

EL DORADO COUNTY DEVELOPMENT SERVICES PLANNING COMMISSION STAFF REPORT



Agenda of: March 26, 2009
Item No.: 9
Staff: Michael C. Baron

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z06-0018/PD06-0016/P06-0018

APPLICANT: DG Granade

AGENT/OWNER: Doug Granade

REQUEST:

1. Rezone from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD).
2. A Tentative Parcel Map creating five light industrial lots ranging in size from 0.49 acres to 1.95 acres.
3. A Development Plan to allow construction of three warehouse/office buildings to accompany three existing warehouse/office buildings.

LOCATION: On the west side of Commodity Way, approximately 300 feet south of the intersection with Dividend Drive in the Shingle Springs area, Supervisorial District II. (Exhibit A)

APN: 109-480-03 (Exhibit D)

ACREAGE: 4.87 acres

GENERAL PLAN: Industrial (I) (Exhibit B)

ZONING: Industrial-Design Control (I-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The project site is located in the Barnett Business Park. This parcel was created by parcel map (P99-0013) approved January of 2005. The parcel has a development envelope which is recorded on PM48-141C along with two other parcels (Parcels 2 & 7 of PM48-141C). Note 1 on sheet 4 of PM48-141C states that, "The development envelopes shown on this detail sheet may be subject to change as a result of the discretionary design review process." The envelopes may also change as a result of transplanting or replacement onsite of oak canopy on the individual parcels. The development envelopes may be modified as long as no more than 3.14 acres of oak tree canopy are removed pursuant to condition 11 of parcel map P99-0013. The three existing buildings were designed using the allowable development envelope square footage on Parcel 3. In order to comply with Condition 11 of P99-0013 the applicant has provided a five-acre oak conservation easement on private ranchland. The off-site oak tree conservation easement was forwarded to the Board of Supervisors and approved on November 6, 2007. Three office/warehouse buildings were constructed under a design review (DR05-0026-S) upon County acceptance of the off-site oak tree mitigation easement. This application can move forward with the adoption of the County's Oak Woodland Management Plan. The application was removed from "On Hold" status August 13, 2008.

STAFF ANALYSIS

Project Description: The project is a proposed zone change from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD), a Development Plan for construction of three additional warehouse/office buildings to accompany three existing warehouse/office buildings ranging in size from 5,365 square feet to 11,700 square feet, shared parking, landscaping and lighting. A Parcel Map to subdivide the 4.87 acre site into five light industrial lots ranging in size from 0.49 acres to 1.95 acres. The project would completely remove the recorded building envelope from P99-0013. The following table provides proposed parcel details:

Parcel Number	Parcel Size (acres)	Building (sq. ft.)
1	0.94	A: 11,700
2	0.86	B: 11,250
3	0.64	C: 11,250
4	0.49	D: 7,200
5	1.95	E: 5,365 & F: 9,000

Development Plan:

Three warehouse/office buildings would be constructed as part of this Development Plan to accompany the three existing warehouse/office buildings (total 55,765 sq. ft.). A total of 88 parking stalls and 3 full size loading zones (9 total) would be available for the entire development. 54 spaces would be required for the total warehouse/office square footage. The project would provide a total of 88 parking stalls with 6 ADA compliant stalls and 34 additional stalls for potential office space within buildings C, D, E, & F. A shared parking and maintenance agreement would be incorporated into CC&R's for the project.

Site Description:

The project site is a total of 4.87 acres within the Barnett Business Park, characterized by former oak woodland habitat that was cleared prior to this application and adoption of the 2004 General Plan. Slopes extend gently downward to the west with 99.07 percent ranging from 0-10 percent and some isolated areas or 0.76 percent ranging from 11-20 percent. The soil on the project site is classified as Rescue Sandy Loam (ReB) and Rescue Very Stony Sandy Loam (RfB) (*soil Survey of El Dorado County Area, 1974*). According to the soil survey, “soils are 3 to 15 percent slopes and runoff is slow to medium with a slight to moderate erosion hazard with moderately slow permeability.”

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	I-DC	I	Warehouse/Office
North	I-DC	I	Warehouse/Light Industrial
South	I-DC	I	Vacant
East	I-DC	I	Vacant
West	I-DC	I	Vacant

General Plan:

The General Plan designates the subject site as Industrial. General Plan **Policy 2.2.1.2** states the purpose of the Industrial Land Use Designation is to provide areas for a full range of light and heavy industrial uses.

As stated in **Policy 2.2.1.5**, the General Plan shall provide for a floor area ratio (FAR) of 0.85 as shown in Table 2-3, as amended by the Board of Supervisors March 7, 2006. The FAR for the entire 4.87 acre site including future development is calculated by taking 85 percent of the total 4.87 acre site which is equal to 4.13 acres or 179,902 square feet of developable floor area. The total floor area ratio of the proposed project totals 0.25 (1.28 acres) or 55,765 square feet of floor area. As proposed, the project would comply with the 0.85 floor area ratio allowed under General Plan **Policy 2.2.1.5** as amended by Resolution Number 061-2006.

