade, looking west. Planning has determined that the setting of the building partially below grade and planted landscape trees offer adequate camouflage for the building and that the impact on the viewshed would be less than significant.
- b. **Scenic Resources:** The project site is not within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwyl.html>)). There would be no impacts anticipated.
- c. **Visual Character:** The 1.91-acre site is situated between commercial parcels. Short- to long-range views of the project site are currently dominated by the existing development to the north, east and south. Approving the proposed Development Plan would not be inconsistent with the surrounding visual environment to the south and west. The project has included landscaping with trees and shrubs to reduce the visual impacts would be less than significant.
- d. **Light and Glare:** If approved as proposed, the project would allow new lighting. These impacts would not be expected to be any more than any typical and similar publicly-utilized facility lighting within a land use area designated by the General Plan for general commercial uses. Use of pole lighting, security lighting and spot lighting for buildings would be required to meet the County lighting ordinance and must be shielded to avoid potential glare affecting day or nighttime views for those that live or travel through the area. Attachment 4, Site Lighting Photometric, Sheet E-1.1, dated December 27, 2013, shows the project would include shielded wall lights, and the pole lights would be 16-foot tall with full cutoff fixtures. The photometric analysis demonstrates that the project would not create significant amounts of light outside of the parcel boundaries. The final lighting plan would be required to conform to Section 17.14.170, of the County Code requiring all the lights to be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. As designed and conditioned, impacts from outdoor lighting is anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: As conditioned and with adherence to County Code, for this “Aesthetics” category, impacts would be anticipated to be less than significant.

<p>II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:</p>			
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. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X
d. Result in the loss of forest land or conversion of forest land to non-forest use?			X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X

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

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the project site contains AwD, (Auburn silt loam with 2 to 30 percent slopes). This soil type is not classified as unique, soils of local importance, prime farmland, or statewide important farmland. There would be no impacts.
- b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract and would not conflict with existing zoning for agricultural use, or affect any properties under a Williamson Act Contract. There would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Non-Agricultural Use:** The project site and all other surrounding parcels are not zoned or designated by the General Plan for agricultural uses. No conversion of agriculture land would occur as a result of the project. There would be no impacts.
- d, e. **Loss of Forest land or Conversion of Forest land, Conversion of Prime Farmland or Forest Land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone. As discussed above in Section a, there would be no loss or conversion of prime farmland as well. There would be no impacts.

FINDING: For this “Agriculture” category, the thresholds of significance have not been exceeded and no impacts would be anticipated to 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 non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

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

- Emissions of ROG and NO_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and NO_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). The project’s grading and construction activities would be required to comply with an Asbestos Dust Mitigation Plan (ADMP) and reduction of air pollutants from vehicles and equipment in order to reduce the likelihood of defined particulate in this category. Therefore, the potential impacts of the project would be anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b, c. **Air Quality Standards and Cumulative Impacts:** The El Dorado County Air Quality Management District (AQMD) reviewed the application materials for this project and determined that by implementing typical conditions that are included in the project permit, that the project would have a less than significant level of impact in this category. The conditions would be implemented as part of an Asbestos Dust Mitigation Plan and would be reviewed and approved by the AQMD prior to and concurrently with the grading, improvement, and/or building permit approvals. With full review for consistency with General Plan Policies, impacts would be anticipated to be less than significant.

The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for utilities, parking and driveway areas, building construction, retaining walls, landscape installation, and associated on-site activities. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10. Standard grading permit requirements would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction and to the ADMP would ensure impacts are less than significant.

As regulated by AQMD’s District Rule 230 for Automotive Refinishing Operations, and Authority to Construct applications #12-1691 for the coating operation and #06-1692 for the natural gas heater, operational air quality impacts would be minor, and would be anticipated to cause an insignificant contribution to existing or projected air quality violations. As regulated by AQMD, impacts would be anticipated to be less than significant.

- d. **Sensitive Receptors:** The CEQA Guide identifies sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools and convalescent hospitals are examples of sensitive receptors. The church facility does include attendees that would be considered sensitive receptors however they only attend intermittently for church services and that building is located approximately 350 feet from the proposed body shop. Impacts would be anticipated to be less than significant.
- e. **Objectionable Odors:** The AQMD has received complaints from residents adjacent to other auto body shops concerning odors from coatings. While AQMD does not anticipate this being a problem at the proposed project location due to the distances from residences, they did make the applicant aware this has been an issue with other similar projects. Additionally, odor complaints are not limited to just residential uses. In addition to complying with District Rule 230 Automotive Refinishing Operations, the project would be subject to Rule 205 Nuisance. These requirements would be reviewed by the AQMD during the building permit review for the venting systems. Adherence to the AQMD requirements would ensure impacts are less than significant.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less-than-significant level. As conditioned and with adherence to County code, the project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

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

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

a. **Special Status Species and Sensitive Natural Communities:** Review of the County GIS soil data demonstrates the project site would not be located on lands shown to contain Serpentine Rock or Gabbro soils. Search of the California Natural Diversity database indicates there are no rare, threatened, or endangered species on the site. The project is not located within a sensitive natural community of the County, state or federal agency, including but not limited to an Ecological Preserve or USFWS Recovery Plan boundaries. The project site is located within Rare Plant Mitigation Area 2 which is defined as lands not known to contain special status plant species but within the EID service area. No impacts would be anticipated.

b, c. **Riparian Habitat, Wetlands, Potentially Jurisdictional Waters of the U.S.:** No wetland features as defined by the U.S. Army Corps of Engineer’s criteria are found within the project parcel. There would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Migration Corridors:** No trees or shrubs would be required to be removed because of project construction. Review of the Department of Fish and Game Deer Herd Map indicates the project is located outside the El Dorado County mapped deer herd areas. The site has been graded in the past and has no existing trees or shrubs. There would be no impacts.
- e. **Local Policies: Biological Resources:** General Plan Policy 7.4.4.4 requires protection of native oak tree canopy. The project would not require the removal of oak trees. Policy 7.3.3.4 requires protective setbacks from wetland features. No wetland features were identified on the project parcel. There would be no impacts.
- f. **Adopted Plans:** This project, as designed, does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be no impacts.

FINDING: This site is not located within the USFWS Recovery Plan boundaries. No jurisdictional wetlands are present at the project site. The site is in an area previously graded with no trees or shrubs. No significant impacts to biological resources beyond the pre-project levels would be anticipated.

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-c. **Archaeological Resource, Historic Resource, Paleontological Resource:** The parcel was created by Tentative Parcel Map P03-0015, approved by the Planning Commission on September 22, 2005, and the site was also previously analyzed during the approval process from Planned Development PD98-0008 for the church facility. No significant prehistoric or historic archaeological sites, features, or artifacts were found within the parcel boundaries for Parcel 3, and it was determined that the project site does not contain any known paleontological sites or known fossil strata/locales. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions of approval are included to reduce potential impacts to a less than significant level.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be anticipated to be less than significant.

FINDING: No significant cultural resources were identified on the project site. Standard conditions of approval would be required with requirements for accidental discovery during project construction. This project would be anticipated to have a less than significant impact 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 Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?			X
iv) Landslides?			X
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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. **Seismic Hazards:**

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impacts anticipated.

ii) The potential for seismic ground shaking in the project area would be considered remote for the reason stated in Section i above. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be anticipated to be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. There are no potential areas for liquefaction on the project site as there are no wetland features or soil fill areas. No impacts would be anticipated.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. No impacts would be anticipated.

b. **Soil Erosion:** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. There would be the potential for erosion, changes in topography, and unstable soil conditions with future development. These concerns would be addressed during the grading permit process. Impacts would be anticipated to be less than significant.

c. **Geologic Hazards:** The project parcel contains AwD, (Auburn silt loam with 2 to 30 percent slopes) soil type which has a slow to medium runoff potential with slight to moderate erosion potential however, is not identified as a soil type that would be anticipated to result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

d. **Expansive Soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, AwD soils are reported to have low shrink-swell capacity. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Impacts would be less than significant.

e. **Septic Capability:** The project would not require the use of a septic system. There would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: A review of the soils and geologic conditions on the project site determined that the soil type is suitable for the proposed development. 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. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this ‘Geology and Soils’ category, impacts would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b. **Generate Greenhouse Gas Emissions and Policy:** The prominent GHGs contributing to the greenhouse effect as specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. California Energy Commission. 2006. Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004. (Staff Final Report). Publication CEC-600-2006-013-SF.

GHGs are a global pollutants, unlike criteria for air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect.

Emitting CO2 into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO2 in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project’s incremental contribution of CO2 into the atmosphere, it is typically not possible to determine whether or how an individual project’s relatively small incremental contribution might translate into physical effects on the environment.

In June 2008, the Office of Planning and Research’s (OPR) issued a technical advisory (CEQA and Climate Change) to provide interim guidance regarding the basis for determining the proposed project’s contribution of greenhouse gas emissions and the project’s contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions: Identify and quantify the project’s greenhouse gas emissions; Assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.

The project proposes an auto repair facility, similar to other existing similar facilities within the County and it would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development of the proposed project. As discussed in the Air Quality Section above, the AQMD would regulate the venting systems. In light of these factors, impacts related to the project’s expected contribution to GHG emissions would not be considered significant, either on a project-level or cumulative basis. Impacts would be anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: The project would result in less than significant impacts to greenhouse gas emissions because of the project's size and inclusion of design features to address the emissions of greenhouse gases. For this "Greenhouse Gas Emissions" category, there would be no significant adverse environmental effect as a result of the project.

