

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



Agenda of: February 9, 2012
Item No.: 10.a
Staff: Aaron Mount

SPECIAL USE PERMIT

FILE NUMBER: S11-0004/Sunset Lane Off-Premise Advertising Sign

APPLICANT: John David Pereira, Esq.

ENGINEER: John S. Weaver

PROPERTY OWNER: Fusano Family

REQUEST:

1. Special Use Permit to allow the construction of an off-premise advertising sign (billboard) consisting of two sign faces each 672 square feet in size, for a total sign area of 1,344 square feet, placed on a pedestal 32.5 feet high for a total height of 50 feet.
2. Consider of appeals (S11-0004-A and S11-0004-A-2) of Don Ricketts and Dyana Anderly on the "deemed approved" claim made by the applicant.

LOCATION: On the north side of Sunset Lane and south side of U.S. Highway 50, approximately 600 feet east of the intersection with Mother Lode Drive, in the Shingle Springs area, Supervisorial District 4. (Exhibit A)

APN: 090-430-09 (Exhibit B)

ACREAGE: 1.22 acres

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: General Commercial (CG) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Special Use Permit S11-0004 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and
3. Deny appeals S11-0004-A and S11-0004-A-2.

Note: The appeal asks that this permit be denied in its entirety. Staff does not recommend that the permit be denied.

STAFF ANALYSIS

Background: The subject application is one of three applications for off-premise signs submitted by the applicant. The applicant, John David Pereira, claims this project was “deemed approved” by operation of law on December 30, 2011 due to the alleged failure of the Development Services Department to meet statutory time limits pursuant to the California Permit Streamlining Act (Government Code Section 65920 et. seq.). The County disputes that the Permit Streamlining Act timelines were exceeded and disputes that appropriate notice was given to the public by Mr. Pereira in order to allow the project to be “deemed approved”. However, even if he is correct, and the application was in fact deemed approved on December 30, 2011, that does not waive the public’s right to request a public hearing on the Special Use Permit applications pursuant to El Dorado County Code Section 17.22.530 or the public’s right to an appeal of the “decision” by the Development Services pursuant to County Code Section 17.22.220.

Off-premise signs, or billboards, are rentable space that can be leased for commercial speech (advertising) or noncommercial speech (political or other). There are 1st Amendment implications to review the content of signs. Therefore the proposed content, including the text, the color and style of lettering, and the amount or type of art are generally not considered or evaluated by the County. Only the size, height, and materials of the structure and sign itself are evaluated in context of this Special Use Permit review.

The approving authority may approve or conditionally approve a special use permit only after making the following findings pursuant to County Ordinance Section 17.22.540:

Findings pursuant to County Ordinance Section 17.22.540	
1. The issuance of the permit is consistent with the general plan.	As conditioned to a maximum sign face of 480 square feet the permit is consistent with the General Plan (See Findings in Attachment 1)
2. The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.	As conditioned to a maximum sign face of 480 square feet the proposed use would not be detrimental to the public health, safety and

	welfare, or injurious to the neighborhood (See Findings in Attachment 1).
3. The proposed use is specifically permitted by special use permit pursuant to this Title.	The proposed use is specifically permitted by special use permit pursuant to County Ordinance Section 17.16.120 (See Findings in Attachment 1).

Project Description: Construction of an off-premise advertising sign (billboard) consisting of two sign faces each 672 square feet in size (14 feet by 48 feet), for a total sign area of 1,344 square feet, placed on a pedestal 32.5 feet high for a total height of 50 feet. The proposed sign is a steel structure consisting of a monopole and a V face which is a billboard structure having two display panels that are not in parallel to each other, facing in opposite directions. Illumination of the sign faces would be by two 400w shielded directional lights per side installed at the bottom of the structure. The proposed off-premise sign would be situated at the northern end of the project parcel and is intending for viewing from U.S. Highway 50. Access to the sign would be directly from Sunset Lane.

Site Description: The developed 1.22 acre site is at an average elevation of 1,400 feet above sea level and is bound by Sunset Lane to the south and U.S. Highway 50 to the north. The site is relatively flat and contains a 12,300 square foot commercial/light industrial structure that contains multiple units, a roof mounted sign, and associated parking and landscaping. The site was approved under Special Use Permit S84-81 for automotive repair.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	CG	C	Commercial-Industrial/Developed Commercial/Light Industrial Site
North	RE-5	C	U.S. Highway 50
South	C	C	Commercial/Sunset Lane and trail/railroad corridor
East	CG	C	Commercial-Light Industrial/Developed Commercial-Light Industrial Site
West	CG	C	Commercial-Light Industrial/Developed Commercial-Light Industrial Site

Discussion: The surrounding parcels are designated for commercial and light industrial uses by the General Plan and Zoning Ordinance. The surrounding parcels are a group of light industrial, retail, and food service businesses on a road that parallels Mother Lode Drive. The parcels are within the Shingle Springs Community Region and part of the U.S. Highway 50 corridor. This is an established commercial center. As proposed, the off-premise advertising sign has the potential of blocking previously approved adjacent on-site signs that direct commercial traffic to the existing businesses on Sunset Lane. This has the potential to distract drivers on U.S. Highway 50 and could have an effect contrary to the applicants claim that the proposed off-premise advertising sign would call attention to El Dorado County businesses.

Two off-premise advertising signs, billboards, are adjacent to the project site (See Exhibit A). To the east on APN 090-060-17 is a ridge top off-premise sign of unknown size but is inventoried in the *El Dorado County Sign Ordinance Revision, Photo Atlas of Signs in Major Commercial Corridors* dated January, 1991. To the west on APN 090-430-05 is an off-premise sign 480 square feet in size which is not included in the above mentioned photo atlas. Both signs according to Planning Services knowledge have existed for many years and may predate building permit requirements but additional research would be required to confirm their legality. Caltrans requires a 500 foot separation between permitted off-premise signs and analysis shows that the separation exists between the proposed project and the existing off-premise signs. All other signs adjacent to the project site are on-premise signs.

Regulation of Off-Premise Signs: Off-premise signs are specifically regulated under two sections of the County Code within the Zoning Ordinance. Chapter 17.16 of the Zoning Ordinance, Signs, contains Section 17.16.120 *Off-Premise Signs* which states the following:

- A. Off-premises signs, not otherwise regulated by this title, may be established by special use permit upon following the procedure set forth in Chapter 17.22.*
- B. Prior to the issuance of a special use permit for off-premises signs, the zoning administrator shall consider the location, size and display of the sign for compliance with the policies of the general plan land use element.*

Additionally, Sections 17.14.200.E.3(b) and (c) regulate off-premise signs under the Winery Ordinance. The ordinance regulates the location and size as follows:

- b. In addition, one off-site sign of the same size (32 SQUARE FEET) may be approved by Administrative Permit, with the property owner's permission and specific findings regarding: the proximity to the winery; zoning; and the need for the off-site sign due to the location of the access road.*
- c. Small off-site directional signs, not exceeding 6 square feet, may also be approved with the property owner's permission through the Administrative Permit process with the submittal of a plan showing the location of each sign and the need for each of the directional signs. Additional signage may be permitted by CUP.*

Project Issue: The primary discussion item for this project is aesthetics.

Aesthetics: From the El Dorado County General Plan Environmental Impact Report:

Visual Character of El Dorado County

The county has a broad range of landscapes that change with the gradual increase in elevation. Elevations range from 200 feet in the western rolling foothills, adjacent to Sacramento County, to more than 10,000 feet along the Sierra Nevada crest on the edge of the Lake Tahoe Basin. The diverse environments of the region are represented by distinct natural communities and landforms that display different development patterns and historical features. This broad diversity is an important element of El Dorado County's visual heritage and one that many

residents value as part of their quality of life. Rolling hills dotted with mature oaks and oak woodlands, agricultural land, apple orchards and vineyards, evergreen forests and snow-capped mountains, scenic rivers, alpine lakes, and historic structures all contribute to the visual character found in the county. These visual resources contribute to the county's economy through tourism and recreational opportunities.

Visual resources are classified in two categories: scenic views and scenic resources. Scenic views are elements of the broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a range of viewpoints, often along a roadway or other corridor.

The views of the high peaks of the Sierra are one of the chief attractions in this County. As discussed in the General Plan section the proposed off-premise sign has the potential to obstruct a view of the Crystal Range of the Sierra Nevada mountain range. The Crystal Range is a series of peaks within Desolation Wilderness, part of the Eldorado National Forest, that demarcates the west and east slope of the Sierra Nevada within El Dorado County. Off-premise advertising signs are space that may be leased for a variety of speech. Only the size, height, and materials of the structure and sign itself are evaluated in context of this Special Use Permit review. The proposed sign is a steel structure consisting of a monopole and a V face which is a billboard structure having two display panels that are not in parallel to each other, facing in opposite directions. The staff's recommended condition to reduce the size of the proposed sign from 672 square feet to 480 square feet is based on comparable signs in the Shingle Springs U.S. Highway 50 commercial corridor and the potential impact of the sign at the size which it is proposed to the visual character and adjacent on-site signs.

General Plan: The General Plan land use designation for the project parcel is Commercial (C). The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.

The following are citations from the Introduction in the General Plan that affect this project:

El Dorado County is blessed with abundant natural resources and has long been recognized for its spectacular beauty. While impacted, these same attributes exist today. The County has a tradition of appreciating and conserving these resources, using them wisely, and upholding a strong ethic of stewardship over these assets. It is the combination of these features that are now referred to as rural character.

This Plan also acknowledges that the County will continue to grow but will attempt to retain the qualities of its natural resource base, both consumptive and environmental, in order to maintain its custom and culture and to assure its long-term economic stability.

The rural character of the County is its most important asset.

STATEMENT OF VISION

1. Maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values, and maintain the rural

character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity.

PLAN CONCEPTS

It is the explicit intent of the Plan, through the appropriate application of these planning concept areas, to: (1) foster a rural quality of life; (2) sustain a quality environment; (3) develop a strong diversified, sustainable local economy; (4) plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region; and (5) accommodate the County's fair share of the regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.

PLAN OBJECTIVES

- 2. To foster a rural quality of life;*
- 3. To sustain a quality environment;*
- 8. To conserve, protect, and manage the County's abundant natural resources for economic benefits now and for the future;*

Discussion: As discussed below the proposed project has the potential of significantly impacting the natural beauty and rural character of this County and therefore could have a negative impact on future tourism.

The policies and issues that affect this project are discussed below:

Policy 2.6.1.3 *Discretionary projects reviewed prior to the adoption of the Scenic Corridor Ordinance, that would be visible from any of the important public scenic viewpoints identified in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report, shall be subject to design review, and Policies 2.6.1.4, 2.6.1.5, and 2.6.1.6 shall be applicable to such projects until scenic corridors have been established.*

GOAL 2.7 SIGNS: *Regulation of the size, quantity, and location of signs to maintain and enhance the visual appearance of the County.*

OBJECTIVE 2.7.1 SIGNS REGULATION: *Regulation of the location, number and size of highway signs and elimination of billboards along identified scenic and historic routes.*

The General Plan contains the following definitions:

Official County Scenic Highway (California). *A segment of State highway identified in the Master Plan of State Highways Eligible for Official Scenic Highways Designation and so designated by the Director of the California Department of Transportation (Caltrans).*

Scenic Highway Corridor: *The area outside of a highway right-of-way that is generally visible to persons traveling on the highway.*

Scenic Highway/Scenic Route: *A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and human-made*

scenic resources and access or direct views to areas or scenes of exceptional beauty, or of historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising.