The subject parcel is adjacent to parcels that have been previously developed for light industrial uses.

The proposed project would mirror the adjacent projects in its design and similar setting. The potential project impacts as they relate to increased traffic would be reduced through future signalization of the Business Drive and Durock Road intersections. There would be no conflict with General Plan **Policy 2.2.3.1**.

General Plan **Policy 2.2.5.3** requires that the County shall 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 that 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;*

Discussion: An El Dorado Irrigation District (EID) Facility Improvement Letter, dated November 20, 2008, states that as of January 1, 2007, there were 2,426 equivalent dwelling units (EDU's) were available within the Western/Eastern Water Supply region. The proposed project would require 3 additional Equivalent Dwelling Units to adequately supply each building with water service.

2. *Availability and capacity of public treated water system;*

Discussion: As stated in the Facilities Improvement Letter (FIL), dated November 20, 2008, the El Dorado Irrigation District (EID) states water service stubs would be provided to serve the project.

3. *Availability and capacity of public waste water treatment system;*

Discussion: As stated in the Facilities Improvement Letter (FIL), dated November 20, 2008, the El Dorado Irrigation District (EID) states sewer service stubs would be provided to serve the project.

4. *Distance to and capacity of the serving elementary and high school;*

Discussion: The project site is located within the Buckeye Union School District. The project is a light industrial project, located within an existing business park no impacts to schools is anticipated. The affected school district was contacted as part of the initial consultation process, and no specific comments or mitigation measures were received.

5. *Response time from the nearest fire station handling structure fires;*

Discussion: The El Dorado County Fire Protection District would be responsible for providing fire protection to the subject. The District was contacted as part of the initial consultation process. As such, the District has reviewed the project and indicated that adherence to the applicable building and fire codes, as well as conditions of approval regarding the installation of fire hydrants, and provision of established fire flow, would satisfactorily address all fire related safety issues.

6. *Distance to nearest Community Region or Rural Center;*

Discussion: The project site is located within the Shingle Springs Community Region. As proposed, the project is a light industrial project adjacent to compatible existing light industrial land uses.

7. *Erosion hazard;*

Discussion: The site is gently sloping with site development proposed to occur on grades of less than 30 percent. The applicant supplied a drainage study for review by the Department of Transportation. Drainage issues would be resolved through Conditions of Approval and Improvement Plans reviewed and approved by the Department of Transportation during the building permit phase.

8. *Septic and leach field capability;*

Discussion: The proposed lots would be served by public water and sanitary sewer service provided by the El Dorado Irrigation District (EID). No septic systems are being proposed

9. *Groundwater capability to support wells;*

Discussion: The project would be served by El Dorado Irrigation District (EID) public water facilities. No additional wells are proposed.

10. *Critical flora and fauna habitat areas:*

Discussion: The County's General Plan designates areas within the County that have the potential to affect rare plants. The County's General Plan and General Plan EIR define Rare Plant Mitigation Areas within the County, which designate lands potentially affecting rare plants that are subject to mitigation. The project site is within Rare Plant Mitigation Area 1. Based on the original EIR for the Barnett Business Park the Rare Plant Mitigation fee assessed at the building permit phase would be adequate mitigation for any disturbance.

11. *Important timber production areas:*

Discussion: The project is not located in or near an important timber production area.

12. *Important agricultural areas;*

Discussion: The General Plan Land Use Designation for the project area is Industrial and the site is presently Zoned Industrial-Design Control (I-DC). There are no active agricultural pursuits within the immediate vicinity and the site itself is within an existing light industrial business park and is not used for agricultural pursuits. Thus, the site is not considered an important agricultural area.

13. *Important mineral resource areas,*

Discussion: The project would not impact an important mineral resource area.

14. *Capacity of the transportation system serving the area,*

Discussion: The El Dorado County Department of Transportation reviewed the project and concluded that the recommended conditions of approval, including improvements to existing roadways, as well as proposed roadways, would sufficiently address traffic issues and ensure that the transportation system is adequate to serve the area.

15. *Existing land use patterns;*

Discussion: The project area is surrounded by existing light industrial land uses. The project is surrounded by the Industrial-Design Control (I-DC) Zone District along all boundaries. Thus, staff has determined that the proposed project is consistent with existing land use patterns within the immediate area.

16. *Proximity to perennial water course;*

Discussion: The project does not contain any perennial water courses.

17. *Important historical/archeological sites;*

Discussion: Four separate Cultural Resources assessments were performed within the project area for previous projects and the original parcel map (P99-0013) which created the current project parcel. The assessment of the project site and immediate vicinity concluded that no significant prehistoric or historic archeological sites, features, or artifacts were found on the property and that no further archeological work is recommended. Therefore, it has been concluded that the project would be consistent with General Plan Policy 2.2.5.3 & 7.5.1.3.

18. *Seismic hazards and present active faults; and*

Discussion: 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 buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.