VIII. 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a, b. **Hazardous Materials:** The project has been conditioned by the Solid Waste and Hazardous Materials Division to comply with their storage requirements if the facility stores reportable quantities of hazardous materials (55 gallons, 500 lbs, 200 cubic feet) or generate hazardous waste, prior to commencing operations the owner/operator must:
- Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.
 - Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.
 - Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

As conditioned, impacts would be anticipated to be less than significant.

- c. **Hazardous Materials near Schools:** The church facility does include classrooms for members however, there are no other schools within 0.25 mile of the proposed lease area. Impacts would be anticipated to be less than significant.
- d. **Hazardous Sites:** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List). There would be no known direct impact with the approval of this project request.
- e. **Aircraft Hazards:** The project site is not within any airport safety zone or airport land use plan area. There would be no impacts.
- f. **Private Airstrips:** There are no private airstrips in the vicinity of the project site. There would be no impacts.
- g. **Emergency Plan:** The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. There would be no impacts.
- h. **Wildfire Hazards:** The project site is in an area of moderate hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft EIR. Implementation of California Building Codes, and compliance with the El Dorado Hills Fire Department recommended conditions of approval for fire safe access, site turnaround, and vegetation management would be anticipated to reduce the impacts of wildland fire to a less than significant level.

FINDING: The proposed project would not be anticipated to expose the area to significant hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed future use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The project proposal was reviewed by the El Dorado Hills Fire Department who have included recommended conditions that adequately address their concerns. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?		X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?		X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X	
f. Otherwise substantially degrade water quality?		X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a. **Water Quality Standards:** Erosion control would be required of the future building/grading permit and strict adherence to County Code would not increase the level of sediments in stormwater discharges significantly more at the site than the current discharge levels. Operation of the proposed project would not involve any uses that would generate wastewater. Stormwater runoff from potential development would be directed to an engineered drainage system and would contain water quality protection features in accordance with a potential NPDES stormwater permit, as deemed applicable. The project would not be anticipated to violate water quality standards. Impacts would be anticipated to be less than significant.
- b. **Groundwater Supplies:** The project is proposed for a developed site and would not be anticipated to affect any potential groundwater supplies any more than pre-project levels due to the limited project impact area size and no dependency on a well. There would be no impacts.
- c-f. **Drainage Patterns:** A grading permit through Development Services would be required for the project lease area and access road development to address grading, erosion and sediment control. Project related construction activities would be required to adhere to the applicable El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be anticipated to be less than significant.
- g-j. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunamis, or mudflows would be remote. There would be no impacts.

FINDING: The proposed project would require a site improvement and grading permit through the Development Services Building Division that would address any potentially applicable erosion and sediment control. No significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts are anticipated to be less than significant.

X. 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community:** The adjoining parcels are designated for commercial type land uses. The project would provide auto body repair within the El Dorado Hills area. The project would not physically divide an established community within the Community Region. Because the project proposes a use that would benefit the people of El Dorado Hills, as well as the small parcel size and location on a previously graded parcel, impacts are anticipated to be less than significant.
 - b. **Land Use Consistency:** The parcel is zoned General Commercial-Planned Development (CG-PD). The Planned Development overlay zone requires approval of a development plan consistent with Chapter 17.02 of the County Code. The applicants have designed the project in compliance with County regulations, addressing aesthetics and health and safety concerns. As conditioned, and with adherence to County Code, impacts would be anticipated to be less than significant.
 - c. **Habitat Conservation Plan:** The proposed project is not located in an area covered by a Habitat Conservation Plan (HCP) or a Natural Community Conservation Plan (NCCP). There would be no impacts.

FINDING: The proposed use of the land would be consistent with the zoning, General Plan, with the issuance of a Development Plan approval. There would be no known significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. As conditioned and with adherence to County Code, no significant impacts would be expected. For this “Land Use” category, the thresholds of significance would not be anticipated to be exceeded.

XI. 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?			
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?			

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a, b. **Mineral Resources:** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist are present, (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001), and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. (El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7). No known impacts would be anticipated.

FINDING: No impacts to energy and mineral resources are expected with the development of the wireless telecommunications facility either directly or indirectly. For this “Mineral Resources” category, there are no impacts anticipated.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII.NOISE. <i>Would the project result in:</i>			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

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

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

a, d. **Noise Exposures, Long-term Noise Increases:** The project includes potential noise sources associated with the body shop activities which would typically include pneumatic tool operation, air compressors, car movements (on and off lifts), amplified music, voices, and general work with hand tools. Proposed hours of operation for the automobile body shop are anticipated to be Monday through Friday from 7:30 am to 5:30 pm, and Saturday from 8:00 am to 1:00 pm, therefore, daytime noise standards included in Table 1. The church building is the closest structure to the project site at 350 feet.

General Plan Table 6.2 lists the acceptable noise limits for non-transportation sources:

NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION* SOURCES						
Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly Leq, dB	55	50	50	45	45	40

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Maximum level, dB	70	60	60	55	55	50
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An El Dorado Hills Body Shop Acoustical Analysis was submitted in order to estimate noise levels associated with project operations. Representative noise levels were monitored 45 feet from the bay doors and ranged from 57.4 dBA to 62.5 dBA Leq and 71.4 dBA to 81.2 dBA Lmax. There are no body shop bay door openings facing north or south of the facility.

The Acoustical Analysis used the higher measured noise levels and assuming the noise level would be attenuated by 6.0 dB (standard spherical spreading loss) with every doubling of distance, the Lakehills Covenant Church, Fuller Sunset Mobile Home Park, and Vineyards at Valley View condos would be exposed to approximately 55 dBA Leq and 73 dBA Lmax, 38 dBA Leq and 57 dBA Lmax, and 35 dBA Leq and 54 dBA Lmax at the nearest property lines, respectively. Noise levels at the mobile home park and condo residences would be less than existing ambient noise (included in Table 2 of the Acoustical Analysis, Attachment 6) and would comply with the General Plan Noise Element daytime noise standards of 55 dBA Leq and 70 dBA Lmax (included in Table 1). In regards to noise at the church property line, as described in the Grading Plan for the project, there would be a retaining wall/elevation difference of up to nine feet tall between the project and church property lines. The Acoustical Analysis found that the wall would provide an additional reduction in noise of about five dBA and would result in noise levels from body shop operations of up to 50 dBA Leq and 68 dBA Lmax at the church property line, which would be less than existing ambient noise (included in Table 2) and would comply with the Noise Element daytime noise standards of 55 dBA Leq and 70 dBA Lmax (included in Table 1). The Acoustical Analysis determined the project would not adversely affect noise-sensitive receptors in the vicinity. Short-term and long-term impacts would be anticipated to be less than significant.

- b. **Groundborne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Impacts are anticipated to be less than significant.
- c. **Short-term Noise Increases:** Short-term noise impacts would be associated with excavation, grading, and construction activities. El Dorado County would require that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan.

Construction of the facility would consist of moderate grading for the building and parking area. The short-term noise increases would potentially exceed the thresholds established by the General Plan. Standard Conditions of Approval would limit the hours of construction activities to 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 5:00 pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.

- e-f. **Aircraft Noise:** There are no airstrips or airports within the project vicinity. There would be no impacts anticipated.

FINDING: As conditioned, and with adherence to County Code, no significant impacts to excessive noise are expected with the development of the auto repair facility either directly or indirectly. For this “Noise” category, the thresholds of significance would not appear to have been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING. <i>Would the project:</i>			
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X

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

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

a-c. **Population Growth, Housing Displacement, and Replacement Housing:** No housing or people would be displaced. Routine maintenance visits to the facility would be limited to employees or Verizon-approved maintenance personnel. There would be no impacts anticipated.

FINDING: The project would not displace housing. There would be no potential for a significant impact due to substantial growth with the auto repair facility either directly or indirectly. For this “Population and Housing” category, the thresholds of significance would not be anticipated to be exceeded.

XIV. 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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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 parcel is within the El Dorado Hills Fire Department service area. The new facility would represent a minimal increase in the demand for structural fire protection at the project site. To compensate for the addition of the project, the Fire District recommended conditions of approval to require fire hydrants. As conditioned, impacts would be anticipated to be less than significant.
- b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff’s Department. No new or expanded law enforcement services would be required. There would be no impacts anticipated.
- c-e. **Schools, Parks and Government Services:** There are no components of operating the proposed project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other governmental services that could, in turn, result in the need for new or expanded facilities. There would be no impacts anticipated.

FINDING: As discussed above, no significant impacts to public services with the communications facility either directly or indirectly are anticipated. For this “Public Services” category, the thresholds of significance are not anticipated to be exceeded.

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a, b. **Parks and Recreational Services:** The project does not include any increase in permanent population that would contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

FINDING: No impacts to recreation would be expected for this auto repair facility either directly or indirectly. For this “Recreation” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			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.