Discussion: The section of U.S. Highway 50 within the community of Shingle Springs is not an Official County Scenic Highway; however it does provide opportunities for the enjoyment of natural scenic resources and access or direct views to areas or scenes of exceptional beauty. Geographic information system (GIS) analysis of the project has shown that the proposed off-premise sign is within scenic viewpoint location Number 1b as detailed on EIR Table 5.3-1, Exhibit I, and that line of site possibly exists between the proposed project site and the Crystal Range of the Sierra Nevada. However, site inspection has verified that the proposed sign has a low potential to impede viewing the Crystal Range while traveling westbound on U.S. Highway 50 due to topography and slope of U.S. Highway 50. Without photo simulations taken from the correct angles it is not possible to definitively determine if the off-premise sign would obstruct this important scenic viewpoint. If the sign would obstruct the identified viewpoint it would be inconsistent with the General Plan's objective to maintain views and enhance the scenic qualities of roadways in order to preserve the County's natural beauty as well as to sustain tourism to support the local economy. Staff recommends reducing the sign face size of the proposed billboard from the requested 672 square feet to 480 square feet to be consistent with adjacent off-premise signs and to lessen the impact the proposed sign may have on the known scenic viewpoint.

Off-premise advertising signs are space that may be leased for a variety of speech. Only the size, height, and materials of the structure and sign itself are evaluated in context of this Special Use Permit review. The proposed sign is a steel structure consisting of a monopole and a V face which is a billboard structure having two display panels that are not in parallel to each other, facing in opposite directions. Adjacent off-site signs have the appearance of having a wood structure which is more consistent with the rural character of the County.

Policy 10.1.6.1 *The County shall encourage expansion of the types of local industries that promote tourism...*

Policy 10.1.6.5 *The County shall ... promote the development of tourist-related business. Such areas may be located along the U.S. Highway 50 corridor...*

Discussion: As discussed above the rural character and natural beauty of the County are directly related to the success of the tourism industry. The proposed billboard has the potential to negatively impact future tourism by impacting a significant scenic viewpoint. Additionally the proposed billboard has the potential of negatively impacting existing businesses along U.S. Highway 50 by visually blocking previously approved adjacent on-site signs that direct commercial traffic to the existing businesses in the highway corridor.

Conclusion: The project has been reviewed in accordance with the 2004 General Plan policies, and it has been determined that it is consistent with the General Plan as conditioned. Findings for approval based on consistency with the General Plan are provided in Attachment 2.

Zoning: The parcel is zoned General Commercial (CG). The regulations set forth in Sections 17.32.020 through 17.32.040 shall apply to all C districts (commercial districts) and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18.

17.14.130. A Architectural Supervision: In case an application is made for a permit for any building or structure in any RL, RM or C district and where it faces on a state highway, the application shall be accompanied by architectural drawings or sketches showing the elevations of the proposed building or structure. The drawings or sketches shall be considered by the planning commission in an endeavor to provide that the architectural and general appearance of the buildings or structures be in keeping with the character of the neighborhood, and such as not to be detrimental to the orderly and harmonious development of the county, or to impair the desirability of investment or occupation in the neighborhood.

Discussion: Off-premise advertising signs are space that may be leased for a variety of speech. Only the size, height, and materials of the structure and sign itself are evaluated in context of this Special Use Permit review. The proposed sign is a steel structure consisting of a monopole and a V face which is a billboard structure having two display panels that are not in parallel to each other, facing in opposite directions. The structure itself would not be consistent with the rural architecture associated with the west slope of El Dorado County. This is based mainly on the size of the proposed off-premise sign at a total sign size of 1,344 square feet. The size is potentially detrimental in that the proposed off-premise advertising sign has the potential of blocking previously approved adjacent on-site signs that direct commercial traffic to the existing businesses on Sunset Lane. The project has been conditioned to have the sign be no larger than 480 square feet which is the size the largest sign in the Shingle Springs Community Region. This would reduce the potential of the project to be detrimental to the orderly and harmonious development of the county, or to impair the desirability of investment or occupation in the neighborhood.

17.14.170 C. Outdoor Lighting Standards. All outdoor lighting shall conform to the following standards:

- 1. All outdoor lighting, including residential outdoor lighting, shall be hooded or screened as to direct the source of light downward and focus onto the property from which it originates and shall not negatively impact adjacent properties or directly reflect upon any adjacent residential property.*
- 3. External lights used to illuminate a sign or the side of a building or wall shall be shielded to prevent the light from shining off of the surface intended to be illuminated.*
- 4. Lights that shine onto a road in a manner which causes excessive glare and may be considered to be a traffic hazard shall be prohibited.*

17.16.070 Lighting: Lighted signs shall not be blinking and shall be controlled so that visibility of vehicular traffic is not impaired, and objectionable glare is shielded from adjoining residential zones.

17.16.080 Moving signs prohibited. Moving signs or parts of signs shall not be allowed.

Discussion: The project applicant did not submit a photometric study to ensure light will not leave the property, but shielded lights are proposed and if approved a lighting plan would be required to be submitted with the building permit. The project has been conditioned to require lighting that is directed downward as the project plans show lighting that is directed upward. 17.16.080 has been interpreted to include LED illuminated signs in the prohibition. Staff recommends a condition to comply with 17.16.080.

Special Use Permit Request: The proposed off-premise sign requires a Special Use Permit consistent with Section 17.160.120 of the Zoning Ordinance.

17.16.120 Off-premises signs.

A. Off-premises signs, not otherwise regulated by this title, may be established by special use permit upon following the procedure set forth in Chapter 17.22.

B. Prior to the issuance of a special use permit for off-premises signs, the zoning administrator shall consider the location, size and display of the sign for compliance with the policies of the general plan land use element.

Discussion: Findings for approval, as required by Chapter 17.22, are included in Attachment 1.

Term of the Special Use Permit: Staff is recommending a condition that would make this Special Use Permit valid for a period of seven years with the potential for a revision to extend the life of the permit (See Condition of Approval #2). General Plan policies require the County to consider a zoning ordinance which may result in additional limitations on sign size and locations and may result in the amortization potential removal of approved signs. Additionally, State code states "Notwithstanding Section 5408, a city or a county with land use jurisdiction over the property may adopt an ordinance that establishes standards for the spacing and sizes of advertising displays that are more restrictive than those imposed by the state". The proposed signs which are not permitted by right, but only conditionally, if appropriate findings can be made, have the potential to harm the neighborhood and as neighborhood values change they need to be reassessed as they relate to the sign. Additionally, due to the ever-changing technology of signs it is in the interest of the public and the applicant for the County to review the sign. Staff chose seven years because, considering the cost to apply for and process a sign permit, and the cost to build a sign, seven years seemed a reasonable amount of time for this use. In reaching this conclusion, staff reviewed the Outdoor Advertising Act, B&P Code 5494, which provides for a 2-7 years amortization of signs legally erected which becomes nonconforming depending on the cost of the sign. It is assumed that the sign has a value greater than \$10,000, thus it may result in the amortization of seven years.

Development Standards: Section 17.32.040(A) thru (E) of the County Code requires that all structures within the General Commercial zone district meet certain criteria. Below is an analysis of these standards.

Discussion: The CG zone district requires certain setbacks and heights for structures, however Section 17.16.050 states that signs may be located on the required yards or setbacks. After review of the submitted site plan and elevations the proposed project meets the standards

contained in Section 17.32.040(A) thru (E) of the County Code as it is consistent with Section 17.16.050 as detailed below.

Development Standard	Zone District	Project Request
Front Setback	10 feet	320 feet
Side Setback	5 feet	West-86 feet East-20 feet
Rear Setback	5 feet	5 feet
Maximum Height	50 feet	50 feet

Conclusion: As discussed above, staff finds the project, as proposed and conditioned, is consistent with all applicable provisions of County Zoning Ordinance Title 17, specifically the findings for a special use permit within Chapter 17.22 have been made.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Aesthetic impacts were found to be a locally adverse impact and would not rise to the level of a substantial adverse impact. Application for an off-premise sign is specifically allowed subject to approval of a Special Use Permit pursuant to Section 17.16.120, following the procedures set forth in Chapter 17.22. General Plan policies also allow for off-premise signs of the proposed size and location to be considered subject to a finding of consistency with General Plan policies about size, aesthetics, and visual resources. Special Use Permit approval requires the decision makers to make findings based on the size; location; general plan consistency; and the finding that it would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood. In the Land Use section it was found that there is no impact because there is no inherent conflict with any applicable land use plan, policy, or regulation. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Negative Declaration has been prepared.

In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,101.50 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,101.50 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Number Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Site Plan
Exhibit F	Elevation and Sign Details
Exhibit G	Applicant-submitted Visual Simulations
Exhibit H	Applicant-submitted Existing Adjacent Signs
Exhibit I	General Plan EIR Exhibit 5.3-1
Exhibit J	General Plan EIR Table 5.3-1
Exhibit K	Applicant-submitted Project Description (three pages)
Exhibit L	Negative Declaration and Initial Study

ATTACHMENT 1

CONDITIONS OF APPROVAL

Special Use Permit S11-0004/Sunset Lane Off-Premise Advertising Sign Planning Commission/February 9, 2012

Planning Services

1. This Special Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Exhibit ESite Plan

Exhibit F.....Elevation and Sign Details

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Approval of the Special Use Permit to allow the construction of an off-premise sign (billboard) consisting of two sign faces placed on a pedestal 32.5 feet high for a total height of 50 feet.

The off-premise sign shall be no larger than 480 square feet per sign face for a total of area of 960 square feet.

2. This Special Use Permit is valid through January 31, 2019. If the applicant fails to apply for an extension of this permit at least 8 months prior to expiration, the Special Use Permit shall expire and be of no further force and effect. Within 60 days of expiration, the signs and structure shall be removed.
3. Expiration: Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
4. Project Conformance: The applicant shall be responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the sign are ultimately the responsibility of the property owner. Project improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein and shall substantially comply with Exhibits listed in Condition of

Approval 1 above. Minor variations are allowed, however, any major changes in any element of the approved project shall require review and approval by the Development Services Director. The Director shall decide if the changes can be approved administratively or will be reviewed by the Zoning Administrator or the Planning Commission through an amendment to this Special Use Permit. This review shall always occur prior to any approved project modifications.

5. Prior to commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval. The applicant shall pay Planning Services for the time spent reviewing the site on a time and materials basis. All future development plans shall include this condition on the submitted plans.
6. Lighting: All exterior lighting shall comply with County Code Section 17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation and shall direct the source of light downward. External lights used to illuminate a sign or the side of a building or wall shall be shielded to prevent the light from shining off of the surface intended to be illuminated. Lighted signs shall not be blinking and shall be controlled so that visibility of vehicular traffic is not impaired, and objectionable glare is shielded from adjoining residential zones.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.
7. Moving signs or parts of signs shall not be allowed including light emitting diodes (LED).
8. The sign owner (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the sign are the responsibility of the property owner and the sign owner.
9. All improvements associated with the off-premise sign shall be properly maintained at all times.
10. Hold Harmless Agreement: In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding

against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit.

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

11. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

ATTACHMENT 2

FINDINGS

Special Use Permit S11-0004/Sunset Lane Off-Premise Advertising Sign Planning Commission/February 9, 2012

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 Pursuant to proposed condition number 1, reducing the proposed sign from 672 square feet to 480 square feet, the proposal is consistent with the intent of Policies 2.6.1.3 (Signs within important scenic viewpoints), Goal 2.7 (Signs), Objective 2.7.1 (Sign regulation), 10.1.6.1 (Promotion of tourism), and 10.1.6.5 (Development of tourist related businesses), because the project as conditioned would have less of a potential to block a scenic vista, have less than significant impacts on visual resources, and will have a reduced impact on tourism related business in the County.

3.0 ZONING FINDINGS

- 3.1 Section 17.16.120 of the Zoning Ordinance states that off-premise signs may be established by special use permit upon following the procedure set forth in Chapter 17.22. Section 17.22 provides the procedure and findings for a Special Use Permit. Permit application was submitted on April 4, 2011, deemed complete on April 25, 2011, and heard at a public hearing on February 9, 2012.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance because sufficient setbacks and height have been provided.

