

NEGATIVE DECLARATION

FILE: A17-0001, Z17-0003

PROJECT NAME: Oliver General Plan Amendment and Rezone

NAME OF APPLICANT: Danny Oliver, representative for Veritas Capital, LLC

ASSESSOR'S PARCEL NO.: 329-162-59

SECTION: 26 **T:** 10N **R:** 10E

LOCATION: On the north side of Blanchard Road, approximately 500 feet east of the intersection with Motherlode Drive in the El Dorado/Diamond Springs area, Supervisorial District 3.

GENERAL PLAN AMENDMENT: **FROM:** Commercial (C) **TO:** High Density Residential (HDR)

REZONING: **FROM:** Commercial Limited (CL) **TO:** Single-Unit Residential (R1)

TENTATIVE PARCEL MAP **SUBDIVISION TO SPLIT** **ACRES INTO** **LOTS**
SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW:

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. A period of thirty (30) days from the date of filing this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the Board of Supervisors on _____.

Executive Secretary



**COUNTY OF EL DORADO
 COMMUNITY DEVELOPMENT SERVICES
 PLANNING AND BUILDING DEPARTMENT
 2850 FAIRLANE COURT
 PLACERVILLE, CA 95667**

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST FORM**

Project Title: A17-0001, Z17-0003: Oliver General Plan Amendment and Rezone

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

Contact Person: Michael Concepcion, Project Planner

Phone Number: (530) 621-6530

Property Owner/Applicant's Name and Address: Danny Oliver, 3300 Sundance Trail, Placerville, CA 95667

Project Applicant's Name and Address: County of El Dorado, 360 Fair Lane, Placerville, CA 95667

Project Location: On the north side of Blanchard Road, approximately 500 feet east of the intersection with Motherlode Drive in the El Dorado/Diamond Springs area, Supervisorial District 3.

Assessor's Parcel Number(s): 329-162-59

Zoning: Commercial Limited (CL)

Section: 26 **T:** 10N **R:** 10E

General Plan Designation: Commercial (C)

Description of Project: Rezone existing 0.25-acre developed lot from Commercial Limited (CL) to Single-Unit Residential (R1) and amend the General Plan land use designation from Commercial (C) to High Density Residential (HDR).

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:	CL	C	Daycare building
North:	CL	C	Single-family residence
South:	R1	HDR	Vacant single-family property
East:	R1	HDR	Single-family residences
West:	CC	C	Church

Briefly Describe the environmental setting: The parcel is located on a portion of Blanchard Road consisting of single-family residential uses and a civic and service use. The parcel is landscaped with a variety of trees, including oak trees. Topography is flat.

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: Michael Concepcion Date: 11-6-17

Printed Name: Michael Concepcion, Associate Planner For: El Dorado County

Signature: Roger Trout Date: 11-6-17

Printed Name: Roger Trout, Director For: El Dorado County

EXISTING DEVELOPMENT

The existing 1,422-square foot one-story daycare building sits at street grade on Assessors Parcel Number 329-162-59. The wood-sided building has a gable roof. Trees and landscaping are contained within a front fenced area adjacent to Blanchard Road. Parking spaces are located on the west side of the building. From the road, the existing building appears to be a small, single-family residential dwelling rather than a commercial daycare.

ENVIRONMENTAL IMPACT ANALYSIS

The proposed project is to rezone the subject parcel from Commercial limited (CL) to Single-Unit Residential (R1), to allow the commercial daycare unit to be converted to a single-family residential unit. For consistency, the project will require a General Plan Amendment to amend the commercial land use designation from Commercial (C) to High Density Residential (HDR). No new development is being proposed on the parcel except for subsequent internal tenant improvements and external repairs and maintenance. These activities will not impact biological resources and air quality plans or standards, including greenhouse gases; impact or degrade cultural resources; or increase odors or pollution concentrations to any discernible level.

Noise from resulting construction activities will be subject to General Plan Policy 6.5.1.11, so that impacts from these factors as a result of maintenance, tenant improvements, and residential uses allowed under the rezone will be less than significant. Airborne particulate impacts from residential use, such as wood burning stoves if installed, shall be subject to Policy 6.7.4.6 requiring consistency with the Environmental Protection Agency's certification standards.

Comments from the El Dorado County Fire Protection District confirm an acceptable distance to the nearest fire hydrant and adequate access to the building.

No sensitive receptors are located adjoining the parcels and the nearest residential zone is located directly east and south of the project parcel. Due to the time in which they were built, nonconforming residences are located throughout the commercially zoned portion of Motherlode Drive directly north of the project parcel. Impacts to surrounding land uses from residential uses allowed under the rezone will be less than significant.

Under the 2004 General Plan, single-family land use densities in a Community Region for High Density Residential range from 1 to 5 dwelling units per acre. The project is proposing a density of 1 dwelling unit on 0.25 acres or approximately 4 dwelling units per acre, consistent with the General Plan designation of HDR. The existing unit is a daycare center which will be converted into a single-family residential use. The increase in residents, including school-age children, will be on such a small scale as to allow accommodation with the existing school capacity. Uses allowed on the parcel as a result of the rezone will be compatible with the residential, civic, and service uses in the surrounding area. The rezone will maintain conformity to the existing land use pattern of residential and small commercial uses within the Blanchard Road corridor and will provide a better transition from the commercial civic use of the church to the lower intensity residential uses. Impacts on population density and surrounding land use from the conversion of a daycare use to a single-family residential use will be less than significant.

The parcel is accessed directly off of Blanchard Road, a County-maintained two-lane “regional road” pursuant to Figure TC-1 of the General Plan. The Transportation Division reviewed the project and had no comment as to its impact on level of service thresholds established under General Plan Policy TC-Xe. Impacts on transportation elements of roadway design, levels of service, and corresponding air quality impacts from residential uses allowed under the rezone will be less than significant.

The parcel is within the El Dorado Irrigation District (EID) boundaries and is currently connected to public water. The site is connected to the public sewer system. Impacts on public utilities and services from residential development allowed under the rezone will be less than significant.

MANDATORY FINDINGS

- a. No impacts have been found that would reduce potential wildlife or plant habitat on the site, reduce wildlife or plant populations below self-sustaining levels, or restrict the range or migratory habits of a rare or endangered animal. No grading will occur on the already developed site, so that no impacts to cultural or archeological resources will occur.
- b. No cumulative impacts from the proposed rezone and General Plan Amendment allowing a single-family residential use in place of a commercial use will occur.
- c. No environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, will occur as a result of the proposed rezone and General Plan Amendment allowing a single-family residential use in place of a commercial use.

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 130 - 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 120 - 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.)