- Traffic Increases:** No comments were received from the El Dorado County Transportation Division indicating that the level of service (LOS) would not be significantly impacted by the proposed project. The impacts would be anticipated to be less than significant.
- Levels of Service Standards:** The LOS established by the County would not be exceeded by the project, nor would the surrounding road circulation system be impacted. Impacts would be anticipated to be less than significant.
- Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.
- Design Hazards:** The project would not be anticipated to create any significant traffic hazards. The Transportation Division analysis did not identify any hazards associated with the design of the project. Impacts would be anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Emergency Access:** The project would not result in inadequate emergency access. The project was reviewed by the Transportation Division and El Dorado Hills Fire Department to ensure that adequate access would be provided to meet County Fire Safe and County Design Improvement Manual standards. Neither agency has outstanding concerns with the project proposal as conditioned by the Fire Department. Impacts would be anticipated to be less than significant
- f. **Alternative Transportation:** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. A sidewalk would be included along the project frontage connecting the existing sidewalks on Rossmore Lane. There would be no impacts anticipated.

FINDING: As discussed above, no significant traffic impacts are expected with the auto repair facility either directly or indirectly. For this "Transportation/Traffic" category, the thresholds of significance would not be anticipated to be exceeded.

XVII. 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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

- Wastewater Requirements:** The grading permit would require incorporation of Best Management Practices within the graded areas and no significant wastewater discharge would be anticipated to occur as a result from the proposed project. The project is required to comply with the County’s California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, as well as any applicable requirements of the California Water Quality Control Board. Impacts would be less than significant.
- Construction of New Facilities:** The project proposes to use metered domestic water and sewer. Expansion to the existing EID system would be necessary to serve the project, but those extensions are not anticipated to result in a significant negative effect on the environment as there are existing facilities near by and the easement is located adjacent to the roadway. Impacts would be less than significant.
- New Stormwater Facilities:** All required drainage facilities for the project would be built in conformance with the standards contained in the “*County of El Dorado Drainage Manual,*” as determined by Development Services during the grading and building permit processes. The preparation for the proposed site, the parking lot-surfacing, and trenching within previously graded areas, would not be anticipated to significantly alter the existing drainage patterns. Impacts would be anticipated to be less than significant.
- Sufficient Water Supply:** The project proposes to use metered domestic water. An El Dorado Irrigation District Facility Improvement Letter FIL1113-023 was submitted for the project and is provided as an attachment. The FIL reported that Assessment District No. 3 (AD3) was established to provide water and sewer facilities to serve the El Dorado Hills area and that the property is in AD3 and currently has an allotment of 1 equivalent dwelling unit (EDUs) of water and sewer service. As of January 1, 2013, the FIL reported that there were approximately 4,687 EDUs available in the El Dorado Hills Water Supply Region. The project would require 10 EDUs of water supply.

A ten-inch water line for potable water and a six-inch water line for recycled landscaping water at Rossmore Lane. The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1,625 GPM for a two-hour duration while maintaining a 20-psi residual pressure. According to the District’s hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, the applicant would construct a water line extension connecting to the previously mentioned water line. Impacts would be less than significant.

- Adequate Wastewater Capacity:** Wastewater disposal for the proposed project would be provided by public sewer. The FIL reported that there is an eight-inch gravity sewer line along the eastern boundary of the parcel which has adequate capacity at this time. In order to receive service from either of these lines, an extension of facilities of adequate size must be constructed. The project as proposed would require 1 EDU of sewer service and EID reported adequate capacity available. Impacts would be less than significant.
- Solid Waste Disposal:** 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-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

- g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. There is an existing dumpster on site. Impacts would be less significant.

FINDING: Adequate water, sewer/septic system, and solid waste disposal would be available to serve the project. For this 'Utilities and Service Systems' category, impacts would be less than significant.

XVIII. 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. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment when using thresholds pre-established as benchmarks. These benchmarks are established by General Plan Policies, the Grading and Drainage Ordinances, in the Zoning Ordinance Sections 17.28.170 to 210 and in Chapter 17.14.210. As conditioned, and with adherence to County permit requirements, this project would not be anticipated to 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 anticipated to be less than significant due to the design of the project and required standards that would be implemented by any required project specific improvements on the property.
- b. The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not be anticipated to contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts anticipated related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, either no impacts, or less than significant impacts would be anticipated. By conforming to Zoning Ordinance regulations the visual impacts of the project would be less than significant. The cumulative contribution to the viewshed would not appear to be considerable.

As outlined and discussed in this document, as conditioned and with compliance with County Codes, this project would be anticipated to have a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have less than significant cumulative impacts.

- c. Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. The project would include standard Conditions of Approval required for screening, buffering the parking area with an appearance substantially consistent with the existing surrounding vegetation, which would apply to project construction. Adherence to these standard conditions would be expected to reduce potential impacts to a less than significant level. As discussed in the Noise section, significant noise levels exceeding the thresholds for interior or exterior noise as established by the County General Plan would not be anticipated. Short term noise increases in the project area as a result of project construction would be reduced by standard Conditions of Approval regarding hours and days of construction. As conditioned, and with adherence to County Code, impacts would be anticipated to be less than significant.

INITIAL STUDY ATTACHMENTS

Attachment 1 Location Map
Attachment 2 U.S.G.S. 7.5 Minute Quadrangle
Attachment 3 Site Plan, Sheet A-1, dated January 21, 2014
Attachment 4 Site Lighting Photometric, Sheet E-1.1, dated December 27, 2013
Attachment 5 Preliminary Grading and Drainage Plan, Sheet C1, dated November 19, 2013
Attachment 6 El Dorado Hills Body Shop Acoustical Analysis, dated January 22, 2014 (five pages)
Attachment 7 Preliminary Utility Plan, Sheet C2, dated November 19, 2013
Attachment 8 El Dorado Irrigation District FIL1113-023, dated November 15, 2013 (five pages)

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 Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949)

El Dorado County Design and Improvement Standards Manual

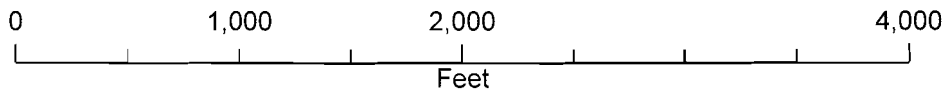
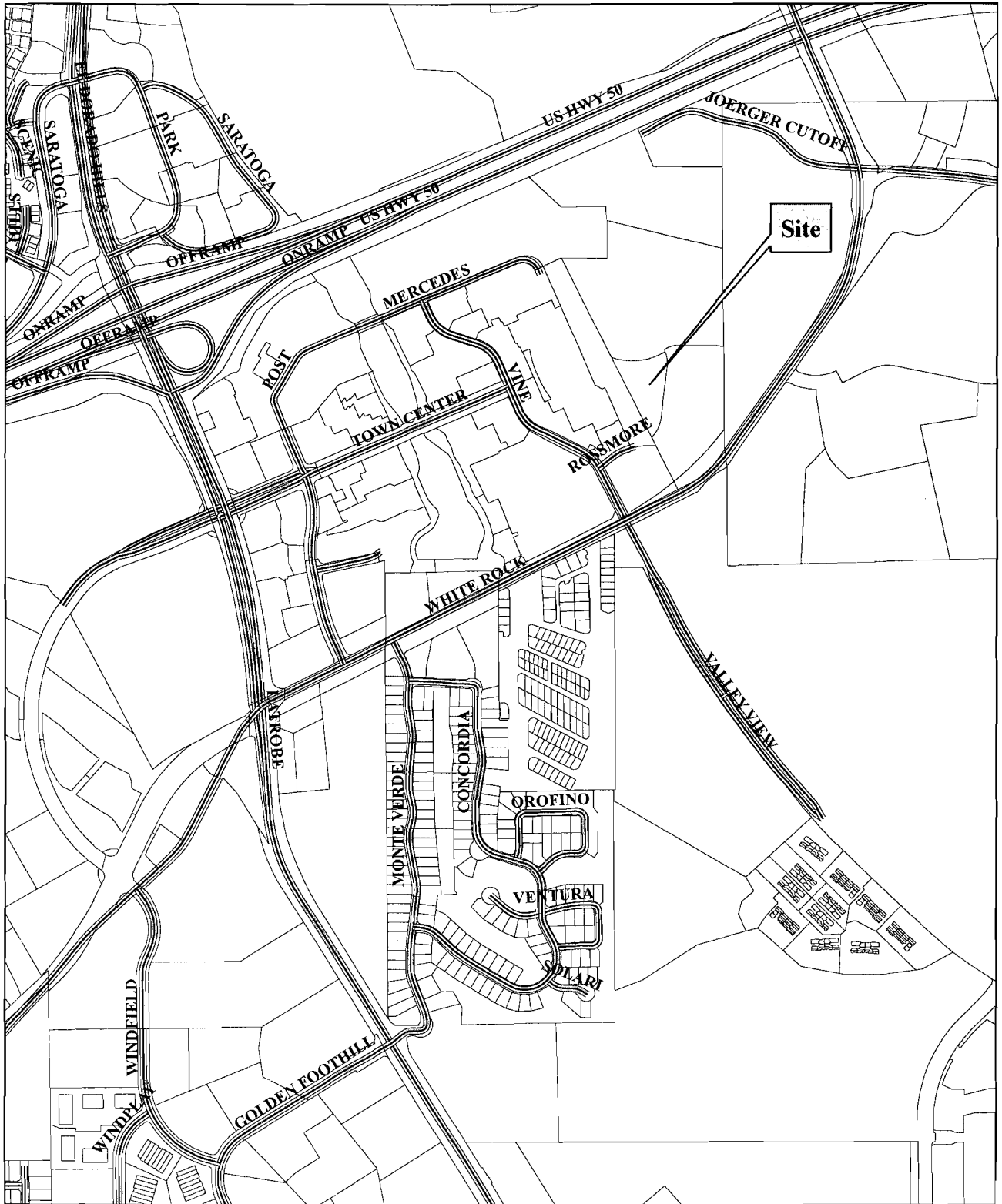
El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