4.0 SPECIAL USE PERMIT FINDINGS

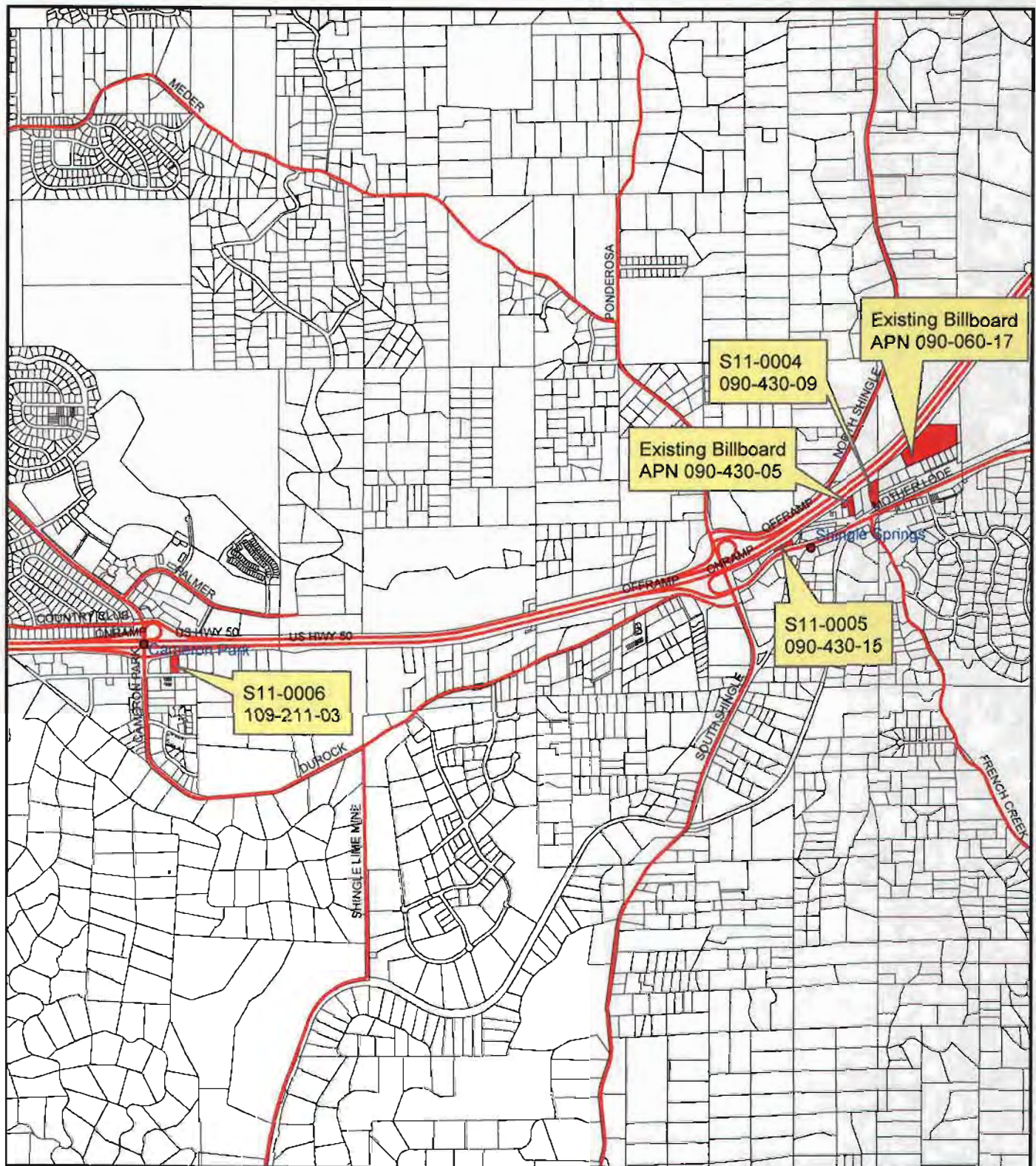
4.1 The issuance of the permit is consistent with the General Plan. The applicant's proposal has been determined to be in compliance with County regulations as conditioned to a sign size of no greater than 480 square feet. The proposed use is consistent with the policies and requirements in the El Dorado County General Plan as discussed in the General Plan and Special Use Permit sections of this Staff Report, and known potential project-related environmental issues, and the impacts to the community have been evaluated. The proposed use as conditioned is consistent with all applicable policies including Policies 2.6.1.3, Goal 2.7, Objective 2.7.1, 10.1.6.1, and 10.1.6.5, because the project as conditioned would have less of a potential to block a scenic vista, have less than significant impacts on visual resources, and will have a reduced impact on tourism in the County. Therefore, staff finds that the project, as conditioned, conforms to the General Plan.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood, based on the conclusions contained in the Staff Report. Visual impacts have been reduced by conditioning the project to have a sign size of no greater than 480 square feet for a total sign area of 960 square feet. The project is anticipated to result in insignificant environmental, noise, and traffic impacts to surrounding residents and businesses. After review of the submitted site plan and upon consultations with concerned agencies, it has been determined that the impacts of allowing the construction of the sign are not anticipated to have a detrimental affect nor be injurious to the neighborhood. The proposed use is not anticipated to create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report.

4.3 The proposed use is specifically permitted by Special Use Permit.

Section 17.16.120 of the Zoning Ordinance states that off-premise signs may be established by special use permit upon following the procedure set forth in Chapter 17.22. Section 17.22 provides the procedure and findings for a Special Use Permit.

Exhibit A: S11-0004, S11-0005, & S11-0006 Off-Premise Sign Locations



PLACENAMES

- major_roads
- Project Parcels
- prclbase

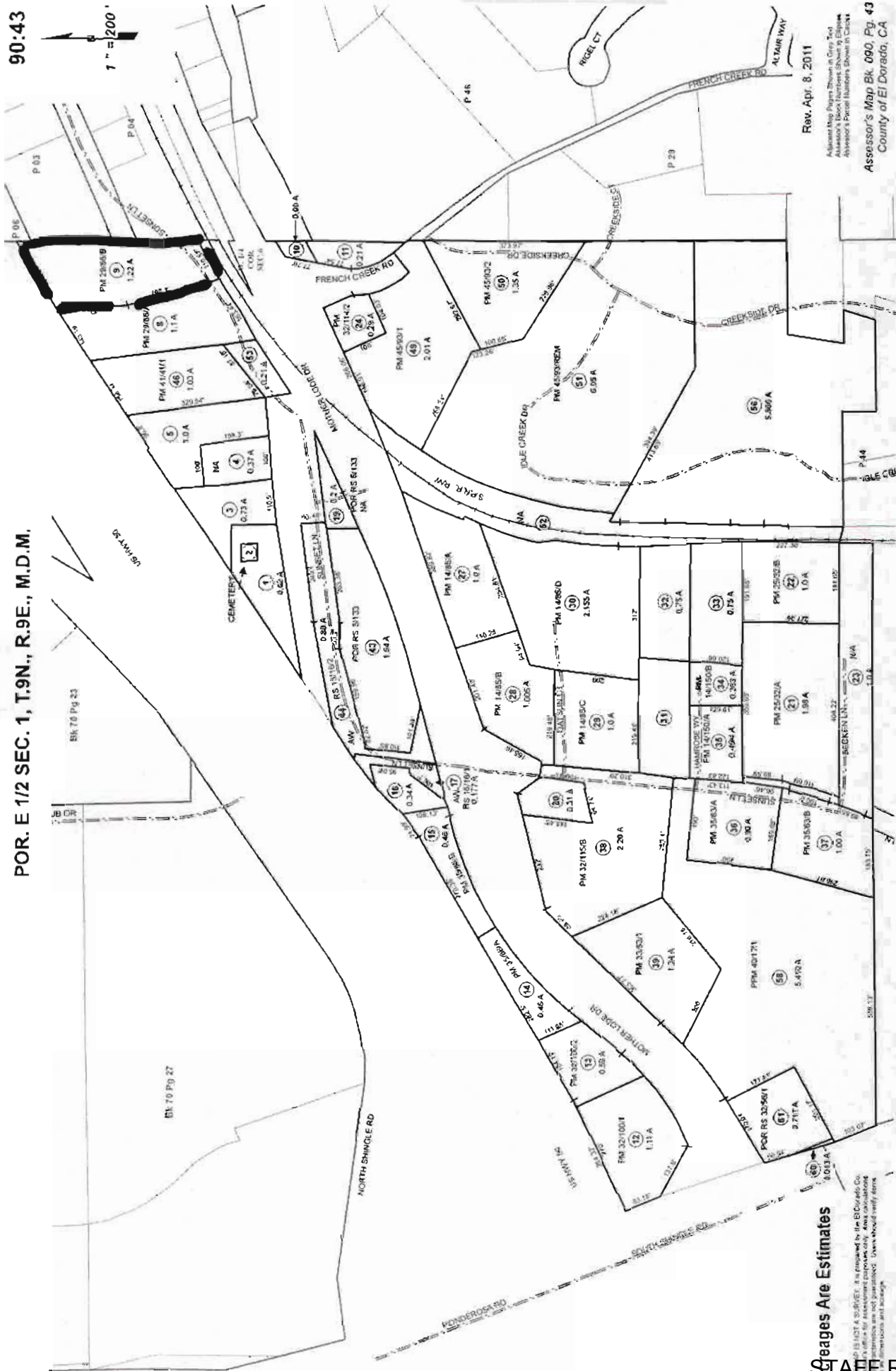
Prepared By:
Aaron Mount
El Dorado County
Development Services

EXHIBIT B

90:43

1" = 200'

POR. E 1/2 SEC. 1, T.9N., R.9E., M.D.M.



