

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



Agenda of: November 8, 2007
Item No.: 7
Staff: Michael C. Baron

REZONE/DEVELOPMENT PLAN

FILE NUMBER: Z06-0043/PD06-0029

APPLICANT: Troy Burkhart

AGENT: Jeff Crovitz-MGE Engineering

REQUEST: Zone change from One Acre Residential (R1A) Zone District to General Commercial-Planned Development (CG-PD) and a development plan for a vehicle storage facility.

LOCATION: On the north side of Headington Road, approximately 850 feet east of the intersection with Missouri Flat Road, in the Placerville area, Supervisorial District III. (Exhibit A)

APN: 325-230-27

ACREAGE: 1.7 acres

GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: One Acre Residential (R1A) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The proposed vehicle storage lot is currently zoned One Acre Residential with a Commercial General Plan Land Use Designation. The property was given the Commercial General Plan Land Use Designation as part of the adoption of the 1996 General Plan and the Commercial Designation was subsequently carried over to the 2004 General Plan Land Use Designation and lies within the El Dorado Diamond Springs Community Region. The project site has been previously graded under a permit issued for a corral area for horses (Permit #153102).

STAFF ANALYSIS

Project Description: A request to rezone a 1.7 acre site from One Acre Residential to General Commercial-Planned Development and a development plan for a vehicle storage facility, which would allow storage of up to 76 vehicles, trailers, boats and RV's up to sixty feet long within a fenced lot. The proposal also includes an electronic security gate, office, unlighted fence mounted sign, and security lighting.

Site Description: The project site is relatively flat, 90 percent within the 0 to 10 percent slope range, with a gentle down slope towards the north end or rear of the property. The soil type is classified as Placer Diggings (PrD), which is a mixture of rocks as a result of mining activities. The site contains 12 percent oak woodland canopy with an additional mix of conifer species, requiring 90 percent oak canopy retention. However, no oak tree canopy removal is proposed for this project. Existing improvements include a single-family dwelling, garage and septic system. There is also an existing seasonal detention pond connected to the EID Missouri Flat Ditch at the rear of the property. The property is within a developed area and shares a common property line with the County Fleet Services and Department of Transportation property along the west property line and is also located directly behind the Safeway Center to the south.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	C	Improved Single-family residential
North	R1A	MDR	Improved Single-family residential
South	CG	C	Existing Shopping Center (Safeway)
East	R1A	MDR	Improved Single-family residential
West	R1A	PF	Existing County Facility (Fleet Services/DOT)

General Plan: The General Plan designates the subject site as Commercial (C) within the El Dorado Diamond Springs (EDDS) Community Region. **Policy 2.2.1.2** establishes that 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. Mixed use developments of commercial lands within Community regions shall be permitted provided the commercial activity is the primary and dominant use of the parcel. Numerous zone districts shall

be utilized to direct specific categories of commercial uses to the appropriate areas of the County. The Commercial (C) land use designation is considered appropriate within the EDDS Community Region. The following General Plan policies also apply to this project:

Policy 2.2.5.3 directs the County to evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high school;
5. Response time from the nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;
14. Capacity of the transportation system serving the area;
15. Existing land use patterns;
16. Proximity to perennial water course;
17. Important historical/archeological sites;
18. Seismic hazards and present active faults; and
19. Consistency with existing Conditions, Covenants, and Restrictions.

The project parcel is adjacent to both the County Fleet Services yard and the Safeway Center to the south along Headington Road, which is a County maintained road. On the north and east side, the project area is adjacent to single-family dwellings, both with the Medium Density Land Use Designation. The project requires a small amount of grading with the addition of a significant amount of aggregate to the lot, an electric entry gate, and small addition to the existing single-family dwelling to be used as an office/caretakers residence and some additional frontage improvements as required by the Department of Transportation. The project parcel is currently served by EID water and has an individual septic system. The environmental Management Department has determined that the existing septic system has adequate capacity to serve the proposed commercial use.

The zone change from One Acre Residential (R1A) to Commercial-Planned Development (C-PD) and proposed development plan will not have a significant affect on the existing biological resources. The proposed storage area was previously graded for a horse arena, only minimal grading will and additional aggregate will be required to complete the vehicle storage area.

The El Dorado County Environmental Health Division, El Dorado County Department of Transportation, and the Diamond Springs Fire Protection District had no major concerns with the proposal. The Department of Transportation has required additional frontage improvements and the Diamond Springs fire Protection District may require additional fire hydrants to meet fire flow in the immediate project area.

The project proposal was reviewed by the Department of Transportation for consistency with General Plan **Policy TC-Xf** and it was determined by the Department of Transportation that the project would not require a traffic study and that traffic generated from this type of commercial facility would be minimal and would not worsen traffic on the County road system triggering **Policy TC-Xe**.

Policy 2.2.3.1 states that the Planned Development (-PD) Combining Zone District allows commercial uses consistent with the density specified by the underlying zoning district with which it is combined. The Districts are intended to be placed in areas and on projects furthering uses and/or designs that provide a public or common benefit by clustering intensive land uses to minimize environmental impacts. The proposed project is adjacent to parcels on the south that are zoned for General Commercial uses with a Commercial land use designation and public facilities to the west. The adjacent residential parcels to the north and east of the project area are over one acre in size and will be partially buffered by existing landscaping and trees.

Policy 2.8.1.1 directs that nighttime light and glare from parking area lighting, signage, and buildings needs to be reduced while combined with related design features, namely directional shielding for parking lot and outside building lighting, that could reduce effects from nighttime lighting. The applicant has provided a lighting plan that conforms to §17.14.170 and is fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation (Exhibit K). All lights will be shielded and downward directed so light does not spill over onto adjacent parcels. The project has been conditioned to limit nighttime lighting impacts by using motion sensor activated lighting on some areas of the parcel.

Policy 5.1.2.1 requires that there be adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or are available to the subject discretionary project. The project proposal was reviewed by the Diamond Springs Fire Protection District who recommended conditions to address specific issues related to fire flow which will be addressed prior to building permit issuance.

General Plan **Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2** require that the final landscape plan include native El Dorado County plants indigenous to the project vicinity and drought resistant plants. A

Preliminary Landscape Plan has been submitted and approved as part of the development plan. The final submitted landscape plan for the project shall be reviewed and approved for compliance to the above mentioned policies by Planning Services staff prior to issuance of the building permit. Additionally, General Plan **Policy 7.4.4.4** requires that 90 percent of the existing oak canopy on the site be retained. As shown on Exhibit I, the project does not propose to remove more than 10 percent of the existing oak canopy.

Zoning

The purpose of rezoning the 1.7-acre parcel to General Commercial-Planned Development (CG-PD) is to provide for sales, storage, distribution, and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust, or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones. It is intended to provide a close relationship between warehousing, distribution, and retail sales. Section 17.32.200 requires a minimum parcel size of 10,000 square feet. The Commercial General Plan Land Use Designation and General Commercial Zone District are listed as compatible on the 2004 General Plan Table 2-4 Consistency Matrix.

Planning staff recommended adding the planned development overlay zone in order to limit the use of the site to the proposed vehicle/RV storage. Any future change in the planned development would require the submittal of a planned development application for a revision, which requires Planning Commission review and approval. It is possible that there are some uses allowed in the General Commercial Zone that could be considered inappropriate for the site. It is the intent of adding the planned development overlay to insure compatibility of any future land use with surrounding properties.

Planned Development

The development plan portion of the project is a request for a proposed vehicle storage facility, which would allow storage of up to 76 vehicles, trailers, boats and RV's up to sixty feet long within a fenced lot. The proposal also includes an electronic security gate (card lock), office, unlighted fence mounted sign, and security lighting. The property owner would be the primary caretaker of the facility and resides within the existing single-family dwelling located on the property. A small office addition has been proposed just off the house and no additional employees would be necessary to run the business.

Building Designs

There is currently a single-family dwelling with an attached garage on the property. The proposal includes the conversion of the existing into a small office for the business. No additional structures have been proposed as part of the planned development.

Signage

The planned development proposal includes a single 40 square foot unlighted sign, which would be mounted on the existing outer fence adjacent to the roadway (Exhibit F).

Landscaping

In addition to the existing landscaping the applicant is proposing to add some trees along the parcel perimeter from the single-family dwelling to the east and the County Lot to the west to shield the storage area as shown in Exhibit H.

Lighting

Any outdoor lighting is required to be shielded and downward-directed so light does not spill onto adjacent parcels or into the sky above. The applicant is proposing only typical entry way lighting on the office and caretaker residence in addition to a motion censored security light mounted on the outside of the office and one 20 foot pole mounted motion censored light at the front of the business to illuminate the entry gate as shown on Exhibit K.

Project Access, Parking and Loading

Access to the proposed project would be from one encroachment onto Headington Road. No public roadway extensions would be required to accommodate the proposed project. The submitted site plan for the storage area and small office was reviewed by Planning Services to verify compliance with the parking requirements of Section 17.18.060 of the County Code. This section requires 1 space per 250 square feet for the office. There is one parking space for the office in addition to one handicapped parking space also in front of the office.