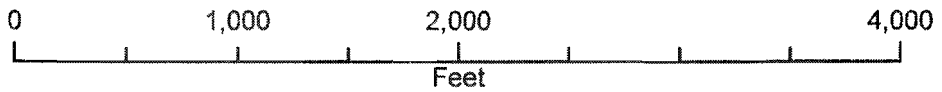
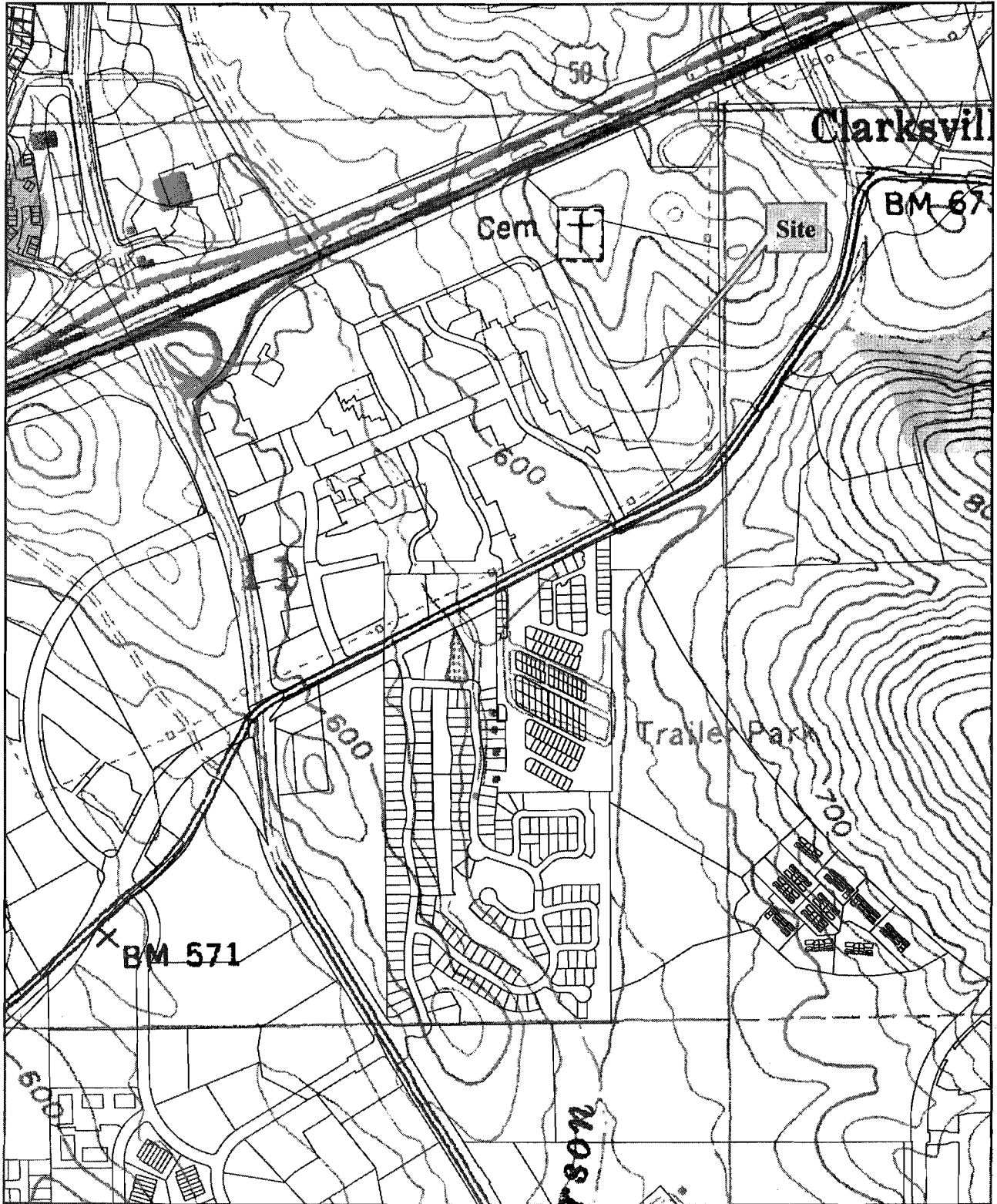
California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

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

Location Map



Clarksville U.S.G.S. Quadrangle with El Dorado County Parcels Overlaid



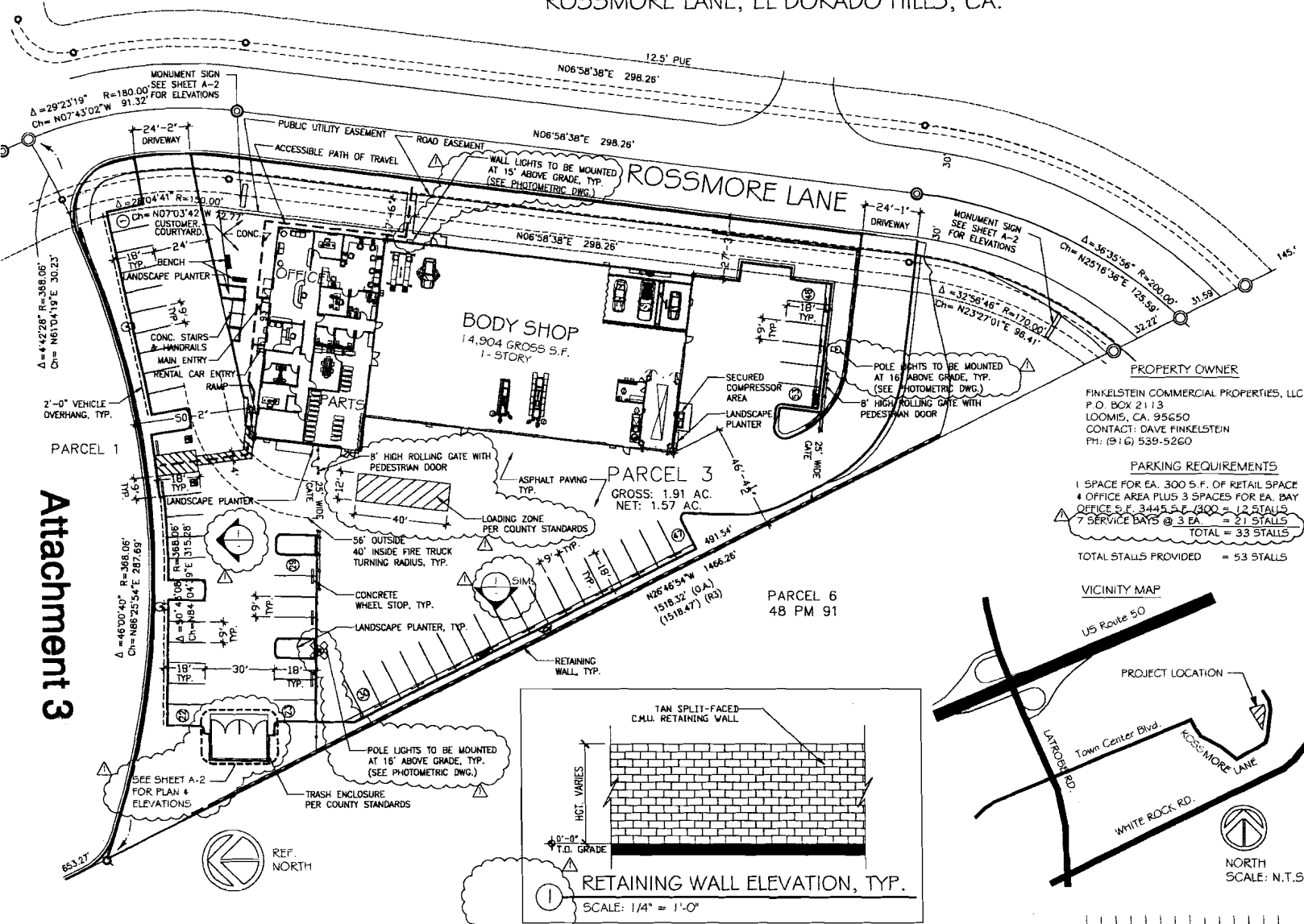
Attachment 2

EL DORADO HILLS BODY SHOP

ROSSMORE LANE, EL DORADO HILLS, CA.