Rev. Apr. 8, 2011

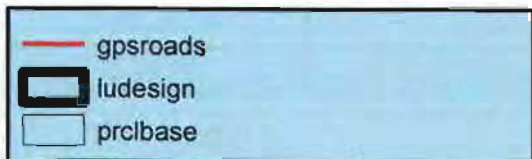
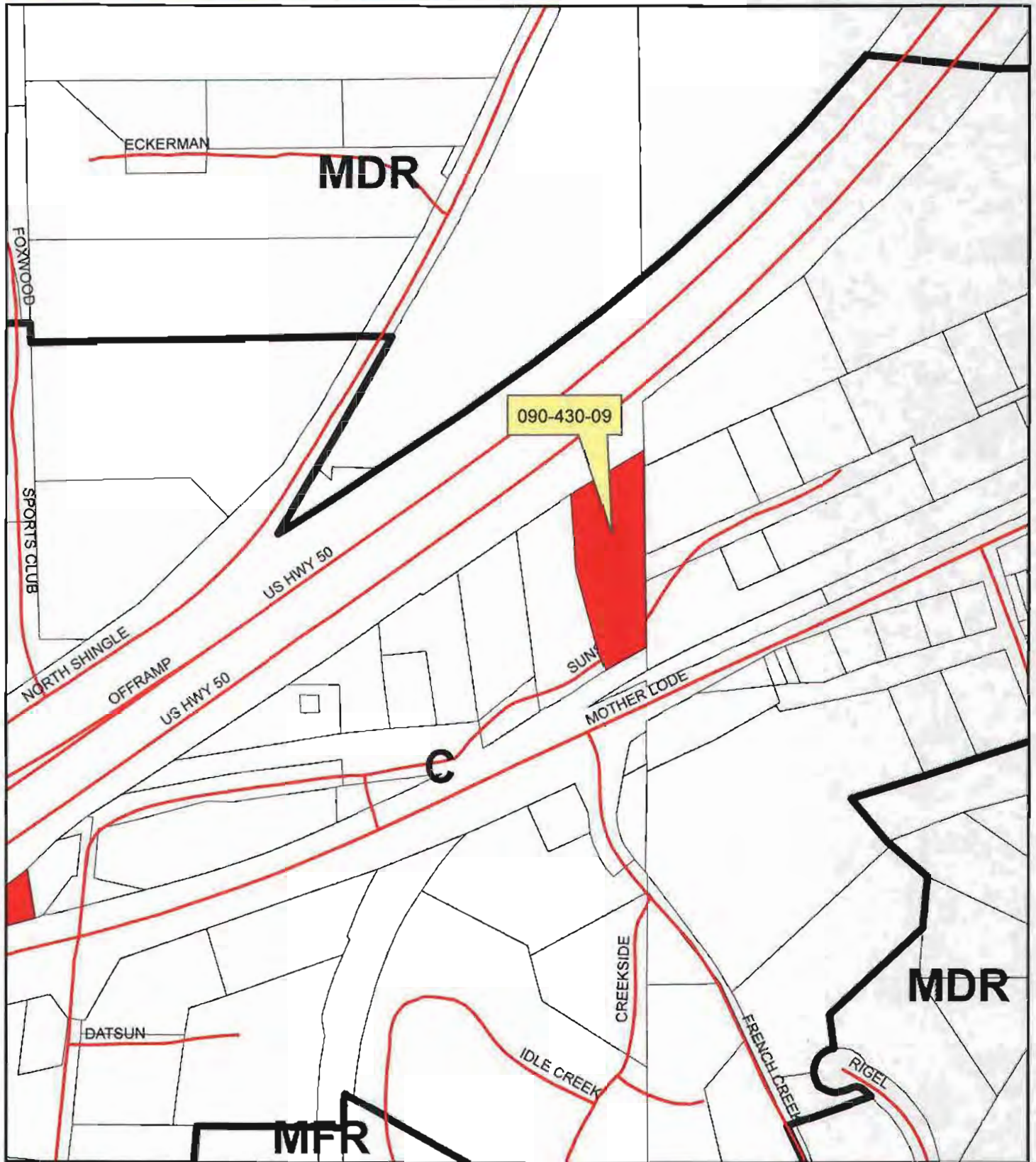
Adjusted Map Prepared Shown in Grey Text
 Assessor's Parcel Numbers Shown in Black
 Assessor's Parcel Boundaries Shown in Black

Assessor's Map Bk. 090, Pg. 43
 County of El Dorado, CA

Measurements Are Estimates

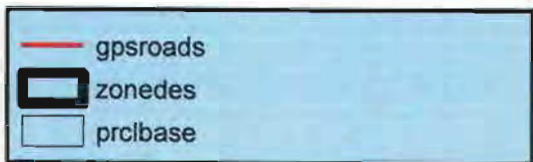
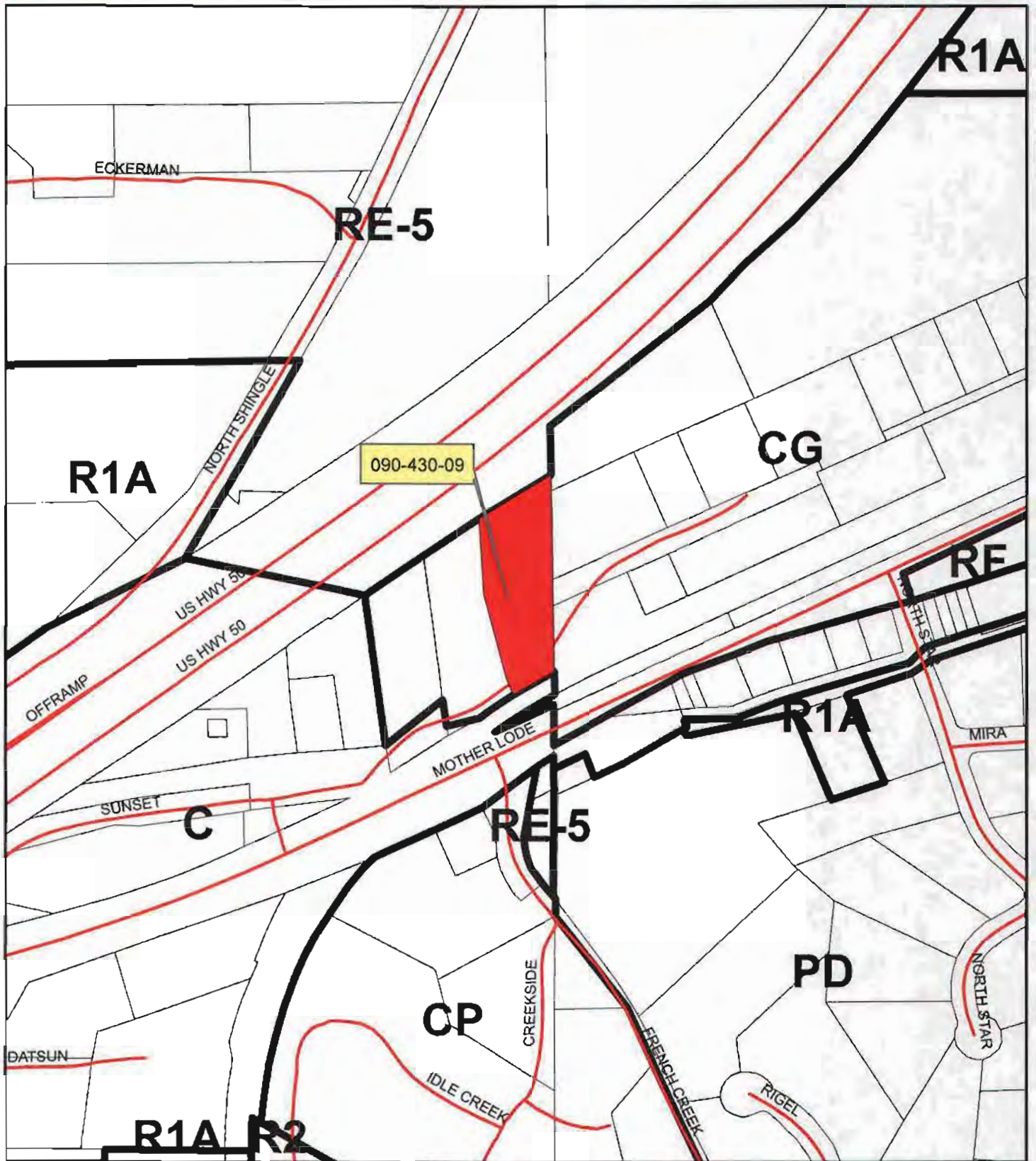
STAFF REPORT
12.0368.F.18

Exhibit C: General Plan Map



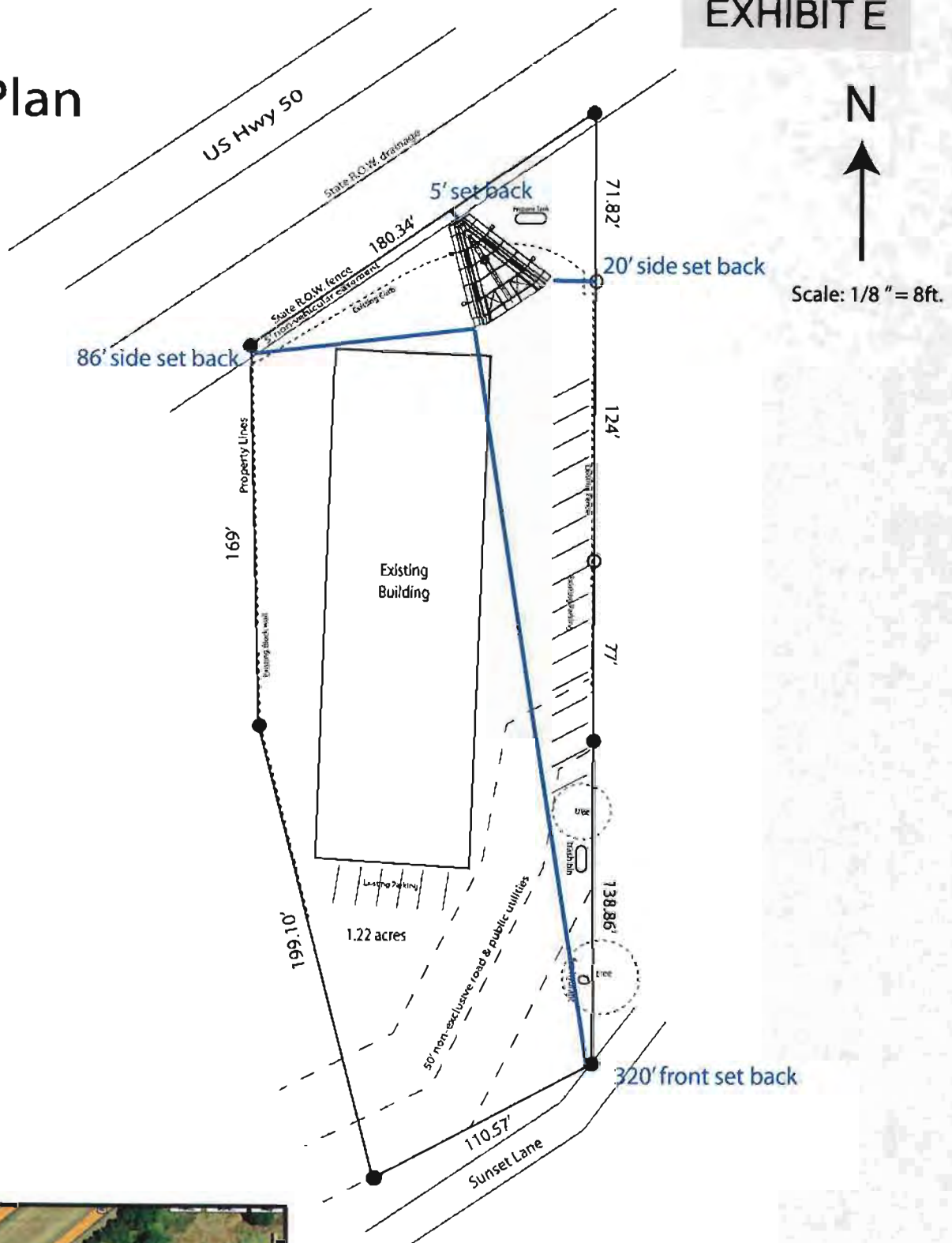
S11-0004
Prepared By Aaron Mount

Exhibit D: Zone District Map



S11-0004
Prepared By Aaron Mount

Site Plan



Site Plan Details:

Project name: Sunset Lane Sign

Date: 4/1/11

APN#: 090-430-09-100

Zoning: CG

Property Owner: Fusano Rev. Trust

Address: 4241 Sunset Lane

Shingle Springs, CA 95682

Applicant: Law Office of John David Pereira

3161 Cameron Park Dr. #210, Cameron Park, Ca 95682

Lighting Per. El Dorado County Code 17.14.170 (Par.C, #3)