Conclusion: Staff finds that the necessary findings can be made to support the request for approval of the rezone, and proposed development plan. The details of those findings are outlined in Attachment 2.

Agency and Public Comments: The following agencies provided comments on this application:

El Dorado County Department of Transportation
Diamond Springs El Dorado Fire Protection District

The Department of Transportation, Diamond Springs El Dorado Fire Protection District provided conditions of approval which are included in Attachment 1.

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

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. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

RECOMMENDATION Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Assessor's Map
Exhibit E.....	Site Plan
Exhibit F.....	Sign/Exterior Elevations
Exhibit G.....	Floor Plan
Exhibit H.....	Landscape Plan
Exhibit I.....	Oak Canopy
Exhibit J.....	Truck Turning Radius
Exhibit K.....	Lighting Plan
Exhibit L.....	Initial Study

Exhibit A: Vicinity Map



Exhibit B: General Plan Land Use Map

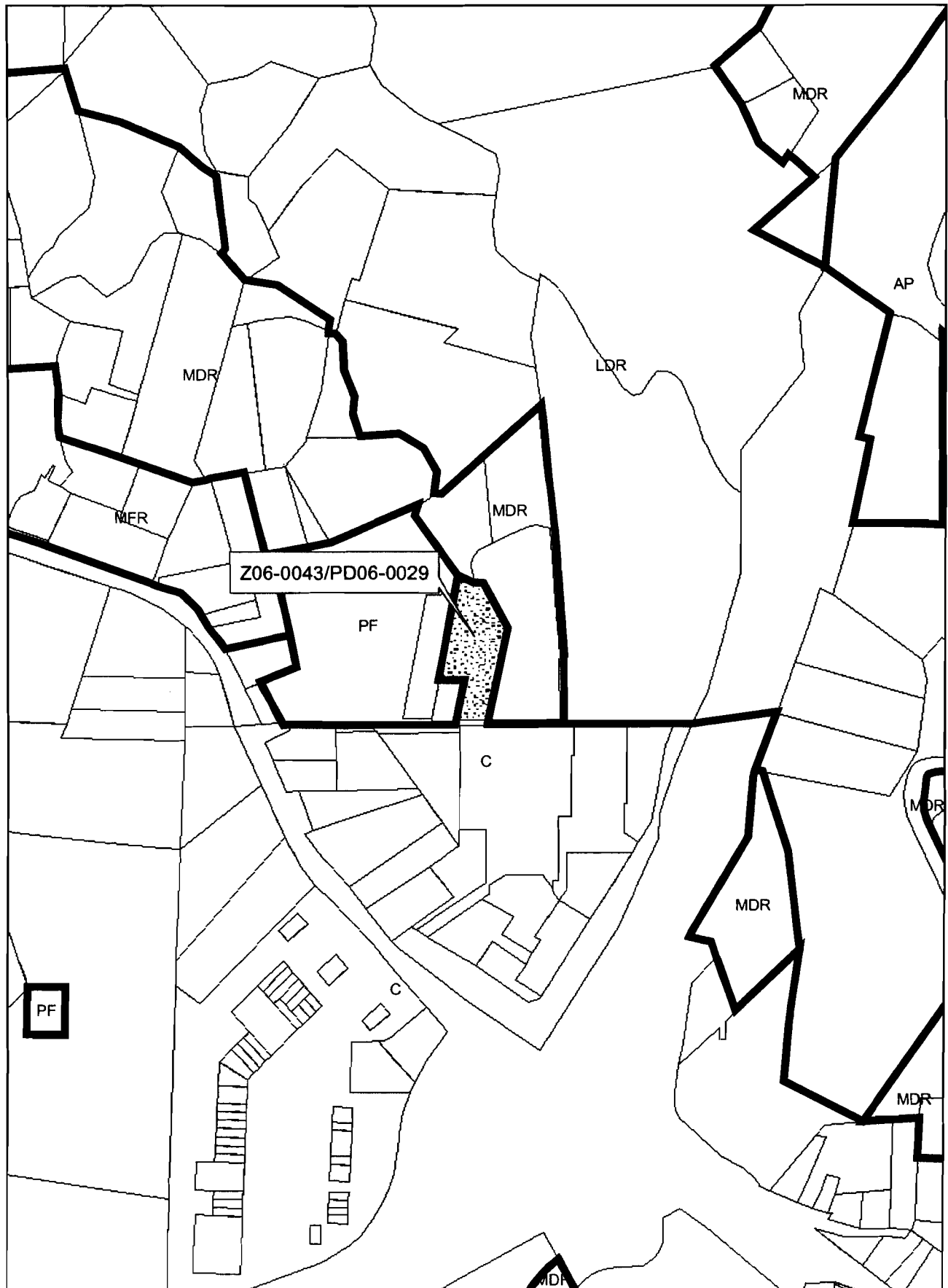


Exhibit C: Zoning Map

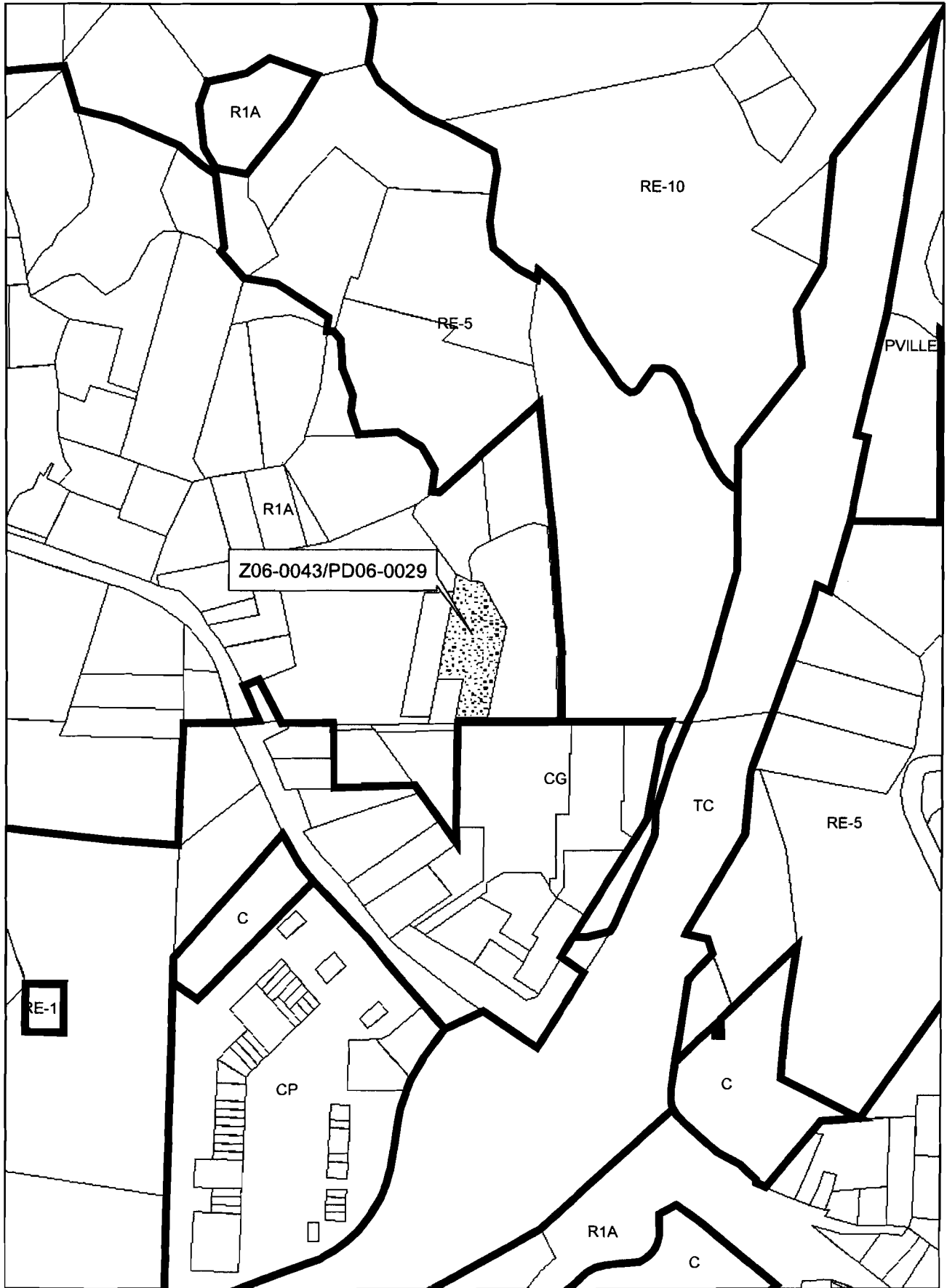
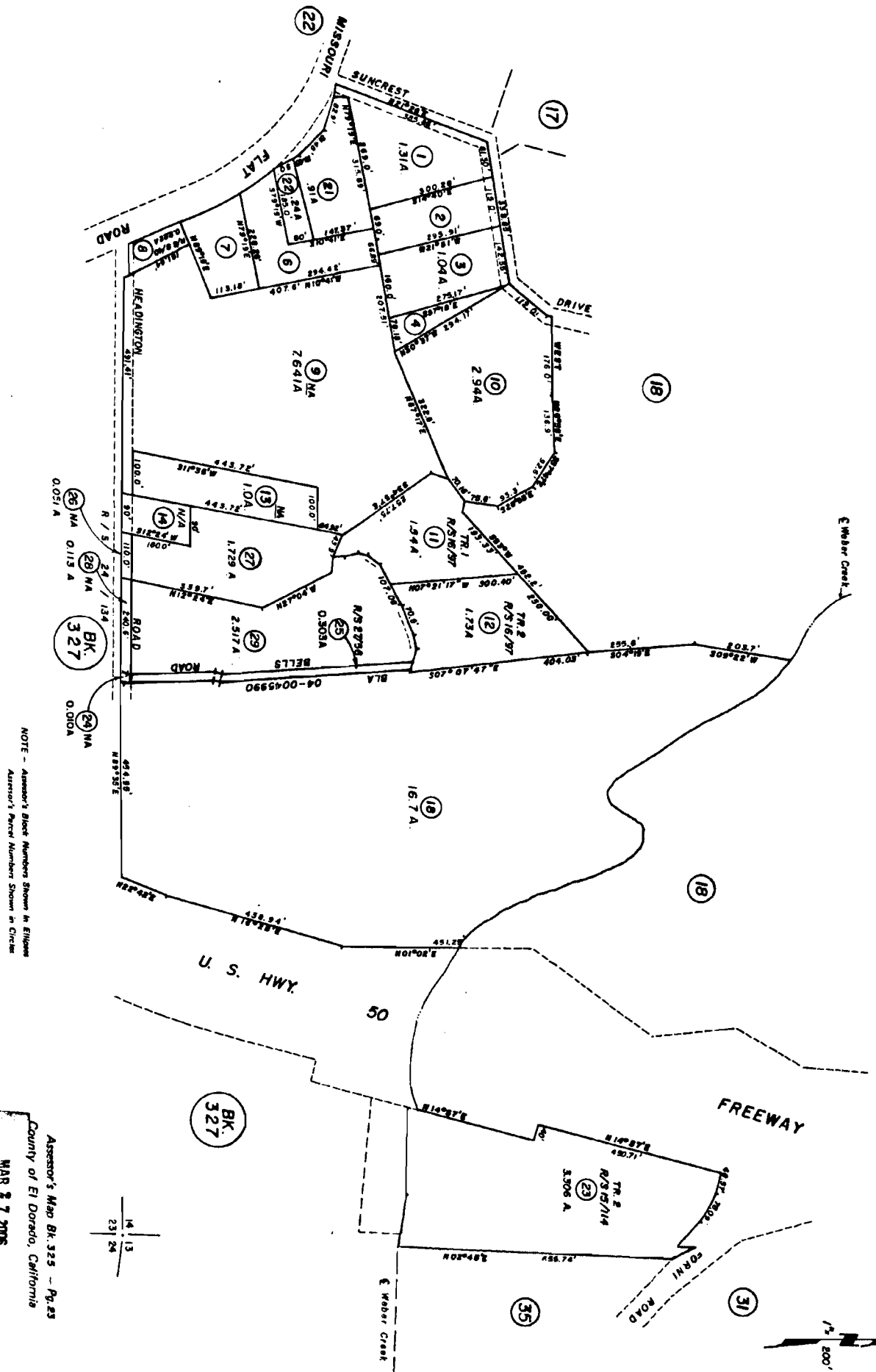