SHEET INDEX	
A-1	SITE PLAN DATA
A-2	EXTERIOR ELEVATIONS
C-1	PRELIMINARY GRADING & DRAINAGE PLAN
C-2	PRELIMINARY UTILITY PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
E-1.1	SITE LIGHTING PHOTOMETRIC

BUILDING DATA	
PROJECTS	APN#: 121-280-22-100
NEIGHBORS (CHURCH)	APN#: 107-130-21
PROJ. ADDRESS:	ROSSMORE LANE EL DORADO HILLS, CA.
JURISDICTION:	EL DORADO COUNTY
ZONING:	CG-PD
OCCUPANCY:	B, S-1
TYPE OF CONST.:	TYPE 5-B (NON-RATED)
STORIES:	ONE
BUILDING HEIGHT:	38'
SITE FIRE PROTECTION:	WET SYS HYDRANT
BLDG. FIRE PROTECTION:	CENTRALLY MONITORED FULLY SPRINKLER
NET SITE AREA:	1.57 ACRES
GROSS SITE AREA:	1.91 ACRES
BUILDING SIZE:	
B OCCUPANCY:	3,445 S.F.
S-1 OCCUPANCY:	11,459 S.F.
TOTAL GROSS S.F.:	14,904 S.F.
BUILDING COVERAGE NET (F.A.R.):	21.8%
APPLICABLE CODES:	
	2013 CALIFORNIA BUILDING CODE
	2013 CALIFORNIA MECHANICAL CODE
	2013 CALIFORNIA PLUMBING CODE
	2013 CALIFORNIA ELECTRICAL CODE
	2013 CALIFORNIA FIRE CODE
	2013 CALGREEN CODE



Attachment 3

SITE PLAN

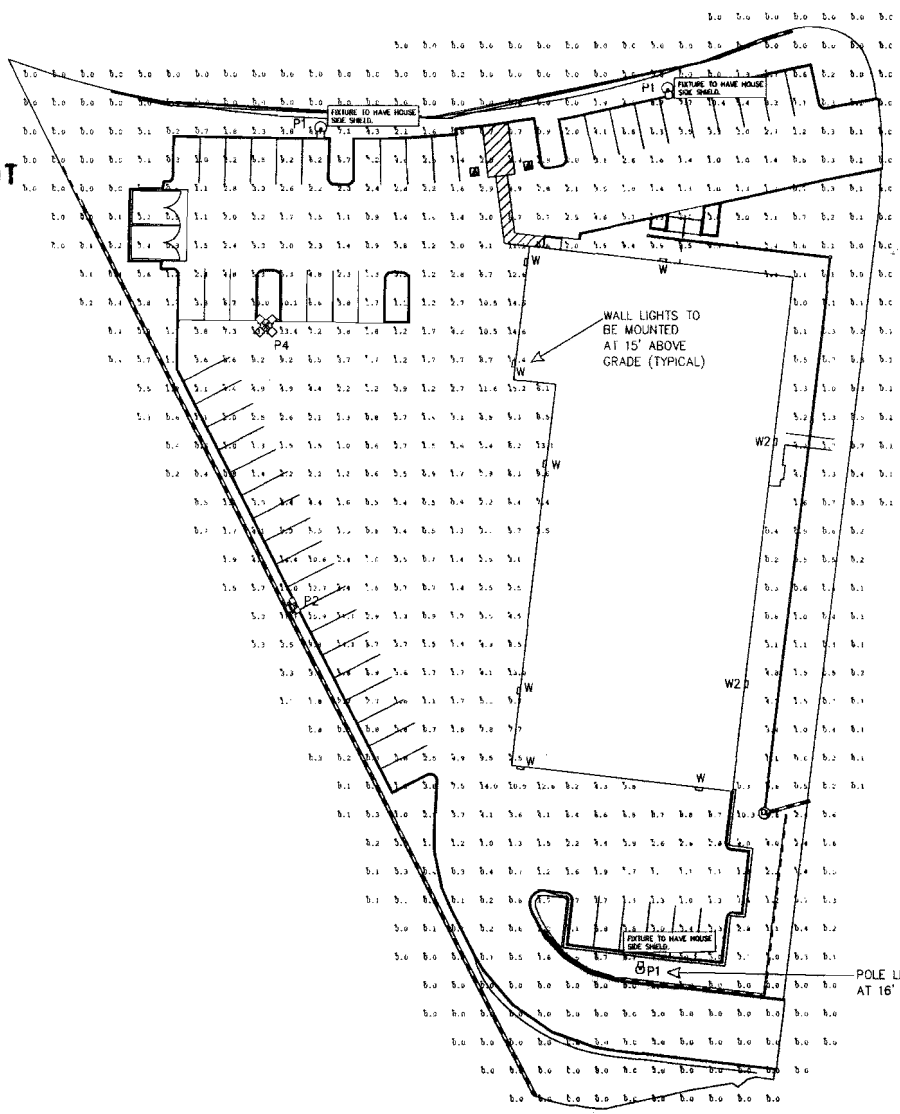
SCALE: 1" = 20'-0"

PASION & ENRIQUEZ
ARCHITECTURE, INC.

CONSULTANTS	
GENERAL CONTRACTOR/ APPLICANT:	SISLER AND SISLER CONSTRUCTION, INC. 2930 RAMONA AVE. STE. 600 SACRAMENTO, CA. 95825 (916) 852-6488
ARCHITECT:	PASION & ENRIQUEZ ARCHITECTURE, INC. 7144 FAIR OAKS BOULEVARD, STE. A2 CARMICHAEL, CA. 95608 (916) 993-8886
CIVIL ENGINEER:	R.E.Y. ENGINEERS 905 SUTTER STREET, STE. 200 FOLSOM, CA. 95630 (916) 366-6040
LANDSCAPE ARCHITECT:	VISTA PARKS LANDSCAPING, INC. 3323 WATT AVE, STE. 229 SACRAMENTO, CA. 95821 (916) 681-2227
SHEET NAME:	SITE PLAN DATA
PROJECT:	EL DORADO HILLS BODY SHOP
JOB NO.:	2013-080001
SCALE:	AS NOTED
PLOT DATE:	1/12/2013
DRAWN BY:	J.L.E.
REV. DATE:	01/21/2014
	A-1

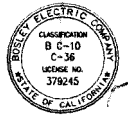
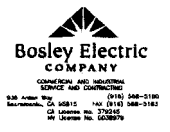
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Attachment 4



Luminaire Definition(s)	
P1 KAD 3004 813 (PHASE START) Luminaire Per Lamp: 2200 Number of Lamps: 1 Total Lamp Lumens: 2200 Arrangement Lamp Lumens: 2200 Luminaire Lumens: 2200 Luminaire Efficiency: 75% Total Lamp Lumens Factor: 0.800 Luminaire Ballast: 0.000 Arrangement: 2200 Pole Mounted Road Classification: Type A, Short, Full Cut-off (approved) Upward: Waste Light Ratio: 0.00	Photometric File: KAD_3004_813_(PHASE START).lum Name: LUMINARI (Use) KAD 3004 813 (PHASE START) (Lamp) KAD 3004 813 (PHASE START) (Lumens) 2200 (Eff) 75% (Ballast) 0.000 (Factor) 0.800 (Waste) 0.000 (Type) Type A, Short, Full Cut-off (approved)
P2 KAD 3004 813 (PHASE START) Luminaire Per Lamp: 2200 Number of Lamps: 1 Total Lamp Lumens: 2200 Arrangement Lamp Lumens: 2200 Luminaire Lumens: 2200 Luminaire Efficiency: 75% Total Lamp Lumens Factor: 0.800 Luminaire Ballast: 0.000 Arrangement: 2200 Pole Mounted Road Classification: Type A, Short, Full Cut-off (approved) Upward: Waste Light Ratio: 0.00	Photometric File: KAD_3004_813_(PHASE START).lum Name: LUMINARI (Use) KAD 3004 813 (PHASE START) (Lamp) KAD 3004 813 (PHASE START) (Lumens) 2200 (Eff) 75% (Ballast) 0.000 (Factor) 0.800 (Waste) 0.000 (Type) Type A, Short, Full Cut-off (approved)
P4 KAD 3004 813 (PHASE START) Luminaire Per Lamp: 2200 Number of Lamps: 1 Total Lamp Lumens: 2200 Arrangement Lamp Lumens: 2200 Luminaire Lumens: 2200 Luminaire Efficiency: 75% Total Lamp Lumens Factor: 0.800 Luminaire Ballast: 0.000 Arrangement: 2200 Pole Mounted Road Classification: Type A, Short, Full Cut-off (approved) Upward: Waste Light Ratio: 0.00	Photometric File: KAD_3004_813_(PHASE START).lum Name: LUMINARI (Use) KAD 3004 813 (PHASE START) (Lamp) KAD 3004 813 (PHASE START) (Lumens) 2200 (Eff) 75% (Ballast) 0.000 (Factor) 0.800 (Waste) 0.000 (Type) Type A, Short, Full Cut-off (approved)
W1 KAD 3004 813 (PHASE START) Luminaire Per Lamp: 2200 Number of Lamps: 1 Total Lamp Lumens: 2200 Arrangement Lamp Lumens: 2200 Luminaire Lumens: 2200 Luminaire Efficiency: 75% Total Lamp Lumens Factor: 0.800 Luminaire Ballast: 0.000 Arrangement: 2200 Pole Mounted Road Classification: Type A, Short, Full Cut-off (approved) Upward: Waste Light Ratio: 0.00	Photometric File: KAD_3004_813_(PHASE START).lum Name: LUMINARI (Use) KAD 3004 813 (PHASE START) (Lamp) KAD 3004 813 (PHASE START) (Lumens) 2200 (Eff) 75% (Ballast) 0.000 (Factor) 0.800 (Waste) 0.000 (Type) Type A, Short, Full Cut-off (approved)
W2 KAD 3004 813 (PHASE START) Luminaire Per Lamp: 2200 Number of Lamps: 1 Total Lamp Lumens: 2200 Arrangement Lamp Lumens: 2200 Luminaire Lumens: 2200 Luminaire Efficiency: 75% Total Lamp Lumens Factor: 0.800 Luminaire Ballast: 0.000 Arrangement: 2200 Pole Mounted Road Classification: Type A, Short, Full Cut-off (approved) Upward: Waste Light Ratio: 0.00	Photometric File: KAD_3004_813_(PHASE START).lum Name: LUMINARI (Use) KAD 3004 813 (PHASE START) (Lamp) KAD 3004 813 (PHASE START) (Lumens) 2200 (Eff) 75% (Ballast) 0.000 (Factor) 0.800 (Waste) 0.000 (Type) Type A, Short, Full Cut-off (approved)

Calculation Summary	
Layout	
Project	
Location	
Project No.	
Scale	
Grid	
Grid Type	
Number of Points	2,21
Minimum	0.0
Maximum	17.0
Avg	0.4
Std Dev	0.4



THESE PLANS HAVE BEEN PREPARED BY BOSLEY ELECTRIC COMPANY UNDER THE CLOSE SUPERVISION OF THE ENGINEER WHOSE SIGNATURE IS ON THESE PLANS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR THE RESULTS OF ANY TESTS OR CALCULATIONS MADE BY ANY OTHER PERSON.