STAFF REPORT

12.0368.F.21





EXHIBIT G

Sign Elevation - Photo Simulation 4241 Sunset Lane, Shingle Springs

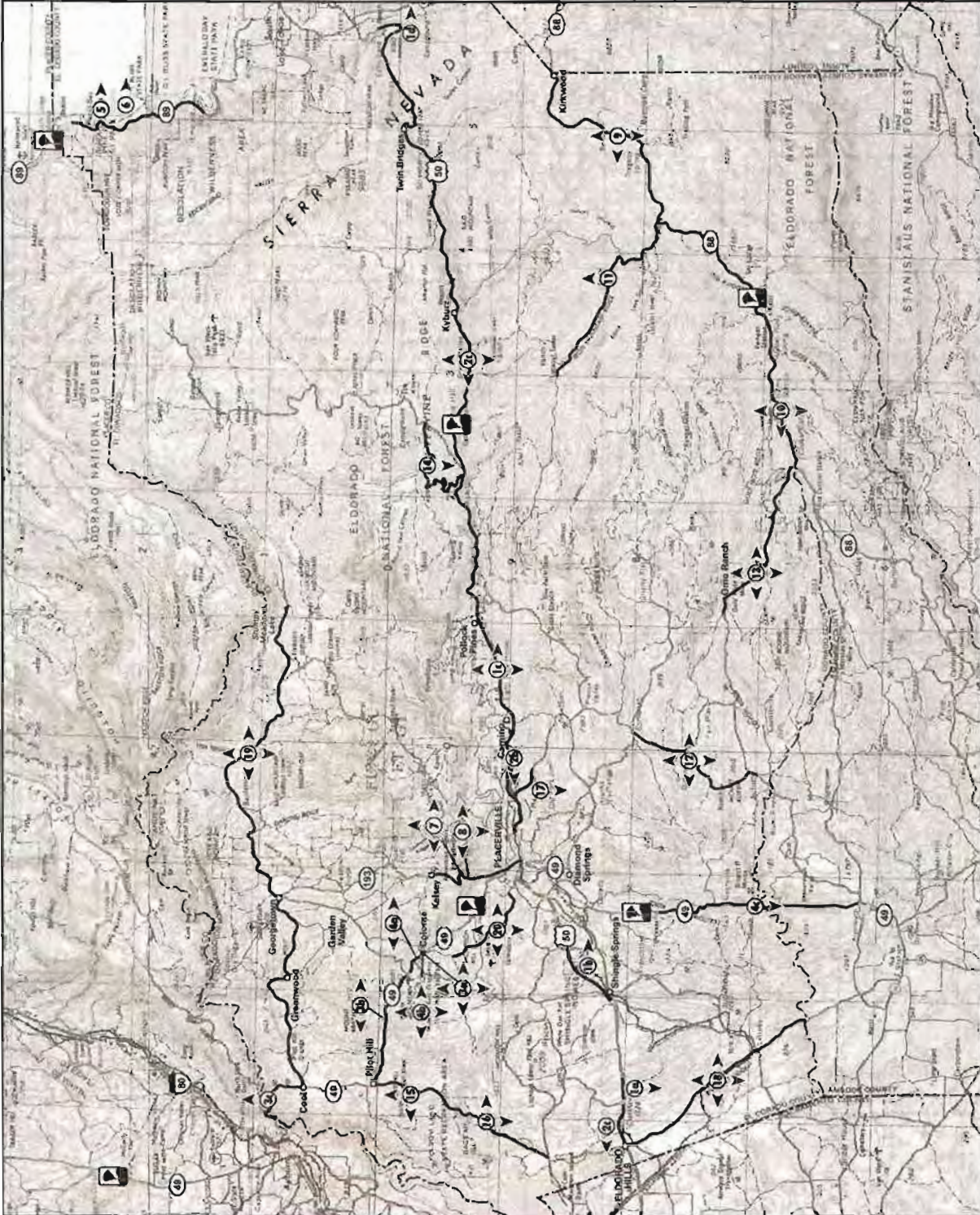


El Dorado County General Plan EIR Scenic Viewpoints and Highways within El Dorado County

LEGEND

-  Location Number*
-  Viewing Area
-  Viewpoint Directional Indicator
-  Caltrans-designated and Caltrans-eligible Scenic Highways

* Location Numbers correlate with Table 5.3-1.



Source: U.S.G.S. Chico (1970) and Sacramento (1970) 1:250,000 Scale



1 Inch = 5 Miles



May 2003



Exhibit 5.3-1

**Table 5.3-1
Important Public Scenic Viewpoints**

Viewpoint	Location No. ¹	Location	Direction	Scenic View or Resource ²
Highways				
U.S. 50 westbound	1a	East of Bass Lake Road	South	Marble Valley (V)
	1b	Between South Shingle Road/ Ponderosa Road interchange and Greenstone Road	East	Crystal Range (V)
	1c	East of Placerville, various locations (state-designated scenic highway)	East, north, and south	Sierra Nevada peaks (V), American River canyon (V,R), lower Sierra Nevada ridgelines (V)
	1d	Echo Summit	East	Christmas Valley (V), Lake Tahoe (V,R)
U.S. 50 eastbound	2a	Between Echo Summit and Placerville (state-designated scenic highway)	West, north, and south	American River canyon (V,R), Sacramento Valley (V), lower Sierra Nevada ridgelines (V), Horsetail Falls (R)
	2b	Camino Heights	West	Sacramento Valley (V)
	2c	Bass Lake Grade	West	Sacramento Valley (V)
U.S. 49 northbound	3a	Coloma	All	Historic townsite of Coloma (Marshall Gold Discovery State Historic Park) (R)
	3b	Marshall Grade Road to Cool	East and west	Coloma Valley (V), American River (V,R), ridgelines (V), rolling hills (V)
	3c	North of Cool Quarry	North	Middle Fork American River Canyon (V,R)
U.S. 49 southbound	4a	Pedro Hill Road to Coloma	East and west	Coloma Valley (V), American River (V,R), Mt. Murphy (V,R), rolling hills (V)
	4b	Coloma	All	Historic townsite of Coloma (Marshall Gold Discovery State Historic Park) (R)
	4c	South of Crystal Boulevard	East and south	Cosumnes River canyon (V), ridgelines (V)

EXHIBIT K

LAW OFFICES OF JOHN DAVID PEREIRA

John David Pereira

3161 Cameron Park Drive, Suite 210
Cameron Park, CA 95682

Telephone (530) 672-9577

Facsimile (530) 672-9579

March 31, 2011

El Dorado County Development Services
2950 Fairlane, Building C
Placerville, CA 95667

Re: Application for Special Use Permit:
APN: 090-430-09-100

Dear Development Services:

Please permit this correspondence to serve as a letter of justification for the attached Application for Special Use Permit for a 14 x 48 off-premise sign for commercial and noncommercial purposes.

El Dorado County business and infrastructure has long suffered lower level tax revenue from tourist business because of an inability to communicate to travelers using US Highway 50 that El Dorado County has so much to offer. This loss of business revenue also translates into lost tax revenue from sales and income taxes. The question has always been: how can El Dorado County capitalize from the Bay Area to Tahoe traffic?

Applicant proposes the placement of one 14' x 48' sign for commercial and non commercial use as depicted on the attached site plan. This sign will serve the El Dorado County community and surrounding areas by calling attention to El Dorado County business interests such as Apple Hill, Downtown Placerville, and, going west, to the Shingle Springs / Cameron Park Communities and El Dorado Hills.

The proposed sign will be located in an area zoned as Commercial. El Dorado County Ordinance 17.16.120 governs Off Premises Signs in commercial zones. Under that section, off premises signs, not otherwise regulated....may be established by special use permit upon the procedure set forth in Section 17.22. Prior to issuance, the zoning administrator must consider the location, size and display of the sign for compliance with the policies of the general plan land use element.

The standards for demonstrating consistency with the General Plan is set forth on the attached form provided by the Development Services Department. Section 17.22 was specifically implemented to provide for review and approval of development projects consistent with the Zoning Ordinance where limited review is required to ensure compatibility with adjacent land uses...and to protect the public health, safety, and welfare.

S 11-0004
STAFF REPORT
12.0368.F.27

A Special Use Permit for this project should be approved because this Applicant can show it meets the requirements of Section 17.16.120, Section 17.22.325, and the General Plan.

1. CEQA Finding: This project does not involve any direct or reasonably foreseeable indirect damage to the environment because the subject property has already been developed and the sole intrusion into the earth is the digging of a hole into concrete to insert a pole.

SPECIAL USE PERMIT FINDINGS

2. The issuance of a special use permit is consistent with the General Plan. General Plan Policy, Plan Objectives # 1 recognizes the importance of economic development and a sustainable local economy. Such stability requires, in part, creating economic growth through business and thus additional tax revenue for sales.

The General Plan is a comprehensive document such that no single component should stand alone in the review and evaluation of a development project. Again, the project must be evaluated by its consistency with the goals, objectives, and policies of all the elements of the land use map.

General Plan Policy 2.5.2 [Commercial Facilities] provides for designation of lands to provide greater opportunities for El Dorado County residents to shop within the County. Providing a mechanism to alert El Dorado County residents and tourists to shop in Downtown Placerville or visit Apple Hill meets the goal of Policy 2.5.2 by introducing greater exposure to El Dorado County business and important County events.

General Plan Policy 2.6.1.1 provides for identification of Scenic Corridors in El Dorado County. As of the date of this Application, no El Dorado Scenic Corridor Ordinance has been prepared or adopted. Policy 2.2.1.2 provides that until a Scenic Corridor Ordinance is adopted, the County "shall review all projects within designated State Scenic Highway corridors for compliance with State criteria." Accordingly, Applicant has consulted with the California Department of Transportation Highway overlay and the Outdoor Advertising Act for compliance with State Law requirements. The subject property is not within any designated State scenic corridor. Attached to this Application is a copy of the Preliminary Review letter from the State Department of Transportation setting forth that the subject parcel is within an area where off-premise advertising is permitted and that a permit would be issued by the State of California. Therefore the subject project is consistent with General Plan Policy 2.6.

General Plan Policy 2.7 addresses signs. This policy contains no prohibition of signs in non-scenic corridors. Instead, the stated Policy Objective is to regulate the location, number and size of highway signs and *elimination of billboards along scenic and historic routes*. At this time it appears there are no specific limitations to highway signs except within scenic and historic corridors. The proposed sign is not being placed in a scenic corridor or historic route; the proposed sign will be located in a commercial zone authorized by the state Outdoor Advertising Act, approved by the state Department of Transportation Outdoor Advertising Unit, and in an area where other signs are located such that the character of the surrounding area cannot be adversely affected. Applicant believes this project poses no impact on any residential areas. In fact, Policy 2.7.1.2 encourages relocation of scenic corridor signs outside the scenic corridor, thus indicating that placement of signs outside the scenic corridor is consistent with the General Plan.

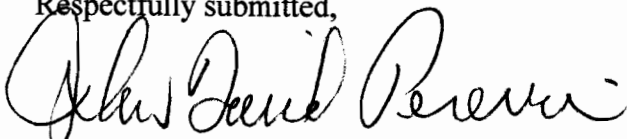
Finally, between the western county line proceeding east and the location of this proposed sign, there are very few off-premise signs, nor are there many, if any other, locations for such signs based on the rigorous standards set forth in the federal Highway Beautification Act and the state Outdoor Advertising Act, both of which are designed to allow for signs but only in areas where the federal and state governments have determined such signs are *aesthetically appropriate*. Accordingly, this proposed project is consistent with General Plan Policy 2.7, as the modest number of signs and the unobtrusive location proposed in this application are consistent with reasonable regulation suggested by the Policy and meet federal and state highway beautification standards.

General Plan Policy 2.8 provides for reasonable controls on high intensity lighting and glare, especially at night. The subject project will include illumination, but the applicant is committed to compliance with the goals and objectives of Policy 2.8 and the lighting regulations imposed by County Ordinance to eliminate high intensity light and glare. Therefore the subject project is consistent with General Plan Policy 2.8.

In summary, the proposed project falls within the guidelines of El Dorado County Ordinance 17.16.120, is consistent with the General Plan (meets all the elements on the General Plan Consistency Checklist) and is authorized under the criteria established by the California Outdoor Advertising Act after review by the California Department of Transportation. The project is not detrimental to the public health, safety and welfare or injurious to the neighborhood; and the proposed sign is specifically permitted by special use permit as described above.

Accordingly, Findings of Approval should be issued.