Exhibit D: Assessor's Map

POR. S. 1/2 SEC. 14, T. 10N, R. 10E, M. 10D.

Tax Area Code

325:23



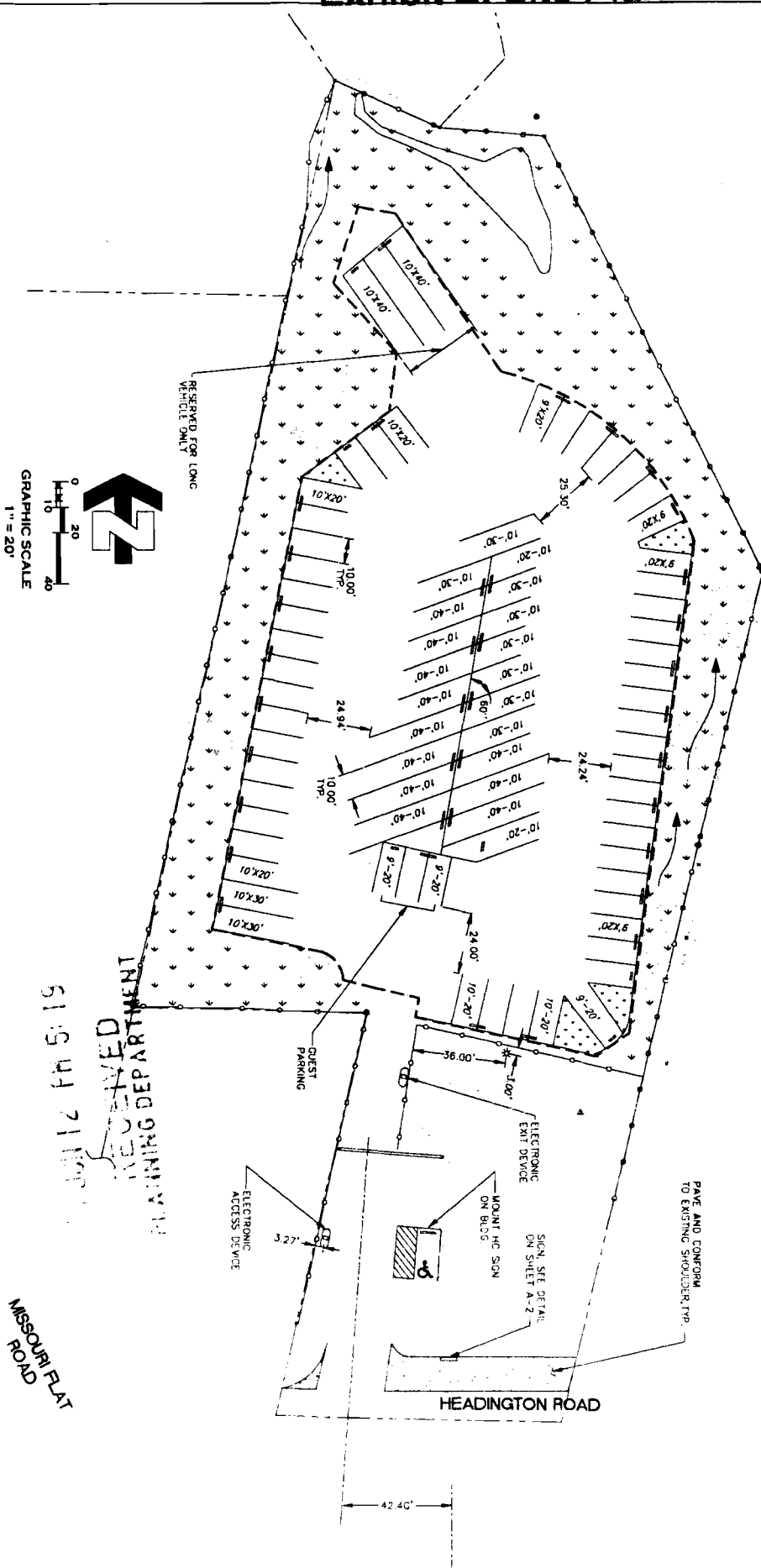
NOTE - Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 325 - Pg. 23
County of El Dorado, California
MAR 27 2006

Exhibit E: Site Plan

SUMMARY OF PARKING STORAGE UNITS	
DESCRIPTION	QUANTITY
10' X 40' STALL	10
10' X 30' STALL	10
10' X 20' STALL	29
9' X 20' STALL	27
TOTAL	76