ELDORADO HILLS
 BODY SHOP
 ROSSMORE LANE
 EL DORADO HILLS, CALIFORNIA

Rev.	Description	Date

SITE LIGHTING
 PHOTOMETRIC

Date	12-27-13	Project No.	000-13
Drawn By	KAC	Check By	E-1.1

SCALE: 1" = 20'-0"

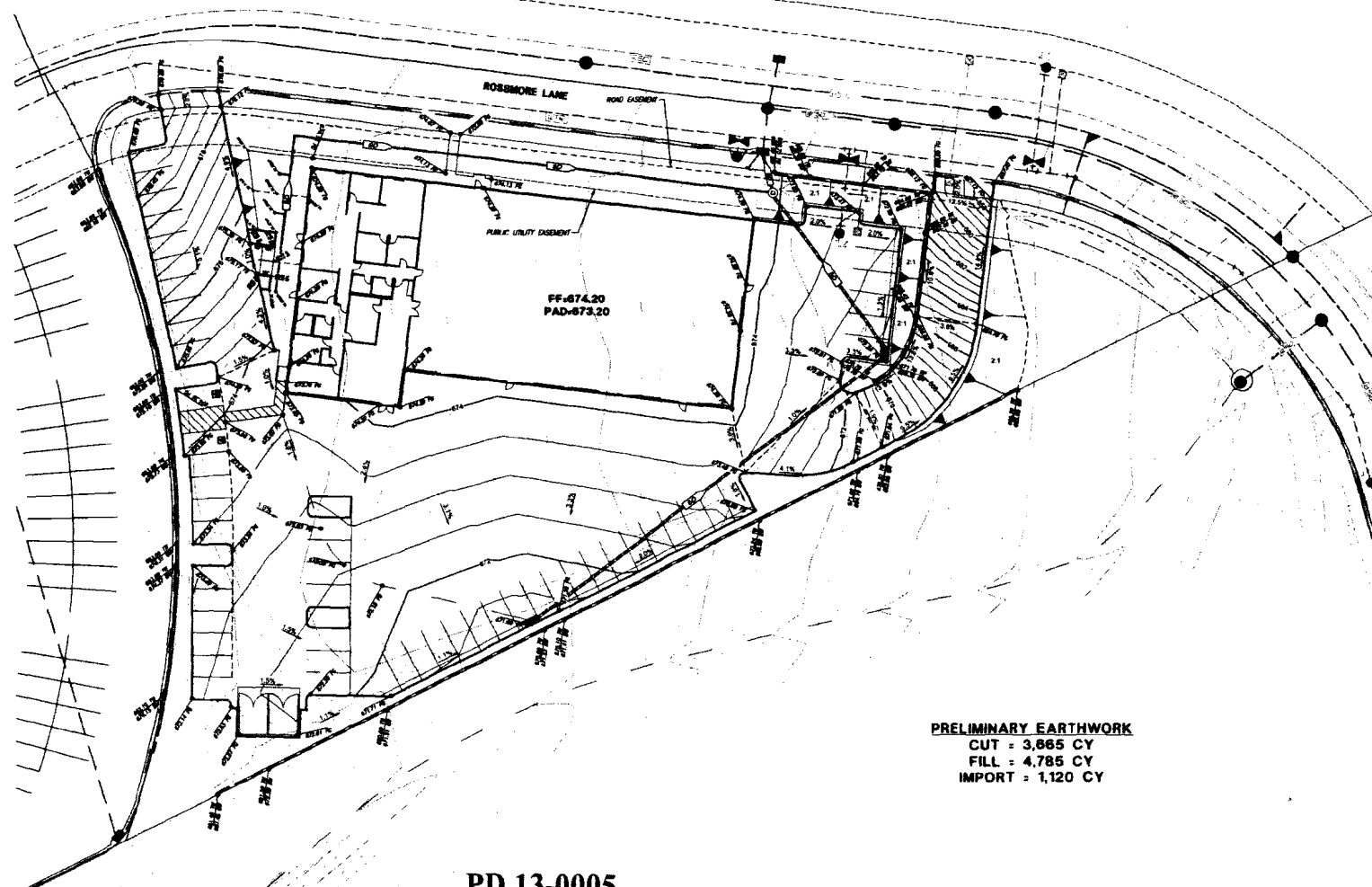
PRELIMINARY GRADING & DRAINAGE PLAN

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SCALE IN FEET
 EXISTING MINOR CONTOUR INTERVAL - 1'
 EXISTING MAJOR CONTOUR INTERVAL - 5'
 PROPOSED MINOR CONTOUR INTERVAL - 0.5'
 PROPOSED MAJOR CONTOUR INTERVAL - 2'



FF-674.20
PAD-673.20

PRELIMINARY EARTHWORK
 CUT = 3,665 CY
 FILL = 4,785 CY
 IMPORT = 1,120 CY

PD 13-005

Attachment 5

<p>NO. REVISION DESCRIPTION</p>	<p>DATE</p>
<p>DRAWING SCALE</p> <p>HOR. SCALE VERT. SCALE</p>	
<p>REV ENGINEERS, INC. Registered Professional Engineer License No. 11505 State of California 11505 State Street, Suite 100, San Diego, CA 92108 Phone: 619-594-1100 Fax: 619-594-1101</p>	
<p>PRELIMINARY GRADING & DRAINAGE PLAN FOR: EL DORADO HILLS BODY SHOP</p>	
<p>EL DORADO COUNTY CALIFORNIA</p>	
<p>DRAWING INFO</p> <p>DATE: _____ TIME: _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p> <p>REVIEWED BY: _____</p>	
<p>PROJECT NO. 8837.001</p> <p>SHEET NO. C1 OF _____</p>	

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Technical Memorandum

date January 22, 2014
 to James O'Brien, Sisler and Sisler Construction
 from Matthew J. Morales, Senior Noise Analyst, ESA Community Development
 subject El Dorado Hills Body Shop Acoustical Analysis

Introduction and Project Description

This report presents an environmental noise analysis for a proposed automobile body shop (“the project”) in El Dorado County, California. The project would consist of construction and operation of a 14,904-square-foot concrete building to be used as a body shop, associated signage and pole lights, and parking and landscaped areas. The project would be developed on a 1.91-acre parcel located on the west side of Rossmore Lane, approximately 325 feet northeast of the intersection with Vine Street in the south El Dorado Hills area. In summary, operation of the project would be in compliance with the applicable noise level criteria required in the El Dorado County *General Plan* (County of El Dorado, 2004) and would not significantly affect sensitive receptors in the project vicinity.

Criteria for Acceptable Noise Exposure

County of El Dorado General Plan

The County of El Dorado has exterior noise level standards that are contained in the Noise Element of the *General Plan* (County of El Dorado, 2004) for non-transportation sources located in close proximity to noise-sensitive land uses, such as residences or churches. **Table 1** summarizes these standards in terms of the hourly and maximum daytime, evening, and nighttime noise levels not to be exceeded by non-transportation noise sources.

TABLE 1 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION SOURCES						
Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Evening 7 p.m. – 10 p.m.		Night 10 p.m – 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Notes:

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1 (i.e., hospitals, schools, churches, and residential).

Source: County of El Dorado, 2004

Sensitive Receptors and Existing Noise Environment

Sensitive Receptors

Some land uses are considered more sensitive to ambient noise levels than others, due to the amount of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities typically involved. Residences, schools, churches, and hospitals generally are more sensitive to noise than are commercial and industrial land uses. Sensitive receptors in the vicinity of the project site include the Lakehills Covenant Church to the north (property line about 110 feet from the body shop area), Fuller Sunset Mobile Home Park to the south (nearest property line about 775 feet from the body shop area), and Vineyards at Valley View condos to the south (nearest property line about 1,030 feet from the body shop area).

Noise Measurements

In order to characterize ambient noise conditions in the project vicinity, three short-term noise measurements were collected on Thursday, January 16, 2014. The noise measurement locations are shown on **Figure 1**. Metrosonics Model db308 sound level meters were used for the ambient noise level measurements. The meters were calibrated prior to use to ensure the accuracy of the measurements. A summary of the noise level measurement results is provided in **Table 2**.