Respectfully submitted,



John David Pereira

NEGATIVE DECLARATION

FILE: Special Use Permit S11-0004

PROJECT NAME: Sunset Lane Off-Premise Sign

NAME OF APPLICANT: Law Office of John David Pereira

ASSESSOR'S PARCEL NO.: 090-430-09

SECTION: 1 T: 9N R: 9E

LOCATION: On the north side of Sunset Lane and south side of U.S. Highway 50, approximately 600 feet east of the intersection with Mother Lode Drive, in the Shingle Springs area.

- GENERAL PLAN AMENDMENT:** FROM: TO:
- REZONING:** FROM: TO:
- TENTATIVE PARCEL MAP SUBDIVISION (NAME):** **SUBDIVISION TO SPLIT** ACRES INTO LOTS
- SPECIAL USE PERMIT TO ALLOW:** the construction of an off-premise advertising sign (billboard) consisting of two sign faces each 672 square feet in size, for a total sign area of 1,344 square feet, placed on a pedestal 32.5 feet high for a total height of 50 feet.
- OTHER:**

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/MITIGATED NEGATIVE DECLARATION**. A period of thirty (30) days from the date of filing this negative declaration/mitigated 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 _____ *(hearing body)* **on** _____ *(date)*.

Executive Secretary

EXHIBIT I
STAFF REPORT
12.0368.F.30

Note from the Development Services Director: The original Negative Declaration/Initial Study was reviewed by the Planning Commission on February 9, 2012. This revised Negative Declaration/Initial Study was corrected as shown in strike out and underline and was signed on February 23, 2012.



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

**REVISED INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: Special Use Permit S11-0004/Sunset Lane Off-Premise Advertising Sign

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

Contact Person: Aaron Mount

Phone Number: (530) 621-5355

Project Applicant's Name and Address: Law Office of John David Pereira, 3161 Cameron Park Drive Suite 210, Cameron Park, CA 95682

Project Agent's Name and Address: Law Office of John David Pereira, 3161 Cameron Park Drive Suite 210, Cameron Park, CA 95682

Project Engineer's Name and Address: John S. Weaver, 4425 North 24th Street #200, Phoenix, AZ 85016

Project Location: On the north side of Sunset Lane and south side of U.S. Highway 50, approximately 600 feet east of the intersection with Mother Lode Drive, in the Shingle Springs area

Assessor's Parcel Number: 090-430-09

Acres: 1.22 acres

Zoning: General Commercial (CG)

Section: 1 **T:** 9N **R:** 9E

General Plan Designation: Commercial (C)

Description of Project: Special Use Permit to allow construction of an off-premise advertising sign (billboard) consisting of two sign faces each 672 square feet in size, 14 feet by 48 feet each for a total size of 1,344 square feet, placed on a pedestal 32.5 feet high for a total height of 50 feet. The sign is a steel structure with v faced sign on a monopole. Illumination of the sign faces would be by two 400w shielded directional lights per side installed at the bottom of the sign. Access to the sign would be directly from Sunset Lane.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	CG	C	Commercial-Industrial/Developed Commercial/Light Industrial Site
North	RE-5	C	U.S. Highway 50
South	C	C	Commercial/Sunset Lane and trail/railroad corridor.
East	CG	C	Commercial-Light Industrial/Developed Commercial-Light Industrial Site.
West	CG	C	Commercial-Light Industrial/Developed Commercial-Light Industrial Site.

Briefly Describe the environmental setting: The developed 1.22 acre site is at an average elevation of 1,400 feet above sea level and is bound by Sunset Lane to the south and U.S. Highway 50 to the north. The site is relatively flat and contains a 12,300 square foot commercial/light industrial structure that contains multiple units, a roof mounted sign, and associated parking and landscaping. The site was approved under Special Use Permit S84-81 for automotive repair. The proposed off-premise sign would be situated at the western end of the project

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

1. Building Services-Grading and Building Permits
2. El Dorado County Environmental Management-Hazardous Waste Division.
3. Air Quality Management District-Fugitive Dust Mitigation Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

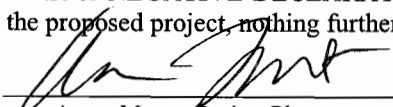
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

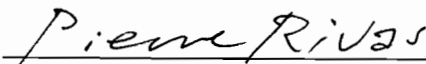
Aesthetics	Agriculture and Forestry Resources	Air Quality
Biological Resources	Cultural Resources	Geology / Soils
Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology / Water Quality
Land Use / Planning	Mineral Resources	Noise
Population / Housing	Public Services	Recreation
Transportation/Traffic	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: 2/23/2012
 Printed Name: Aaron Mount, Project Planner For: El Dorado County

Signature:  Date: 2-23-12
 Printed Name: Pierre Rivas, 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 the proposed project. The project would allow the construction of an off-premise advertising sign.

Project Description

Construction of an off-premise advertising sign (billboard) consisting of two sign faces each 672 square feet in size, 14 feet by 48 feet each for a total size of 1,344 square feet, placed on a pedestal 32.5 feet high for a total height of 50 feet. The sign is a steel structure with v faced sign on a monopole. Illumination of the sign faces would be by two 400w shielded directional lights per side installed at the bottom of the sign. Access to the sign would be directly from Sunset Lane.

Project Location and Surrounding Land Uses

The project site is located within the unincorporated community of Shingle Springs. The project site is surrounded by existing developed commercial type businesses and U.S. Highway 50. The sign would be located at the rear end of the subject parcel adjoining the southern right-of-way of U.S. Highway 50. Signs in the area largely consist of on-site signs. Adjacent to the project are two off-premise signs of which the largest is 480 square feet.

Project Characteristics

1. Transportation/Circulation/Parking

Access to the project would be provided from an encroachment onto Sunset Lane which is a County maintained roadway. DOT determined that because there would be a low volume of traffic generated by the project (maintenance and installation of new signage), a traffic study would not be required.

2. Utilities and Infrastructure

There are existing electrical facilities which would be extended to the proposed billboard in the project area.

3. Population

The project would not impact population.

4. Construction Considerations

Minor lease area site construction and grading would be required for the project. The extension of existing utilities would require trenching. It is anticipated that an off-premise sign would take between three to six weeks to construct.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 20-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
--------------------------------	---	------------------------------	-----------

ENVIRONMENTAL IMPACTS

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

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 a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). Geographic information system (GIS) analysis of the project has shown that the proposed off-premise sign is within scenic viewpoint location Number 1b as detailed on DEIR Table 5.3-1, Exhibit I, and that line of site possibly exists between the proposed project site and the Crystal Range of the Sierra Nevada. Site inspection has verified that the proposed sign has a low potential to impede viewing the Crystal Range while traveling westbound on U.S. Highway 50 due to topography and vegetation adjacent to U.S. Highway 50. Because of the topography and speed of automobiles on U.S. Highway 50, the proposed sign would only partially and briefly block any important scenic views. If the sign would partially obstruct the identified viewpoint it may be inconsistent with the General Plan’s objective to maintain views and enhance the scenic qualities of roadways in order to preserve the County’s natural beauty as well as to sustain tourism to support the local economy, however the impact would only be a locally adverse impact and would not rise to the level of a substantial adverse impact. As proposed the impacts 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/schwy1.html>)). There would be no impact.
- c. **Visual Character:** Off-premise signs are rentable space for advertising; therefore the proposed content which includes color and style of lettering and art can not be evaluated. Only the structure itself can be evaluated in context of this review. The sign as proposed would greatly exceed the size of any existing signs in the Community Region and has a potential to impact local businesses and the existing visual character quality of the site and its surroundings, however this would be a locally adverse impact and would not substantially degrade the existing visual character quality of the site and its surroundings. Lighting of the sign will require compliance with County Code that requires full shielding and downward facing lights in an effort to preserve our night skies and lessen possible glare impacts to drivers on U.S. 50. As proposed impacts in this category would be less than significant.

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

- d. **Light and Glare:** The project applicant did not submit a photometric study to ensure light will not leave the property, but shielded lights are proposed and if approved a lighting plan would be required to be submitted with the building permit. The applicant is required to show compliance with 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 and be directed downward. County Code does not allow LED signs by ordinance. As proposed, impacts from outdoor lighting would be less than significant.

FINDING: As proposed and with strict adherence to County Code, for this “Aesthetics” category, impacts would 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.

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

- 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 parcel is defined as urban and built up land. There would be no impact.
- 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 impact.
- c. **Non-Agricultural Use:** No conversion of agriculture land would occur as a result of the project. There would be no impact.
- 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 impact.

FINDING: For this “Agriculture” category, the thresholds of significance have not been exceeded and no impacts would result from the project.

III. AIR QUALITY. Would the project:			
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.

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

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, NOx, and O3). The project's grading and construction activities would be required to comply with a Fugitive Dust Mitigation Plan and reduction of air pollutants from vehicles and equipment in order to reduce the likelihood of defined particulate in this category. Therefore, as proposed the potential impacts of the project would be less than significant.

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 a Fugitive 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 and as proposed, impacts would 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, driveway, sign installation, graveling, and 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. This is a temporary but potentially significant effect. A typical off-premise sign site would take between three to six weeks to construct and that does not include every single day within that time frame. Standard Conditions of Approval 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 reduce potentially significant impacts to a less than significant level.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. This would be considered a less-than-significant impact.

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 affects of air pollutants. Hospitals, schools and convalescent hospitals are examples of sensitive receptors. No known sensitive receptors are adjacent to the sign site. There would be no impacts.

e. **Objectionable Odors:** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed sign use as a use known to create objectionable odors. There would be no anticipated impacts.

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. The proposed 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
--------------------------------	---	------------------------------	-----------

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 none of the rare, threatened, or endangered species on the site. 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. The direct site lease area, as well as the access driveway to that area, is asphalted with concrete curbing. Some lease area asphalt would be removed for the required foundation work for the proposed structures. No impacts would be anticipated.

b, c. Riparian Habitat, Wetlands: Through site inspection and review of the National Wetlands Inventory it has been determined that the project parcel does not contain any riparian or wetland features or associated habitat. No impacts would be anticipated.

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

Potentially Jurisdictional Waters of the U.S.: The site does not contain potential jurisdictional waters of the U.S. No impacts would be anticipated.

- d. **Migration Corridors:** The project proposes to preserve all areas of the parcel that have existing vegetation outside of the development footprint, however the parcel is situated between a County maintained road and U.S. Highway 50 so the likelihood of the parcel being wildlife habitat is low. Additionally the sign would be placed in a developed portion of the parcel. Therefore as proposed, impacts are anticipated to be less than significant.
- e. **Local Policies: Biological Resources:** General Plan Policy 7.4.4.4 requires protection of native oak tree canopy. The project parcel does not contain any trees. No impacts would be anticipated.
- 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 anticipated in this category.

FINDING: This site is not located within the County’s adopted Ecological Preserve or within the USFWS Recovery Plan boundaries. No jurisdictional wetlands are present at the project site. 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. **Historic or Archeological Resources:** The project parcel was reviewed for potential historic or archeological resources by the North Central Information Center. The Records Search Result states there is a low to moderate sensitivity for identifying prehistoric sites and historic period cultural resources in the project however, they go on to say that given the fact that the surrounding environment has been developed the project may go forward with no further review. Standard Conditions of Approval would be required which require protective measures be implemented during project construction in the event of accidental discovery of historic or archeological resources.

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

The underlying Serpentine/Gabbro bedrock is not a known source of unique paleontological resources. As proposed, impacts are anticipated to be less than significant.

- d. **Human Remains:** There is a low potential 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. As proposed, impacts are anticipated to be less than significant.

FINDING: Standard Conditions of Approval would be required with requirements for accidental discovery during project construction. ~~The subject parcel contains an existing, fully developed church facility.~~ No significant impacts to cultural resources beyond the pre-project levels would be anticipated.