CUSTOMER GUEST STALLS: 3
HANDICAP GUEST STALL: 1



REVISIONS
5/07/07

SHEET 2 OF 5
C-1

PARKING STORAGE
UNIT PLAN



MGE ENGINEERING, INC.
419 MAIN STREET, SUITE 300
PLACERVILLE, CALIFORNIA 95667
(530) 621-9593

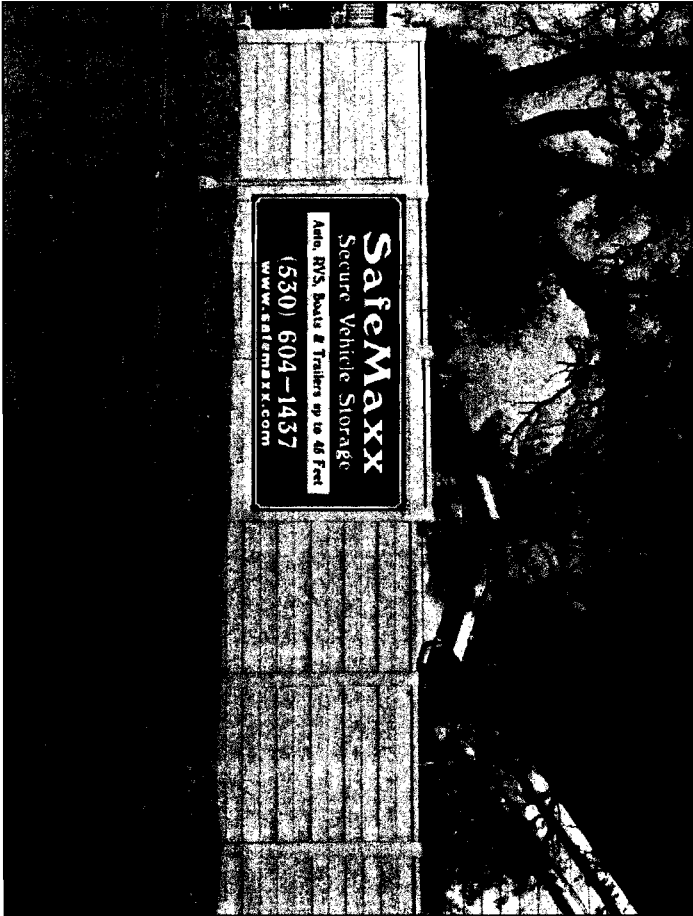
TROY BURKHART
HEADINGTON ROAD
VEHICLE STORAGE FACILITY
SPECIAL USE PERMIT

Z 06-0043/PD 06-002Z

Exhibit F: Sign/Exterior Elevation

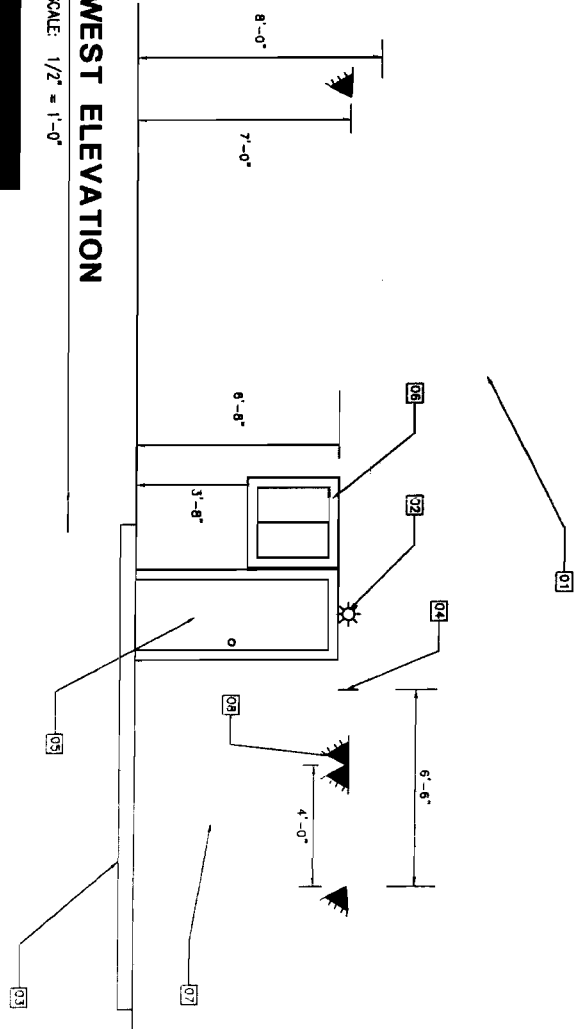
SITE KEYNOTES:

- [01] (E) GABLE ROOF, METAL ROOF SILVER
- [02] ENTRY LIGHT
- [03] NEW 4'-0" WIDE RCC SIDEWALK
- [04] SIGN VERTICAL, 7' A.F.F.
- [05] REPLACE (E) 3'-0" X 3'-0" WINDOW WITH 3'-0" X 6'-0" METAL DOOR WITH PAIR FRAME COLOR TO MATCH TRAIL.
- [06] NEW 3'-0" X 3'-0" HORIZONTAL SLIDER WINDOW.
- [07] (E) CHANGE, PLUMWOOD SIDING WITH VERTICAL BUTT PATTERN, LIGHT GREEN.
- [08] (N) EXTERIOR LIGHT, MOTION DETECTOR, TOTAL 3 FIXTURES ON (E) BUILDING, 150W MAX, AND WHITE.



1 WEST ELEVATION

SCALE: 1/2" = 1'-0"



SIGNAGE NOTE:

THIS IS A NON-ILLUMINATING SIGN. SIGN IS 48" X 108" ALUMINUM. THE LETTERING IS OF A REFLECTIVE MATERIAL. SIGN AREA = 40 S.F. SIGN COLORS ARE WHITE LETTERING OF A REFLECTIVE MATERIAL WITH DARK GREEN BACKGROUND.

SIGN

NOT TO SCALE



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EXTERIOR
ELEVATIONS

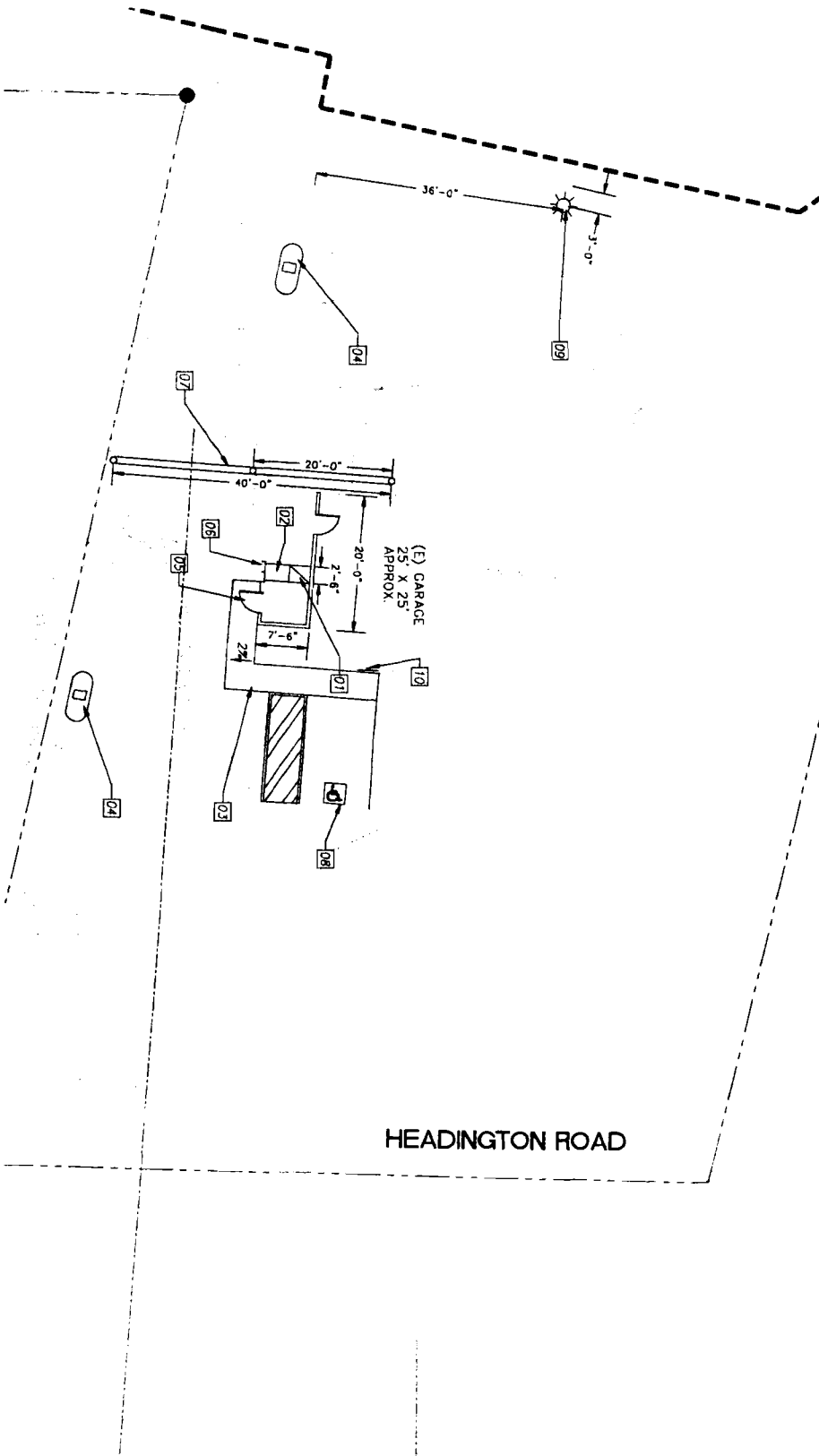
SHEET
A-2

SHEET 6 OF 8
REVISED DATE
8/07/07

Exhibit G: Floor Plan

SITE KEYNOTES:

- 01 RISE-UP LOW HANDICAPPED COUNTER.
- 02 TRANSACTION COUNTER 42" A.F.F.
- 03 NEW 4'-0" WIDE SIDEWALK.
- 04 CARD READER.
- 05 REPLACE (2) 3'-0" X 3'-0" WINDOW WITH 3'-0" X 6'-0" METAL DOOR WITH PAIR.
- 06 NEW 3'-0" X 3'-0" WINDOW.
- 07 NEW SLIDING GATE.
- 08 1 CAR PARKING FOR OFFICE, ADA ACCESSIBLE.
- 09 ADDITION OFFICE LIGHT ON 20' POLE, NO OFFSITE LIGHT SPILL.
- 10 HANDICAP SIGN MOUNTED TO (3) WALL.