SOURCE: Google Earth, 2014; ESA, 2014

El Dorado Hills Body Shop . 131016
Figure 1
 Noise Monitoring Locations

**TABLE 2
 SOUND-LEVEL MEASUREMENTS AT OFF-SITE SENSITIVE RECEPTORS**

Location	Time Period	Noise Level (dBA)	Noise Sources
ST-1. Property line of Vineyards at Valley View condos, about 85 feet from centerline of Valley View Parkway, facing the project site.	Thurs. January 16 4:13pm – 4:17pm	5-minute result: Leq = 52 Maximum: Lmax = 60	<ul style="list-style-type: none"> • Traffic noise on Valley View Pkwy and White Rock Rd • Dog barking in distance • Birds chirping
ST-2. Property line of Fuller Sunset Mobile Home Park, about 30 feet from centerline of White Rock Road, facing the project site.	Thurs. January 16 4:36pm – 4:40pm	5-minute result: Leq = 66 Maximum: Lmax = 78	<ul style="list-style-type: none"> • Traffic noise on White Rock Rd • Birds chirping
ST-3. Property line/parking lot of Lakehills Covenant Church, adjacent to and facing the project site.	Thurs. January 16 4:51pm – 4:55pm	5-minute result: Leq = 53 Maximum: Lmax = 69	<ul style="list-style-type: none"> • Traffic noise on Highway 50 and other roadways in area • People talking in church parking lot • Birds chirping

^a All noise levels measured in A-weighted decibels (dBA). Noise measurement data presented here using a Metrosonics dB-308 sound level meter, calibrated prior to use.

Potential Noise Impacts and Recommendations for Mitigation

Construction Noise

Construction and grading activities associated with the development of the project would temporarily and intermittently increase noise levels at nearby sensitive receptor locations. Noise levels related to construction within and adjacent to the project site would fluctuate depending on the particular type, number, and duration of uses of various pieces of construction equipment. Construction activities could involve excavation, grading, building erection, and vehicle travel to and from the project site. Construction-related material haul trips would raise ambient noise levels along haul routes, depending on the number of haul trips made and types of vehicles used. The short-term noise increases would potentially exceed the thresholds established by the *General Plan* (refer to Table 1). Standard Conditions of Approval would limit the hours of construction activities to 7:00 am to 7:00 pm Monday through Friday and 8:00 am to 5:00 pm on weekends and federally recognized holidays. Adherence to the limitations of construction would reduce potentially significant impacts to a less than significant level.

Operational Noise

Proposed hours of operation for the automobile body shop are anticipated to be Monday through Friday from 7:30 am to 5:30 pm, and Saturday from 8:00 am to 1:00 pm. Therefore, this analysis will assess compliance with the El Dorado County daytime noise standards included in Table 1. In order to estimate noise levels associated with project operations, representative noise levels gathered at the existing Kniesel’s Auto Collision Center body shop

in Rocklin, California were used (J.C. Brennan and Associates, Inc., 2007). Primary noise sources associated with body shop activities typically include pneumatic tool operation, air compressors, car movements (on and off lifts), amplified music, voices, and general work with hand tools. Representative noise levels were monitored 45 feet from the bay doors and ranged from 57.4 dBA to 62.5 dBA Leq and 71.4 dBA to 81.2 dBA Lmax (J.C. Brennan and Associates, Inc., 2007). Notably, there are no body shop bay door openings facing north or south of the facility, per the proposed project site plan.

Using the higher measured noise levels and assuming the noise level would be attenuated by 6.0 dB (standard spherical spreading loss) with every doubling of distance, the Lakehills Covenant Church, Fuller Sunset Mobile Home Park, and Vineyards at Valley View condos would be exposed to approximately 55 dBA Leq and 73 dBA Lmax, 38 dBA Leq and 57 dBA Lmax, and 35 dBA Leq and 54 dBA Lmax at the nearest property lines, respectively. Noise levels at the mobile home park and condo residences would be less than existing ambient noise (included in Table 2) and would comply with the El Dorado County Noise Element daytime noise standards of 55 dBA Leq and 70 dBA Lmax (included in Table 1). In regards to noise at the church property line, as described in the Grading Plan for the project, there would be a retaining wall/elevation difference of about nine feet tall between the project and church property lines on the northwest boundary, perpendicular to the body shop bay doors. This wall would provide an additional reduction in noise of about five dBA and would result in noise levels from body shop operations of up to 50 dBA Leq and 68 dBA Lmax at the church property line, which would be less than existing ambient noise (included in Table 2) and would comply with the El Dorado County Noise Element daytime noise standards of 55 dBA Leq and 70 dBA Lmax (included in Table 1). Thus, the project would not adversely affect noise-sensitive receptors in the vicinity.

References

County of El Dorado, 2004. *El Dorado County General Plan – Public Health, Safety, and Noise Element*, adopted July 2004 and amended March 2009.

Google, 2014. Google Earth Aerial, accessed January 17, 2014.

J.C. Brennan and Associates, Inc., 2007. *Environmental Noise Assessment for Kniesel's Auto Collision Center*, January 23, 2007.

13 NOV 21 PM 4:11
RECEIVED
PLANNING DEPARTMENT

PRELIMINARY UTILITY PLAN



NO.	REVISION DESCRIPTION	DATE

DRAWING SCALE
 HOR. SCALE _____
 VERT. SCALE _____

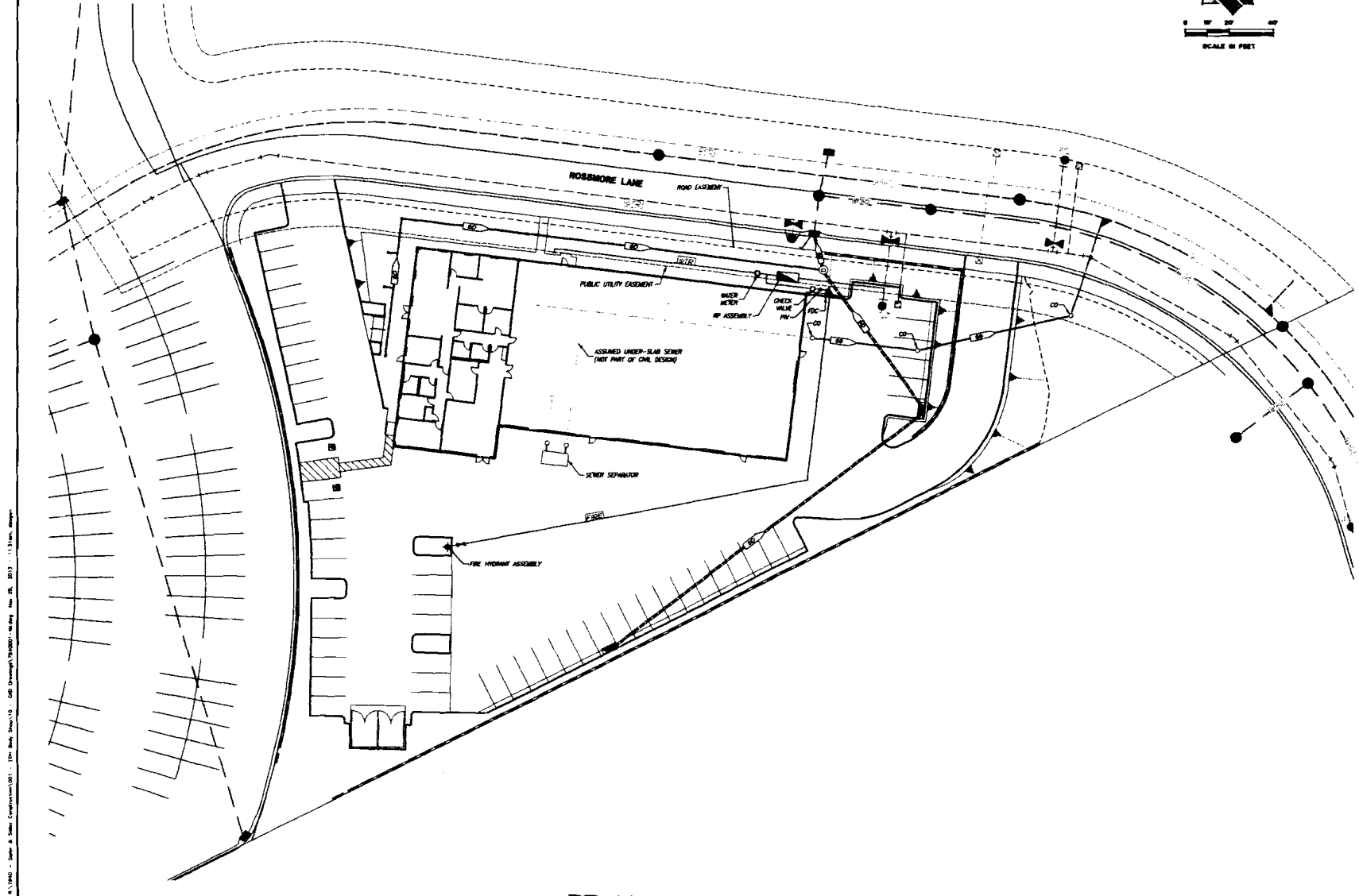
REV ENGINEERS INC
 11111 El Dorado Blvd., Suite 100
 El Dorado Hills, CA 94620
 Tel: (916) 930-0000
 Fax: (916) 930-0001