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
--------------------------------	---	------------------------------	-----------

- 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 impact.
 - ii) The potential for seismic ground shaking in the project area would be considered less than significant. 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.
 - iii) El Dorado County is considered an area with low potential for seismic activity. No impacts are anticipated.
 - iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. As proposed and with compliance of the Ordinance, the project would be anticipated to reduce potential landslide impacts to less than significant.
- b. **Soil Erosion:** All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. 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 are anticipated to be less than significant.
- c. **Geologic Hazards:** The onsite soil types have a slow to medium runoff potential with slight to moderate erosion potentials and are not identified as types that 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 are anticipated to 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, the project lease area site contains AxD (Auburn very rocky silt loam, 2 to 30 percent slopes) soils which 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 are anticipated to be less than significant.
- e. **Septic Capability:** The project would not require the use of a septic system. There would be no anticipated impacts related to septic systems.

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

FINDING: A review of the soils and geologic conditions on the project site determined that the soil types are 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?			X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

- a. **Generate Greenhouse Gas Emissions:** The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. These measures are included as standard grading permit requirements and would reduce impacts to a level of less than significant.
- b. **Conflict with Policy:** The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.

FINDING: The project would generate amounts of greenhouse gases would be negligible compared to global emissions or emissions in the County. For this ‘Greenhouse Gas Emissions’ category impacts would be less than significant.

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			X

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

VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a safety hazard for people residing or working in the project area?			
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a. **Hazardous Materials in Transport:** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The use of these hazardous materials would only occur during construction and sign change outs and use of hazardous materials would be sporadic, temporary, and their potential for impact would be limited and unlikely. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. With existing regulations, the impact would be less than significant.
- b. **Hazardous Materials released into the Environment:** Hazardous materials may be used during construction, as discussed above in a). Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials, including California Occupational Health and Safety Administration (CalOHS) requirements. With existing regulations, the impact would be less than significant.
- c. **Hazardous Materials Near Schools:** The project would not directly allow any operations that would use acutely hazardous materials or generate hazardous air emissions. There are no schools within one-quarter mile of the project. There would be no direct impact.
- 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). No activities that could have resulted in a release of hazardous materials to soil or groundwater at the subject site are known to have occurred. There would be no direct impact with the approval of this project request.

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

- e. **Aircraft Hazards:** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrips:** There are no private airstrips in the vicinity of the project site. There would be no impact.
- 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 impact.
- h. **Wildfire Hazards:** The project site is in an area of moderate hazard for wildland fire pursuant to Figure V.4-2 of the 1996 General Plan Draft EIR and Figure 5.8-4 of the 2004 General Plan Draft EIR. Compliance with the building review required by the El Dorado County Fire Protection District and implementation of California Building Codes would reduce the impacts of wildland fire to a less than significant level.

Findings: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

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

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

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

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards:** 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 any 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 violate water quality standards. Impacts would be anticipated to be less than significant.
- b. **Groundwater Supplies:** The project is not anticipated to have any effects on ground water supplies. Impacts are anticipated to be less than significant.
- c-f. **Drainage Patterns:** A grading permit through Development Services would be required for any future 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 are 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, tsunami, or mudflows would be remote. There would be no impacts anticipated.

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.

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

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
- Conflict with adopted environmental plans, policies, and goals of the community.

- a. **Established Community:** The project site is undeveloped; however the adjoining parcels are developed with commercial-type uses. The proposed project would not physically divide an established community. There would be no impact.
- b. **Land Use Consistency:** Application for an off-premise sign is specifically allowed subject to approval of a Special Use Permit pursuant to Section 17.16.120, following the procedures set forth in Chapter 17.22. General Plan policies also allow for off-premise signs of the proposed size and location to be considered subject to a finding of consistency with General Plan policies about size, aesthetics, and visual resources. Special Use Permit approval requires the decision makers to make findings based on the size; location; general plan consistency; and the finding that it would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood. If these findings can be made there is no conflict with any applicable land use plan, policy, or regulation. See the staff report for the factors the decision makers will be weighing to approve, conditionally approve, or deny the off-premise sign. As proposed there is no impact because there is no inherent conflict with any applicable land use plan, policy, or regulation.
- 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). No impacts would be anticipated.

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

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

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?			X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

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

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:

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

- 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:** Routine maintenance visits and occasionally advertising change outs would occur as needed. Changes in traffic-generated noise levels along Sunset Lane with the addition of the maintenance vehicle(s) would not be anticipated to be measurable especially with the projects adjacency to U.S. Highway 50. Short-term and long-term impacts are 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. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. 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. As proposed and with adherence to the limitations of construction it is anticipated to 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.

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

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)?			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			

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

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

- 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 and change out of the advertising would be limited to employees or maintenance personnel. There would be no impact.

FINDING: The project would not displace housing. There would be no potential for a significant impact due to substantial growth with the advertising facility either directly or indirectly. For this “Population and Housing” category, the thresholds of significance have not been 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;
- 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 County Fire Protection district. The proposed project would construct an off-premise advertising sign. The new, unoccupied facility would represent a minimal increase in the demand for structural fire protection at the project site. The Fire Department reviewed the project proposal and had no outstanding concerns with the project as designed. Additional review would take place during the building permit process. 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.

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

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 off-premise sign 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 proposed 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 off-premise sign either directly or indirectly. For this “Recreation” category, the thresholds of significance have not been exceeded.

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		X	

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

XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
levels or a change in location that results in substantial safety risks?			
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.
- a. **Traffic Increases:** Comments were received from the El Dorado County Department of Transportation (DOT) indicating that the level of service (LOS) would not be significantly impacted by the proposed project. The impacts would be less than significant.
- b. **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 less than significant.
- c. **Air Traffic:** The project would not substantially increase hazards due to a design feature or incompatible uses. Impacts would be less than significant.
- d. **Design Hazards:** The project would not create any significant traffic hazards. The DOT analysis did not identify any hazards associated with the design of the project. Impacts would be less than significant.
- e. **Emergency Access:** The project would not result in inadequate emergency access. The project was reviewed by the El Dorado County Department of Transportation and the local fire district 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. Impacts are anticipated to be less than significant
- f. **Alternative Transportation:** The project would not conflict with adopted plans, policies or programs relating to alternative transportation. There would be no impact.

FINDING: As discussed above, no significant traffic impacts are expected with the off-premise sign either directly or indirectly. For this “Transportation/Traffic” category, the thresholds of significance are not anticipated to be exceeded.

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

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
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater Requirements:** Construction and operation of the project would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff would be negligible. There would be no impacts anticipated.
- b, d, e. **Construction of New Facilities, Sufficient Water Supply and Adequate Capacity:** No new or expanded wastewater facilities would be required for the project because operation would not require these services. There would be no impacts anticipated.
- c. **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

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

during the grading and building permit processes. The project would be conditioned to comply with the County requirements. Impacts are anticipated to be less than significant.

- f, g. Solid Waste Disposal and Solid Waste Requirements:** Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impacts anticipated.

FINDING: No significant utility and service system impacts are expected with the off-premise sign either directly or indirectly. For this "Utilities and Service Systems" category, the thresholds of significance are not anticipated to be exceeded.

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 pursuant to Code as a benchmark. As proposed ~~conditioned~~, and with strict adherence to County permit requirements, this project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be 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 or off 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 by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not 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 footprint 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, 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

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

cumulatively considerable. For these issue areas, either no impacts, or less than significant impacts are anticipated. As proposed the cumulative contribution to the local viewshed appears to be potentially adverse but would not constitute a significant impact.

As outlined and discussed in this document, as proposed and with strict compliance with County Codes, this project is 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 a less than significant impact based on the issue of cumulative impacts. As proposed, and with strict adherence to county Code, and with the approval of a Special Use Permit, the project would be consistent with the existing General Plan Land Use Designation. Impacts are anticipated to be less than significant.

- 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 standard construction impacts. Adherence to these standard conditions is 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 are not 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 proposed, and with strict adherence to County Code, impacts are anticipated to be less than significant.

INITIAL STUDY ATTACHMENTS

- Attachment 1..... Location Map with USGS quad
- Attachment 2..... Site Plan
- Attachment 3..... Project Plans

SUPPORTING INFORMATION SOURCE LIST

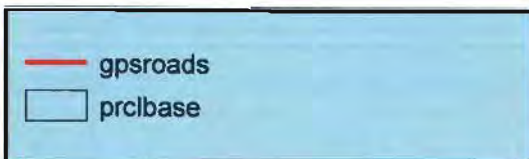
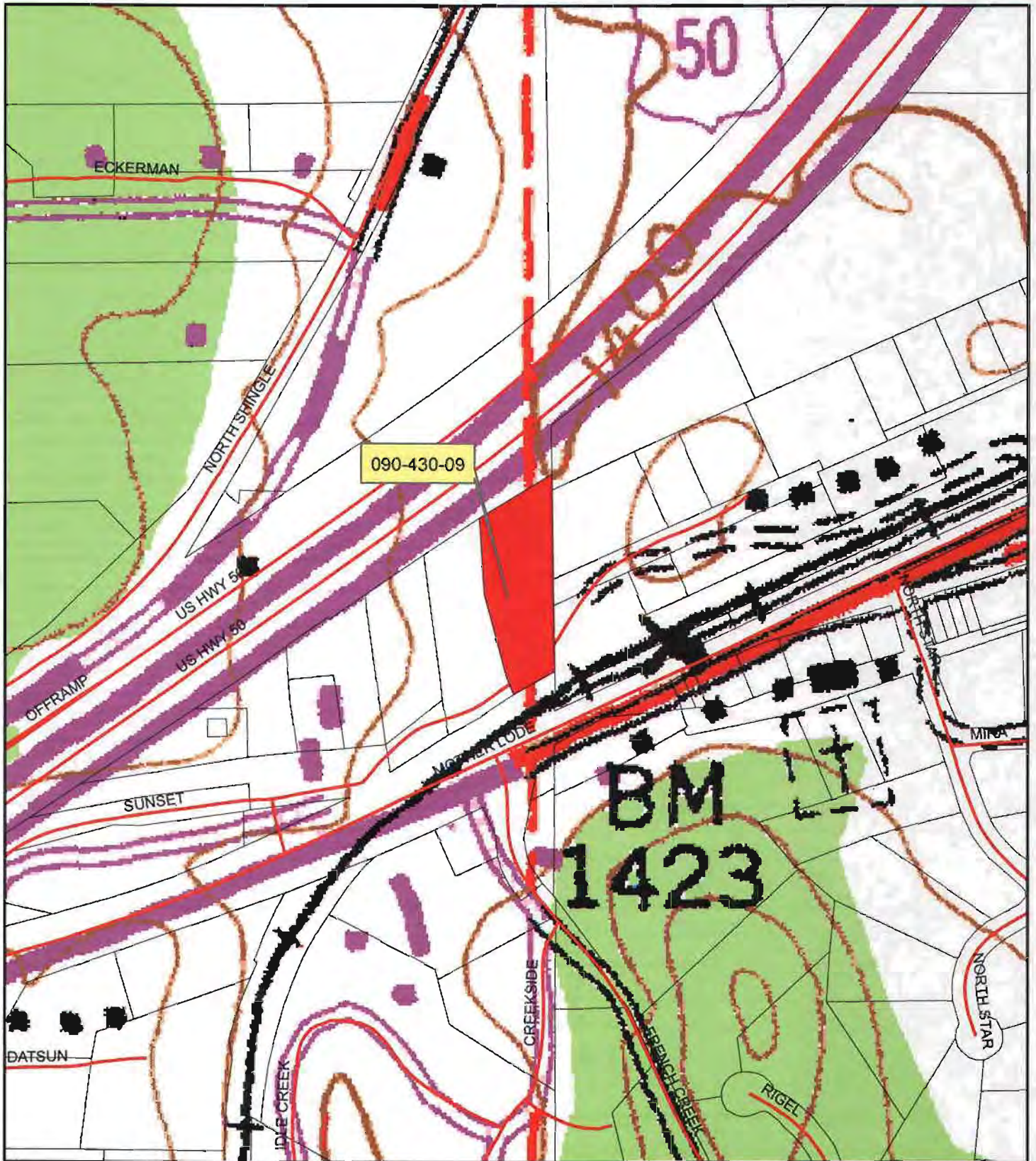
The following documents are available at El Dorado County Planning Services in Placerville.