A **FLOOR PLAN**
 SCALE: 1-1/2" = 1'-0"

NOT TO SCALE
 RECEIVED
 PLANNING DEPARTMENT

HEADINGTON ROAD

SHEET
 A-1
 SHEET 3 OF 8
 REVISION DATE
 5/01/07

FLOOR
 PLAN



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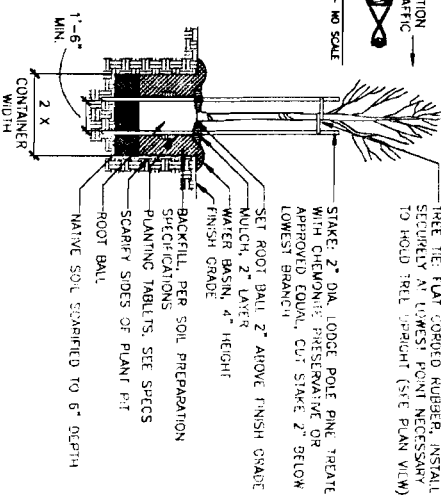
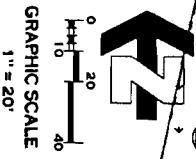
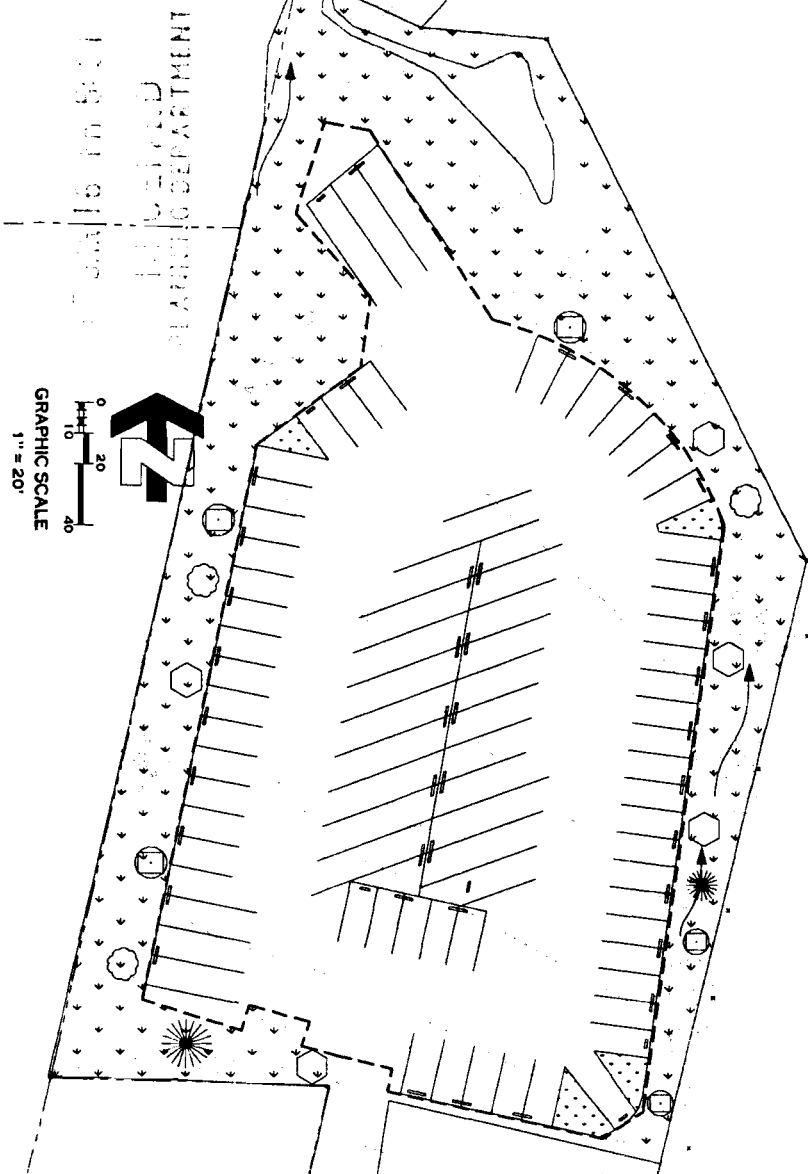
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Z 06-0043/PD 06-0029

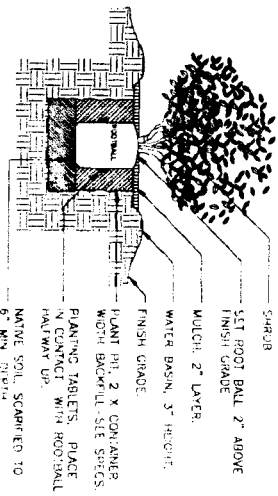
Exhibit H: Landscape Plan

PROPOSED TREES / SHRUBS			
SYMBOL	COMMON NAME BOTANICAL NAME	QUANTITY	SIZE
	Pandora Pine	2	5 Gal
	Western Red Bud	5	5 Gal
	Hebe	5	5 Gal

EXISTING TREES / SHRUBS (Minimum Size 10" dbh)			
SYMBOL	COMMON NAME BOTANICAL NAME	QUANTITY	SIZE
	Pandora Pine	3	
	Valley Oak / California White	15	



TREE PLANTING DETAIL
Not to Scale



SHRUB PLANTING DETAIL
Not to Scale



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SHEET
L-1
SHEET 3 OF 5
REVISED DATE
01/12/07

LANDSCAPE
PLAN

Z 06-0043/PD 06-0029

CANOPY CALCULATION NOTES:

1. CANOPY COVER CALCULATIONS WERE BASED UPON AN AERIAL PHOTO PROVIDED FROM COUNTY GIS ASSUMED TAKEN PRIOR TO 2005.
2. AERIAL PHOTO WAS OVERLAYED ONTO PRELIMINARY SITE IMPROVEMENTS IN ORDER TO DETERMINE THE APPROXIMATE AMOUNT OF COVER THAT IS EXISTING AND THE AMOUNT OF COVER THAT IS TO BE REMOVED FOR CONSTRUCTION.
3. 2007 EXISTING OAK CANOPY BASED ON JUNE 06, 2007 FIELD REVIEW: TOTAL NUMBER OF OAKS = 53. TRUNK SIZE VARIES FROM 3" TO 24".

**General Plan Policy
7.444**

The County shall apply the following tree canopy retention standards:

Percent Existing Canopy Cover	Canopy Cover to be Retained
80-100	60% of existing canopy
60-79	70% of existing canopy
40-59	80% of existing canopy
20-39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

EXISTING OAK CANOPY COVERAGE (BASED ON 1987 AERIAL PHOTO)

PARCEL	AREA (acres)	AREA (sf)	CANOPY (sf)	% EXISTING CANOPY	REQUIRED RETAINED
P1	1.73	75,271.68	9,180	12.2%	10.99%

OAK CANOPY COVERAGE (2005 GRADING PERMIT # 153192)