PRELIMINARY UTILITY PLAN FOR:
EL DORADO HILLS BODY SHOP
 EL DORADO COUNTY CALIFORNIA

DRAWING INFO
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DESIGNED BY: _____
 REVIEWED BY: _____

PROJECT NO: _____
8837.001
 SHEET NO: **C2** OF _____

Attachment 7

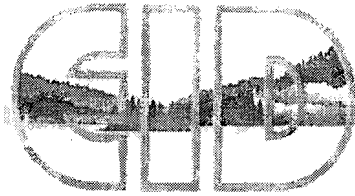


PD 13-0005

George W. Osborne – *President*
Division 1

John P. Fraser – *Director*
Division 2

Alan Day – *Director*
Division 5



El Dorado Irrigation District

George A. Wheeldon – *Vice President*
Division 4

Bill George – *Director*
Division 3

Jim Abercrombie
General Manager

Thomas D. Cumpston
General Counsel

In Reply Refer To: FIL1113-023

November 15, 2013

VIA FIRST-CLASS MAIL

Dave Finkelstein
Finkelstein Rental Properties, LLC
P.O. Box 2113
Loomis, CA 95650

RECEIVED
PLANNING DEPARTMENT
13 NOV 21 PM 4:06

SUBJECT: Facility Improvement Letter (FIL), EDH Body Shop
Assessor's Parcel No. 121-280-22 (El Dorado Hills)

Dear Mr. Finkelstein:

This letter is in response to your request dated August 12, 2013. This letter is valid for a period of three years. If facility improvement plans for your project have not been submitted to the District within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a new commercial building on 1.38 acres. Water service, sewer service, private fire service and fire hydrants are requested. The property is within the District boundary. This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Assessment District No. 3

Assessment District No. 3 (AD3) was established to provide water and sewer facilities to serve the El Dorado Hills area. The property is in AD3 and has an allotment 1 equivalent dwelling unit (EDU) of water and sewer service. Please contact Development Services at (530)622-4513 for more detailed information.

Water Supply

In terms of water supply, as of January 1, 2013, there were approximately 4,687 equivalent dwelling units (EDUs) available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 1 EDU of water supply.

Attachment 8

PD 13-0005

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Water Facilities

A 10-inch water line is located along the eastern boundary of the property to be developed (see enclosed System Map). The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1625 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the 10-inch water line previously mentioned. The hydraulic grade line for the existing water distribution facilities is 820 feet above mean sea level at static conditions and 785 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Recycled Water Facilities

The District's Board Policy 7010 requires this project to utilize recycled water for landscape irrigation. There is an existing 6-inch recycled water line located in the access road for Lakehills Community Covenant Church. In order to receive service from this line, an extension of facilities of adequate size must be constructed.

The following items must be provided to and/or approved by the District before delivery of recycled water:

Non-Residential Sites:

- a. A User Reclamation Plan (URP) prepared in accordance with the Recycled Water On-site Design and Construction Standards, and
- b. On-site recycled water plans submitted with improvement plans.

The User Reclamation Plan will need to be revised and approved before the District approves the project development plans. All costs for these plans will be borne by the applicant. Please contact Doug Venable at (530)295-6872 if you have any questions regarding the URP or recycled water plans.

Sewer Facilities

There is an 8-inch gravity sewer line located along the eastern boundary of the parcel to be developed. This sewer line has adequate capacity at this time. A service stub is located in the southern tip of your parcel. Your project as proposed on this date would require 1 EDU of sewer service.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

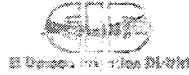
Summary

Service to this proposed development is contingent upon the following:

- ◆ The availability of uncommitted water supplies at the time service is requested
- ◆ Approval of the County's environmental document by the District (if requested)
- ◆ Approval of an extension of facilities application by the District
- ◆ Executed grant documents for all required easements
- ◆ Approval of facility improvement plans by the District
- ◆ Construction by the developer of all onsite and offsite proposed water, recycled water and sewer facilities
- ◆ Acceptance of these facilities by the District
- ◆ Payment of all District connection costs

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees

Letter No. FIL1113-023
To: Dave Finkelstein



November 15, 2013
Page 4 of 4

for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

EL DORADO IRRIGATION DISTRICT

A handwritten signature in cursive script that reads "Elizabeth D. Wells".

Elizabeth D. Wells, P.E.
Engineering Division Manager

EW/MM:bp

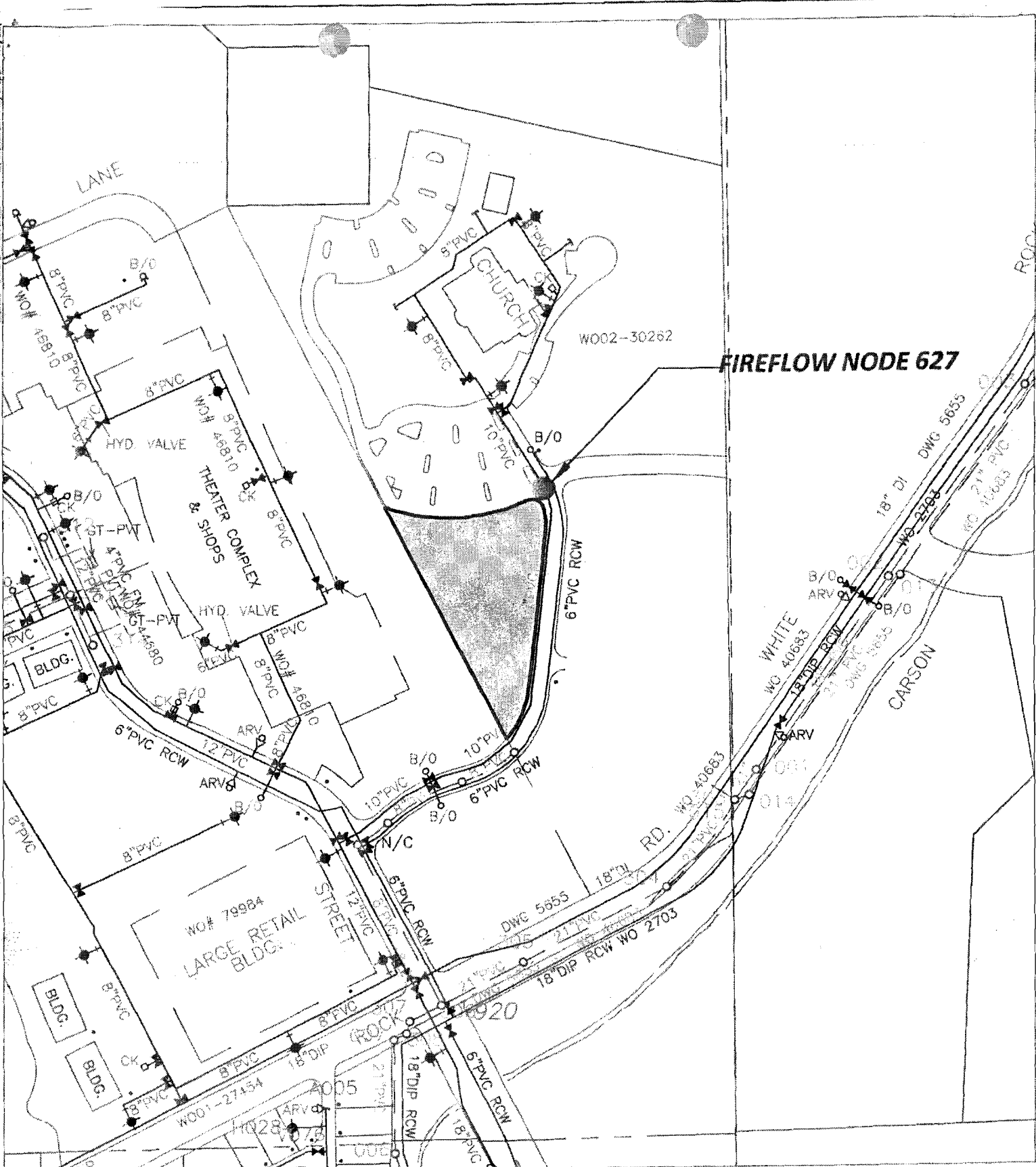
Enclosure: System Map

cc w/enclosures:

Michael Lilienthal
Batalion Chief/Fire Marshal
El Dorado Hills Fire Department
1050 Wilson Blvd.
El Dorado Hills, CA 95762

Roger Trout, Director
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

Phil Vercruyssen
Sisler and Sisler Contruction
2930 Ramona Ave., Suite 600
Sacramento, CA 95826



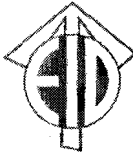
FIREFLOW NODE 627

El Dorado Irrigation District
System Map

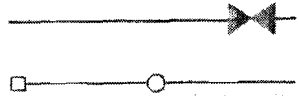
DATE: November 14, 2013

WARNING: For schematic purposes only.
Exact pipe location must be
field verified.

EDH Body Shop



Scale: 1" = 250'



WATERLINE
SEWERLINE

APN: 121-280-22

SYS14-0328 E145 of 45