- El Dorado County General Plan Environmental Impact Report
 - Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
 - Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
 - Appendix A
 - Volume 3 of 3 – Technical Appendices B through H
- El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)
- Findings of Fact of the El Dorado County Board of Supervisors for the General Plan
- El Dorado County Zoning Ordinance (Title 17 - County Code)
- County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)
- County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)
- El Dorado County Design and Improvement Standards 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.)

Project Specific Resource Material

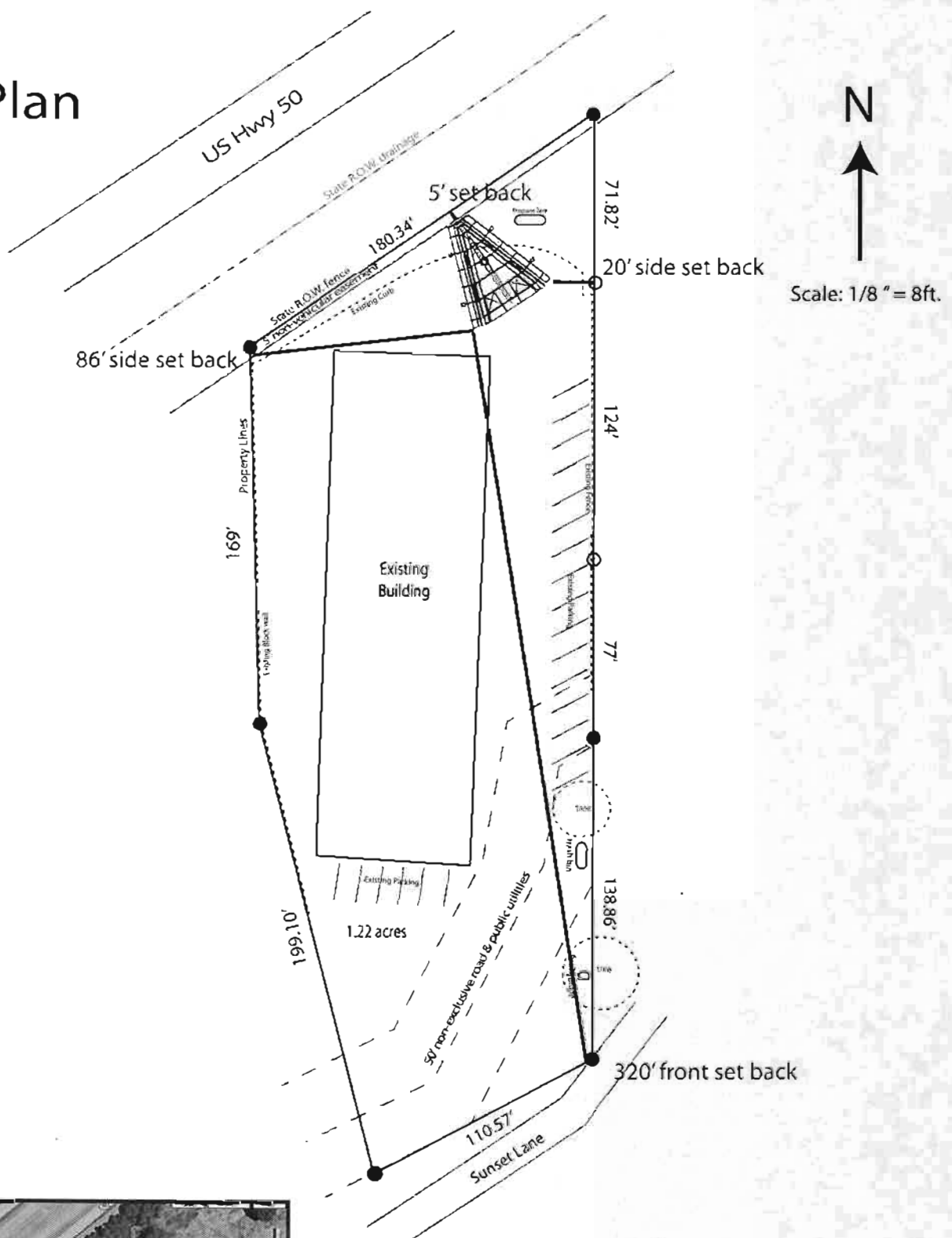
- El Dorado County Sign Ordinance Revision, Photo Atlas of Signs in Major Commercial Corridors, January, 1991.
- North Central Information Center, Records Search Results for: Sunset Lane, March 23, 2011.

Project Location Map



S11-0004
Prepared By Aaron Mount

Site Plan



Site Plan Details:

Project name: Sunset Lane Sign

Date: 4/1/11

APN#: 090-430-09-100

Zoning: CG

Property Owner: Fusano Rev. Trust

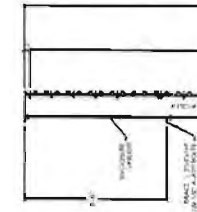
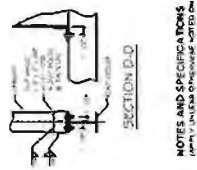
Address: 4241 Sunset Lane

Shingle Springs, CA 95682

Applicant: Law Office of John David Pereira

3161 Cameron Park Dr. #210, Cameron Park, Ca 95682

Lighting Per. El Dorado County Code 17.14.170 (Par.C, #3)



NOTES AND SPECIFICATIONS
 ALL STRUCTURAL STEEL SHALL BE MANUFACTURED BY AN AMERICAN MANUFACTURER WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE STEEL. ALL STRUCTURAL STEEL SHALL BE PROVIDED TO THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE STEEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE STEEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE STEEL.

DEAD LOADS - ALL LOADS SHALL BE PLACED AT THE POINT OF MAXIMUM MOMENT. ALL LOADS SHALL BE PLACED AT THE POINT OF MAXIMUM MOMENT. ALL LOADS SHALL BE PLACED AT THE POINT OF MAXIMUM MOMENT. ALL LOADS SHALL BE PLACED AT THE POINT OF MAXIMUM MOMENT.

STEEL - ALL STRUCTURAL STEEL SHALL BE PROVIDED TO THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE STEEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE STEEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE STEEL.

CONCRETE - ALL CONCRETE SHALL BE PROVIDED TO THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONCRETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONCRETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONCRETE.

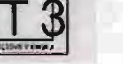
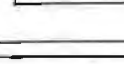
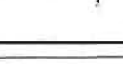
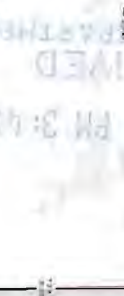
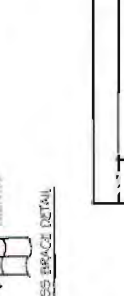
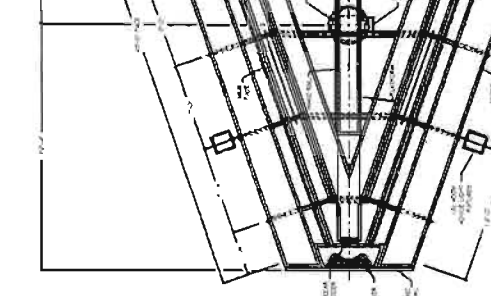
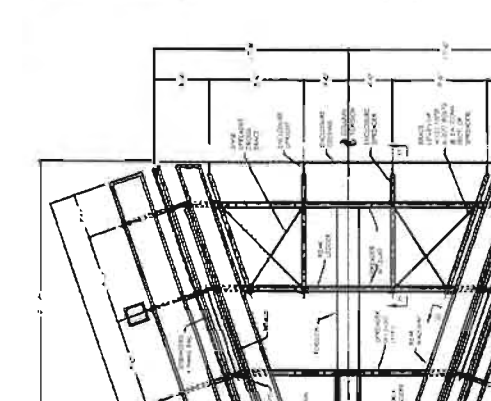
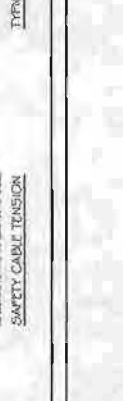
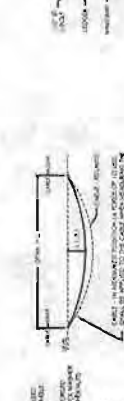
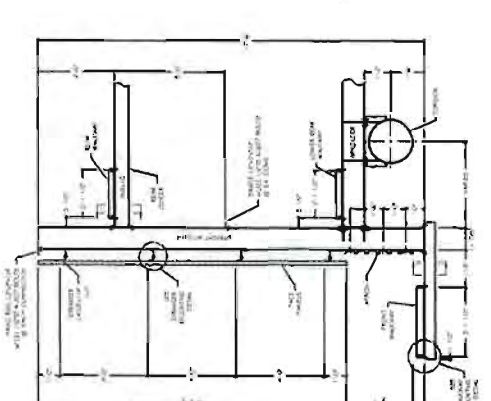
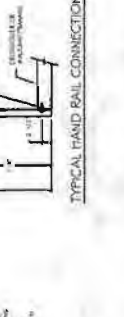
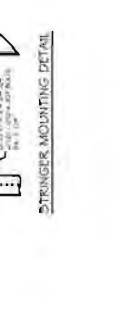
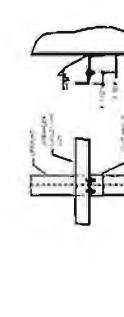
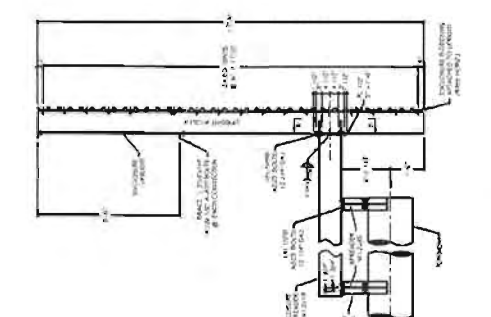
WELDING - ALL WELDING SHALL BE PROVIDED TO THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WELDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WELDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WELDING.

REINFORCEMENT - ALL REINFORCEMENT SHALL BE PROVIDED TO THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE REINFORCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE REINFORCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE REINFORCEMENT.

INSULATION - ALL INSULATION SHALL BE PROVIDED TO THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE INSULATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE INSULATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE INSULATION.

PAINT - ALL PAINT SHALL BE PROVIDED TO THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PAINT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PAINT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PAINT.

FINISHES - ALL FINISHES SHALL BE PROVIDED TO THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE FINISHES.



REGISTERED PROFESSIONAL ENGINEER
JOHN S. WEAVER
 CIVIL
 STATE OF COLORADO
 LICENSE NO. C70473
 EXPIRES 03/31/12

EL DORADO COUNTY, CA
 SITE #3
 35' V-BUILD

RMS Outdoor Inc.
 4500 S. RIVER BLVD., SUITE 200
 PHOENIX, ARIZONA 85006
 PHN: (602) 238-8514 FAX: (602) 238-8071

DATE: 03/22/11
 DRAWN BY: JSW
 CHECKED BY: JSW
 SHEET NO: 3 OF 3
 E.I. d.f.

S11-0004

STAFF REPORT
 ATTACHMENT 3
 12.0368.1.1.39