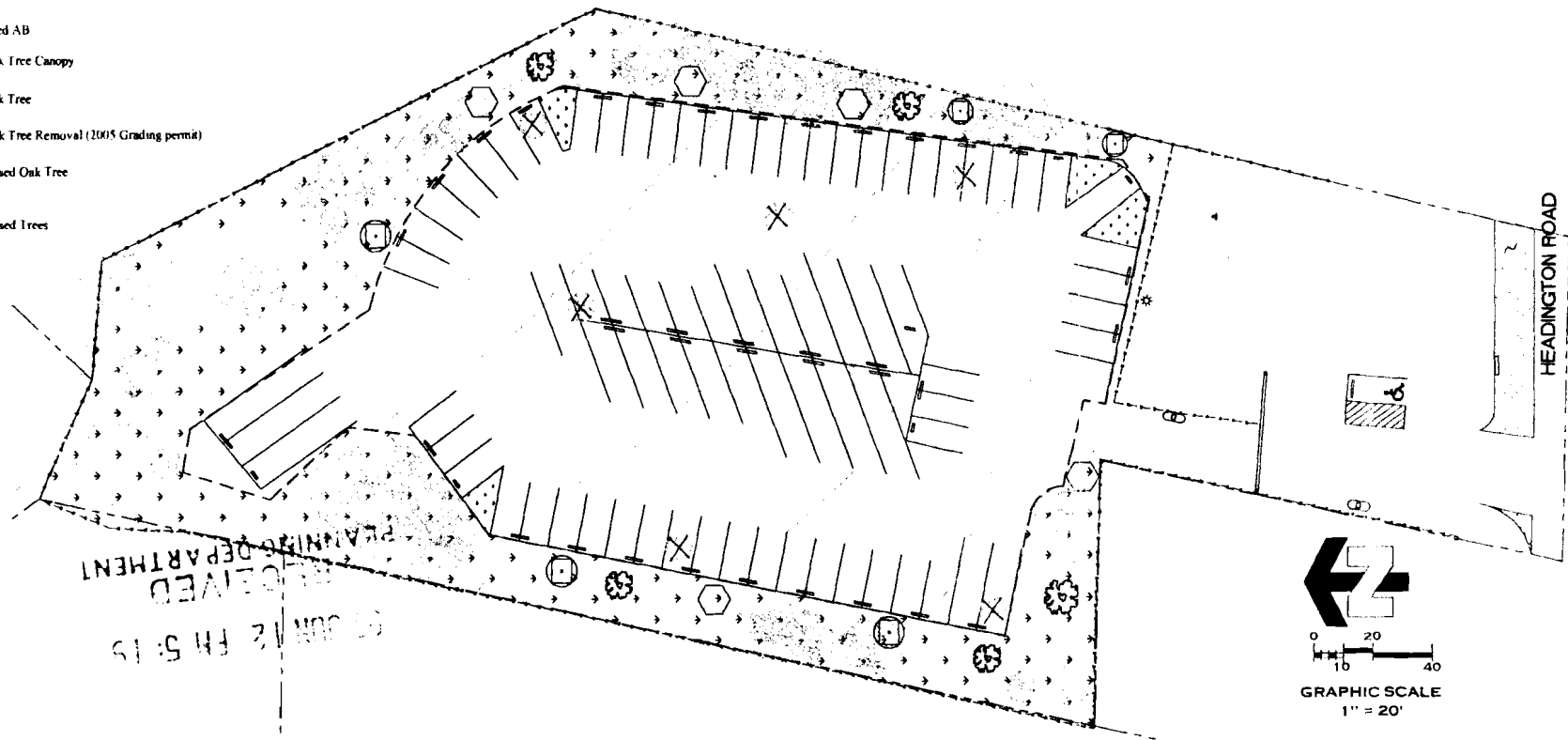
PARCEL	CANOPY (sf)	% EXISTING CANOPY	OAK CANOPY REMOVED (sf)	RETAINED OAK CANOPY (sf)	% CANOPY RETAINED
P1	9,180	12.2%	462 (5%)	8,728	11.0%

PROPOSED CANOPY COVERAGE (APPLICATION PD06-0029/Z 06-0043)

CANOPY (sf)	% CANOPY EXIST	REQUIRED RETAINED (sf)	PROPOSED OAK CANOPY (sf)	RETAINED CANOPY (sf)	% OAK CANOPY (NET)
8,728	11.6%	7,855	320	8,048	12.0%

LEGEND

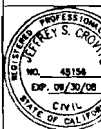
- Landscape Buffer
- Property Line
- (E) Chain Link Fence
- Parking Lot Boundary
- Proposed AC
- Proposed AB
- (E) Oak Tree Canopy
- (E) Oak Tree
- (E) Oak Tree Removal (2005 Grading permit)
- Proposed Oak Tree
- Proposed Trees



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PLACERVILLE, CALIFORNIA 95667



OAK TREE
CANOPY EXHIBIT

TC-1

SHEET 4 OF

REVISED DATE
6/06/07

Exhibit I: Oak Canopy

6700-90 PD 06-0026
Z 06-0043/PD 06-0029

Exhibit J: Truck Turning Radius

LEGEND

- Rear Wheel Vehicle Exit Path
- Centerline Vehicle Exit Path
- Front Wheel Vehicle Exit Path
- Rear Wheel Vehicle Arrival Path
- Centerline Vehicle Arrival Path
- Front Wheel Vehicle Arrival Path
- Direction Arrows

COUNTY OF EL DORADO
APN: 325-230-009

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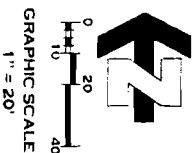
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COUNTY OF EL DORADO
APN: 325-230-013

NOTE
1. 19850 VEHICLE MODELED

COUNTY OF EL DORADO
APN: 325-230-014

MISSOURI FLAT
ROAD



SHEET
TT-2
SHEET 9 OF 8
REVISED DATE
6/01/07

COUNTERCLOCK
WISE TURNING FOR
TRUCK EXHIBIT



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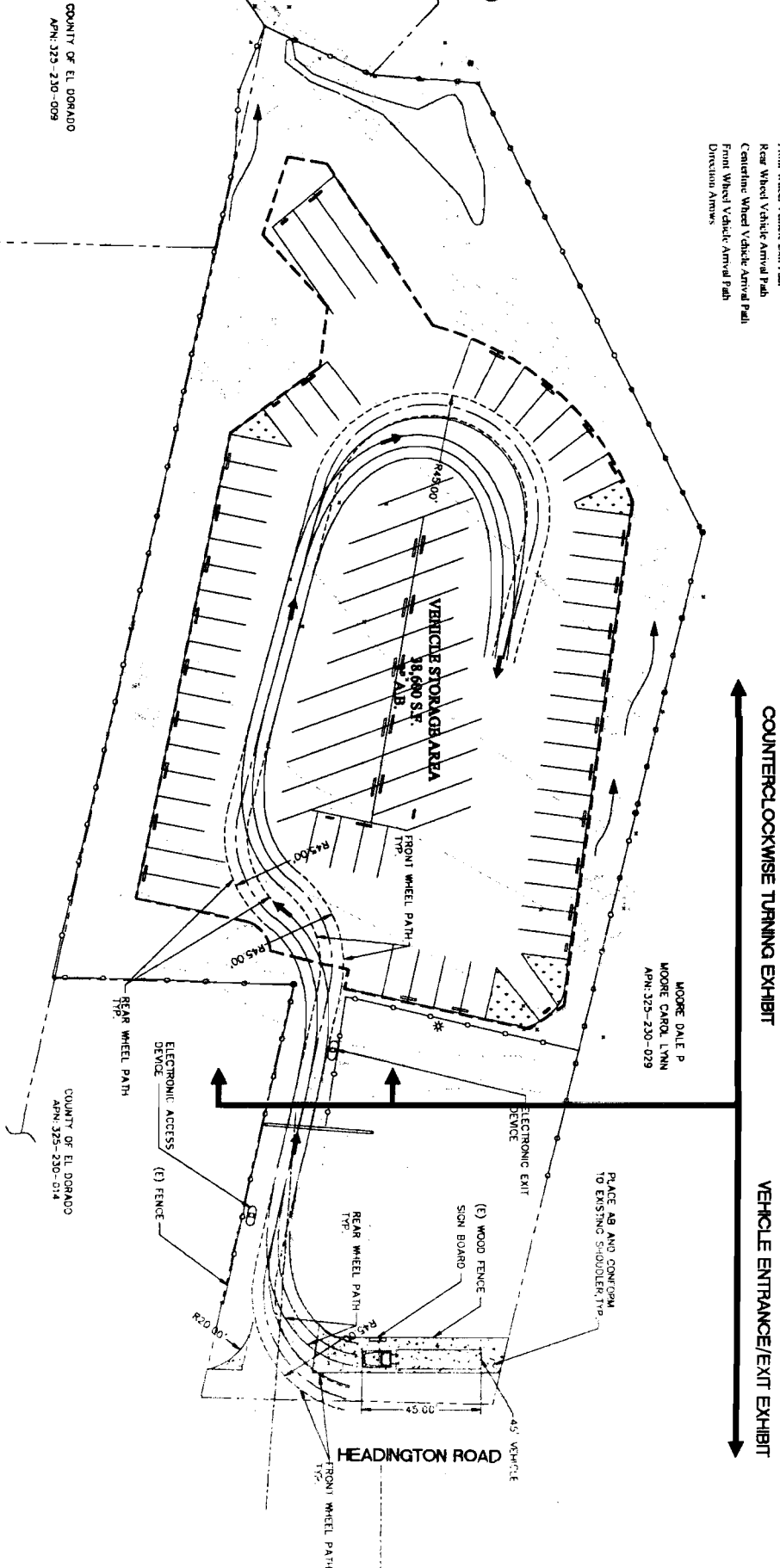
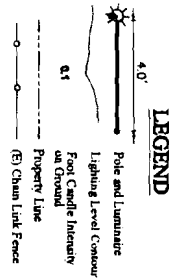
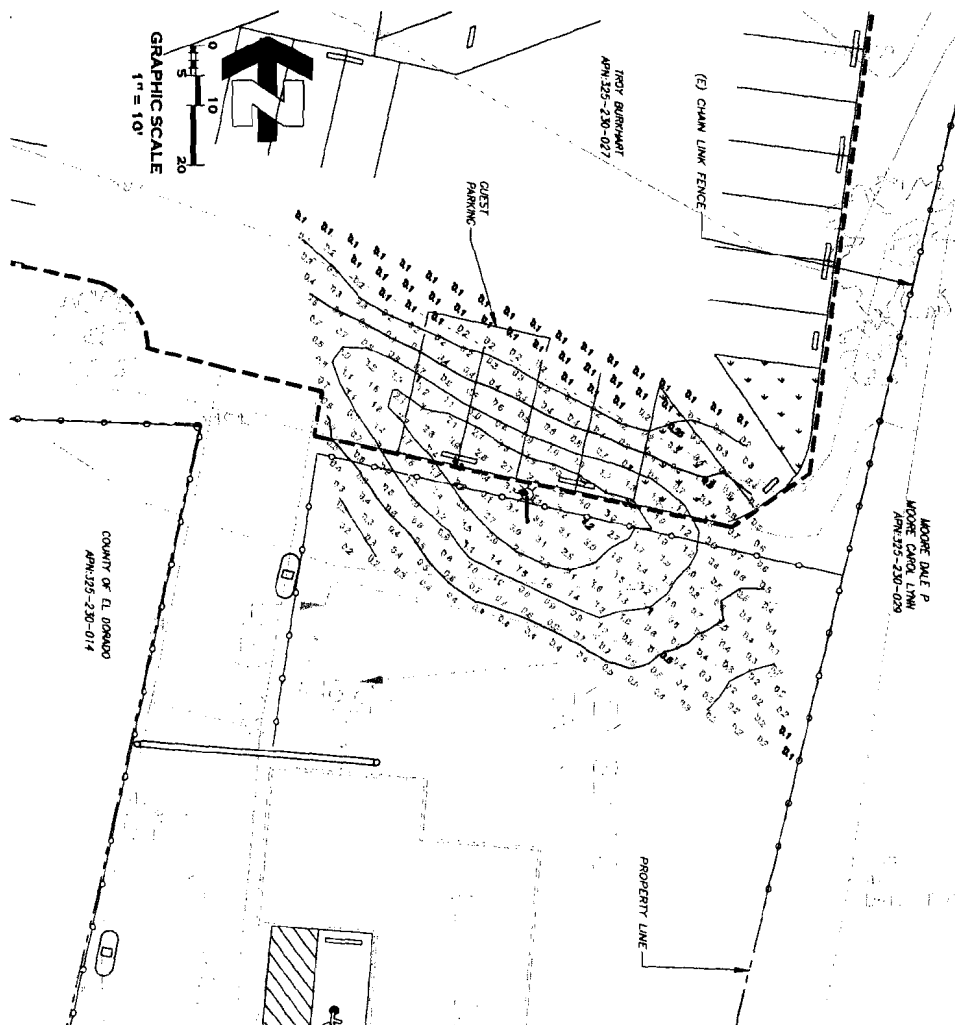


Exhibit K: Lighting Plan



LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Catalog Number	Description	File
☼	A	1	KSEL 1505 R3	ARM MOUNTED FIXTURE WITH PREMIUM 150 WATT LED OPTICS	ONE 150-WATT CLEAR 51-23.5 HIGH BAY HORIZONTAL MOUNTING
STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Foot 1	+	0.9 fc	4.2 fc	0.1 fc	42.0:1 9.0:1





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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0043/06-0029/Burkhart Vehicle Storage

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

Contact Person: Michael C. Baron

Phone Number: (530) 621-5355

Property Owner's Name and Address: Troy Burkhardt, 2477 Headington Rd, Placerville, CA 95667

Project Engineer's / Architect's Name and Address: MGE Engineering, Jeff Crovitz, 419 Main Street, Suite 300, Placerville, CA 95667

Project Location: North side of Headington Road 850 feet east of the intersection with Missouri Flat Road, Supervisorial District 3.

Assessor's Parcel Number(s): 325-230-27

Zoning: One Acre Residential (R1A)

Section: 14 **T:** 10N **R:** 10E

General Plan Designation: Commercial (C)

Description of Project: Zone change from One Acre Residential (R1A) Zone District to General Commercial-Planned Development (CG-PD) and Planned Development for a vehicle storage facility.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R1A	C	Single Family Residence
North:	R1A	MDR	Single-family residence
East:	R1A	MDR	Multi-family residential
South:	CG	C	Existing Retail Shopping Center
West:	R1A	PF	Existing County Fleet Services Facility

Briefly Describe the environmental setting: The project site is relatively flat, 90 percent within the 0 to 10 percent slope range, with a gentle down slope towards the north end or rear of the property. The site contains 12 percent oak woodland canopy with an additional mix of conifer species. Existing improvements include a single family dwelling, garage and septic system. There is also an existing seasonal detention pond connected to the EID Missouri Flat Ditch at the rear of the property. The property is within a developed area and shares a common property line with the County Fleet Services and Department of Transportation property along the west property line and is also located directly behind the Safeway Center to the south.

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

El Dorado County Department of Transportation; encroachment permit
El Dorado County Building Services; building permits
Diamond Springs El Dorado Fire Protection District, fire hydrants

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: October 5, 2007

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

Signature: _____ Date: October 5, 2007

Printed Name: Gina Hunter For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

Discussion:

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

- a) No identified public scenic vistas or designated scenic highways will be substantially affected by this project.
- b) The proposed project will have no impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources within a corridor defined as a State scenic highway adjacent to the project site.
- c) The proposed project will not substantially degrade the visual character or quality of the site and its surroundings. The surrounding area has been developed with both commercial and residential uses. The project will not introduce new development that is out of character with the surrounding existing development.
- d) Some limited light and glare may result from the addition of a motion detected security light on the office. This increase is expected to be normal for the General Commercial (CG) zone district and will not have a significant effect or adversely affect day or nighttime views adjacent to the project site. All lighting must be full cut shielded by ordinance and a final lighting plan will be conditioned to be supplied at the building permit stage.

FINDING: It has been determined that there will be less than significant and no impacts to aesthetic or visual resources. Identified thresholds of significance for the "Aesthetics" category have not been exceeded and no significant adverse environmental effects will result from the project.

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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance will be affected by the project. In addition, El Dorado County has established the Agricultural (-A) General Plan land use map for the project and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that there are no areas of "Prime Farmland" or properties designated as being within the Agricultural (-A) General Plan land use overlay district area adjacent to the project site. The project will not result in the conversion of farmland to non-agricultural uses.
- b) The proposed project will not conflict with existing agricultural zoning in the project vicinity, and will not adversely impact any properties currently under a Williamson Act Contract.
- c) No existing agricultural land will be converted to non-agricultural use as a result of the proposed project.

FINDING: It has been determined that the project will not result in any impacts to agricultural lands, or properties subject to a Williamson Act Contract. The surrounding area is developed with a mix of commercial and residential uses. For this "Agriculture" category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects will result from the project.

III. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

III. AIR QUALITY. <i>Would the project:</i>				
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a-c)

Air Quality Plan and Standards. The project will require the addition of gravel however this will not require a significant grading that could generate criteria air pollutant emissions from vehicle exhaust or dust. Operation of the facility would consist of periodic maintenance of the gravel surface. Because construction and operation of the proposed facility will not be a substantial source of air emissions, it will not conflict with or obstruct any air quality plan, violate any air quality standards, or result in any cumulatively considerable net increases in criteria pollutants. Impacts will be less than significant.

d-e)

Sensitive Receptors and Objectionable Odors. A vehicle storage facility does not include any features that will be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. There will be no impact.

FINDING: A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the proposed project will not significantly impact air quality. For this “Air Quality” category, the thresholds of significance have not been exceeded.

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) Development of the parcel as a vehicle storage lot will not 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, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

b & c)

The United States Department of the Interior National Wetlands Inventory Map for the project area (Placerville, CA Quadrangle, 1995) was reviewed to determine if any identified wetland or riparian habitat areas exist on or adjacent to the project site. This review indicates that there are no mapped wetlands or riparian habitat areas on or adjacent to the project.

d) Review of the Planning Department GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors on the project site. The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

- e) The parcel was partially cleared through a grading permit originally issued for a horse arena of trees and associated vegetation prior to the adoption of a tree retention policy. The project requires 90 percent retention of all oak canopy. The current project does not include the removal of more than 10 percent of oak canopy.
- f) The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*), or for the Gabbro soil rare plants which are subject to the draft Recovery / Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

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

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

Discussion:

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

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

(a – c)

The site was previously graded (Permit #153102) in 2005 consistent with the County the Grading Ordinance has measures which are outlined in Section 15064.5 of the CEQA Guidelines to ensure no cultural or archeological resources are adversely affected or destroyed.

- (d) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the steps outlined in Section 15064.5 of the CEQA Guidelines shall be implemented immediately. This is a standard subdivision and grading requirement that applies to all discretionary projects and ministerial permits.

FINDING: There are no documented cemeteries at the project site. The project site is not underlain by a rock type which is known to contain paleontological resources in El Dorado County. There are no unique geologic features. There will be no significant impact.

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
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating structures in the project area will be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with

significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.

- b) All grading activities shall comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potential impacts to a less than significant level.
- c) The soil on the project site is classified as Placer Diggings, variable slopes (PrD) (*Soil Survey of El Dorado Area, California, 1974*). According to the soil survey, "Natural drainage varies" All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potentially significant impact to a less than significant level.
- d) The Natural Resources Conservation Service (NRCS) has mapped soils on the site as Placer Diggings, variable slopes (PrD) (*Soil Survey of El Dorado Area, California, 1974*). Review of the *Soil Survey of El Dorado Area* indicates that the mapped soil types for the proposed project area consist of areas of stony, cobbly, and gravel material as a result of mining. Based upon this review, the impact from expansive soils is less than significant.
- e) The project is provided with public water and already has an existing septic system which can adequately support the commercial facility, as determined by the El Dorado County Environmental Management Department.

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

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) Hazardous Substances. Construction and operation of a vehicle storage lot will not involve the routine use, transport, storage, or disposal of hazardous materials in such quantities that would create a hazard to people or the environment. Impacts will be less than significant.
- b) Creation of hazards. No significant amounts of hazardous materials will be utilized for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) Hazardous Emissions. There are no schools in proximity of the project site. The proposed project will not generate any impacts from operations that would use acutely hazardous materials or generate hazardous air emissions.
- d) Hazardous Materials Sites. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impacts will result from activities that could have resulted in a release of hazardous materials to soil or groundwater.
- e) Public Airport Hazards. The project site is not within any airport safety zone or airport land use plan area..
- f) Private Airstrip Hazards. There are no private airstrips in the vicinity of the project site.
- g) Emergency Response Plan. There is no through access to other properties to or from the project site. Project construction will occur entirely on-site. There will be negligible or no disruption of emergency access to and from occupied uses along Headington Road because equipment delivery trucks to construct the facility and subsequent routine maintenance vehicle trips will be limited in number and intermittent. There will be no impact related to emergency response or evacuation plans.
- h) Fire Hazards. The project will be constructed on a parcel located in an area classified as having moderate fire hazard. Electrical equipment will be enclosed, and the project will not include any operations (e.g., use of hazardous materials or processes) that will substantially increase fire hazard risk. Emergency response access to the site and surrounding development will not be adversely affected, as discussed above. Impacts related to wildland fire hazard will be less than significant.

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

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a & f)

Water Quality Standards Construction of the proposed project will involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site. Operation of the proposed project will

not involve any uses that would generate wastewater. Therefore, no water quality standards will be violated, and no impact will occur.

- b) Groundwater There will be no increased demand on groundwater resources as a result of project implementation as the project site is served by public water. Therefore no impacts will occur on existing groundwater resources.
- c) Erosion Control Plan The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. The Department of Transportation is requiring as a condition of approval that the project applicant obtain a site improvement/grading permit, which would address grading, erosion and sediment control.
- d) Existing Drainage Pattern The proposed project encompasses 1.7 acres. The project is for a vehicle storage lot, which would allow parking for approximately 76 vehicles, trailers, boats and RV's up to sixty feet long. The project site is currently developed with a single family dwelling and accessory structure was previously graded to create a horse arena, and stormwater is naturally discharged from the site. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of surface runoff from the project site will be minimized.
- e) Storm-water Run-off There is an existing seasonal detention pond connected to the EID Missouri Flat Ditch at the rear of the property adjacent to the proposed mini warehouse site that will not be affected by project implementation because the previous grading permit included mitigation measures to reduce storm water runoff. The proposed project will not involve any operations that would be a source of polluted water. Therefore, there will be no impact on drainage patterns, flooding, drainage systems, or water quality.

g, h, & i)

Flooding The project site is situated in an area of relatively flat topography with nearby city sewer services to combat flooding. There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. There will be no impact that will occur as a result of flooding.

FIRM The Flood Insurance Rate Map (Panel No. 060040 0750B, 10/18/83) for the project area establishes that the project site is not within a mapped 100-year floodplain.

FINDING: The proposed project will be conditioned by the Department of Transportation to require a site improvement and grading permit that will address erosion and sediment control. No significant hydrological impacts are expected with the development of the vehicle storage lot either directly or indirectly. For this "Hydrology" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

- a) The project will not result in the physical division of an established community.
- b) The proposed project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and is consistent with the development standards contained within the El Dorado County Zoning Ordinance for the General Commercial Zone District.
- c) The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*), or for the Gabbro soil rare plants which are subject to draft Recovery / Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

FINDING: For the “Land Use Planning” section, the project will not exceed the identified thresholds of significance.

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

Discussion:

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

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

a & b)

Mineral Resources The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present. There are no MRZ-2-classified areas within or adjacent to the project site, 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. There are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by project development. There will be no impacts to mineral resources.

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

XI. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

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

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

a-d)

Noise Standards The property currently has a single family residence and additional construction will consist of minimal grading and installation of gravel. These activities will occur weekdays only over a brief period during daylight hours and will not involve extensive use of heavy equipment that would be a substantial source of noise or vibration to the adjacent properties. Changes in traffic-generated noise levels along Headington Road with the addition of the tenants will not be measurable. Short-term and long-term impacts related to noise will be less than significant.

e & f)

Airport Noise The project site is not within an airport land use plan. There are no public airports or private airstrips in the vicinity of the project site. There will be no aircraft-related noise impacts.

FINDING: As discussed above, no significant noise impacts are expected with the development of the vehicle storage lot directly or indirectly. For this "Noise" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a-c)

Population Growth. The project site is in an area with a Commercial General Plan Land Use, and utility services are available at the project site. No housing or people will be displaced, and no extensions of infrastructure will be required. There will be no impact on population growth.

FINDING: The project will not displace housing. There is no potential for a significant impact due to substantial growth with the vehicle storage lot either directly or indirectly. For this "Population and Housing" category, the thresholds of significance have not been exceeded.

XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?			X	
b. Police protection?				X
c. Schools?				X
d. Parks?				X
e. Other government services?				X

Discussion:

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the 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) The Diamond Springs/El Dorado Fire Protection District currently provides fire protection services to the project area. Development of the project will result in a minor increase in the demand for fire protection services, but will not prevent the Fire Department from meeting its response times for the project or its designated service area. The Diamond Springs/El Dorado Fire Protection District has reviewed the site plan for the project and has conditioned the project to address any fire hazards.
- b) Police Protection. No new or expanded law enforcement services will be required. There will be no impact.
- c-e)
- Schools, Parks and Other Facilities. There are no components of operating the proposed vehicle storage lot that will 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 will be no impact.

FINDING: As discussed above, no significant impacts are expected to public services with the vehicle storage lot either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a) The proposed project will not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- b) The project proposal does not include the provision of on-site recreation facilities, nor does it require the construction of new facilities or expansion of existing recreation facilities.

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

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

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a & b)

The El Dorado County Department of Transportation reviewed the proposed project and determined that due to the nature of project, the Level of Service is not expected to exceed the County standards.

- c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.
- d) The proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that will substantially increase hazards. No traffic hazards will result from the project design.
- e) The project will not result in inadequate emergency access to the vehicle storage lot. The lot will be gated and will be required to provide emergency access to the gate system with approval from the Diamond Springs El Dorado Fire Protection District.
- f) The submitted site plan was reviewed to verify compliance with on-site parking requirements within the Zoning Ordinance. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. The project will require two parking spaces on-site for maintenance, and tenants. The proposed project meets the minimum parking requirements for a vehicle storage lot.

- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation.

FINDING: No significant traffic impacts are expected with the vehicle storage lot and mitigation is not required. For the "Transportation/Traffic" category, the identified thresholds of significance have not been exceeded.

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

Discussion:

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

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

- a. **Wastewater** Construction and operation of the vehicle storage lot will not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff will be negligible (see Item c, below). There will be no impact related to wastewater discharge.

b,d, & e)

New Facilities No new or expanded water or wastewater facilities will be required for the vehicle storage lot. It has been determined by the El Dorado County Environmental Management Department that the small office addition will not require expansion of wastewater facilities. There will be no impact on wastewater facilities.

- c) **Stormwater Drainage** All required drainage facilities for the project shall be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation. The project will be conditioned to comply with the County requirements. There will be no impact on storm-water drainage facilities.

f & g)

Solid Waste Operation of the vehicle storage lot will not generate solid waste or affect recycling goals. In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility / Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years. There will be no impact on solid waste facilities.

- h) **Power** Power and telecommunication facilities are available at the project site within an existing single family dwelling. The power demands of the facility will be accommodated through connection to existing lines, which are available on the parcel. Impacts on power and telecommunications facilities will be less than significant.

FINDING: No significant utility and service system impacts are expected with the vehicle storage lot either directly or indirectly. For this "Utilities and Service Systems" category, the thresholds of significance have not been exceeded.

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

Discussion:

- a) There is no substantial evidence contained in the whole record that the project will have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any impacts from the project will be less than significant due to existing standards and requirements imposed in the conditioning of the project.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, are considerable or which

compound or increase other environmental impacts.” Based on the analysis in this Initial Study, it has been determined that the project will not result in cumulative impacts.

- c) Based upon the discussion contained in this document, it has been determined that the project will not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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