19. *Consistency with existing Conditions, Covenants, and Restrictions.*

Discussion: No Conditions, Covenants, and Restrictions are effective within the project area. Master CC & R's would be reviewed and recorded prior to filing the Parcel Map.

In order to ensure consistency with General Plan **Policy 2.8.1.1** the applicant has provided a complete site photometric plan for the parking lot along with light fixture details. All outdoor lighting would be conditioned to conform to § 17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Should final, installed lighting be non-compliant with full shielding requirements, the applicant would be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services. All lights would be shielded and downward directed so light does not spill over onto adjacent parcels. Planning Services would recommend that the project be conditioned to limit nighttime lighting impacts and limiting the number of lights shining after business closure.

As previously discussed and shown in the Adjacent Land Use Table, the proposed light industrial project would be consistent with General Plan **Policy 2.2.5.21**. The project area is surrounded by existing light industrial uses within the business park that would be compatible with the proposed development.

The Department of Transportation determined that the thresholds for the level of service standards, as identified within the Transportation and Circulation Element, would not be exceeded for this project. Also, it has been identified that the project would not "worsen" roadway facilities as defined under General Plan **Policy TC-Xe**.

General Plan **Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2** require that landscape plans meet the intent of the General Plan policies for inclusion of native El Dorado County plants indigenous to the project vicinity and drought resistant plants. A review of a request requires that the proposal is designed to provide a desirable environment within its own boundaries and that the proposed uses do not significantly detract from the natural land and scenic values of the site. Staff has reviewed the preliminary landscape plan and has determined that the plan has been adequately designed to be consistent with **Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2**.

In reference to **Policy 7.4.4.4**, prior to the adoption of the General Plan, the property owner cleared most of the tree canopy from the property in anticipation of future development (111,609 sq. ft.). Prior to removing the oak canopy the applicant had the tree canopy surveyed by Dimension Control (Tree Study dated February 16, 2006). Since removing the canopy was a violation of the original parcel map (Condition 11 of P99-0013) the applicant provided a 5-acre (217,800 sq. ft.) oak conservation easement (DOC# 2007007902) dedicating in excess of a 2:1 replacement ratio (164,314 sq. ft.) for canopy removed in excess of the 60percent required retention (82,157 sq. ft.) under Policy 7.4.4.4. The oak conservation easement is located on APN's: 087-310-24 & 087-020-07 (adm.). The conservation easement agreement was adopted by the Board of Supervisors November 6, 2007 and allowed the applicant to precede with Phase I construction. Of the remaining 25,320 square feet of oak canopy, an additional 7,178 square feet of oak canopy would be removed as part of the current application request (Phase II). The additional removal of oak canopy would be mitigated by the existing offsite oak canopy conservation easement. The sum total removal of oak canopy would be accounted for in excess by the existing oak conservation easement and a total of 18,142 square feet of oak canopy would remain on the site.

General Plan **Objective 10.1.5** and **Policies 10.1.5.1** and **10.1.5.2** all seek to encourage and emphasize the importance of promoting and encouraging projects that have the potential to support, assist, and encourage the economic expansion and addition of businesses, and also enable and encourage existing companies, businesses, and/or industries to expand and economically thrive in El Dorado County. The proposed project would benefit and support the interests of the commercial business in the vicinity because the applicant has an established light industrial company within the County and is working to expand the enterprise.

Conclusion: The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies, and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 1.

Zoning: The proposed project is permitted in the Industrial Zone District, pursuant to Sections 17.34 and 17.74. Since the applicant is requesting a parcel map included with the project the County requires that both a Rezone and Planned Development application be processed. The permitted uses, when the Planned Development is used in conjunction with the Industrial Zone District, would be limited to those uses allowed by right within the Industrial Zone District with which the Planned Development Zone is combined. With the addition of the Planned Development Overlay, Section 17.04.030.B of the Zoning Ordinance requires that any future development or plan modification require the submittal of a Development Plan, reviewed by the Planning Commission, unless modifications are determined substantially consistent to the originally approved Development Plan by the Development Services Director.

Planned Development

The initial submittal of a Development Plan includes review of the site plan, building elevations, access, signage, landscaping plans and other issues by the Planning Commission as a component of the Planned Development review process. Adding the Planned Development Overlay to the project as part of the rezone application is a necessary component in order to create separate parcels in this case as well as allow some exceptions to the Industrial Zone District Development Standards. Although the Planned Development Overlay would replace the Design Review District, the analysis required using the Planned Development concept carries a higher level of review and discretion than a Design Review project and more analysis is required in some cases. The uses and most of the design standards allowed by right under the Industrial Zone District would still apply to the property in this case. A Development plan authorizes the use of the property as well as the physical development of the site.

Building Materials and Colors

Each building exterior consists of sandstone colored insulated metal panel siding from the finished floor up to a classic green ribbed metal exterior system, including classic green gutters, and white roll-up doors. The roof of each building would consist of polar white metal panels. Exterior building elevations and designs are referenced on Exhibits F1, F2, F3, F4, F5, & F6.

Signage

The applicant has proposed one double-sided, 25 square-foot free-standing monument sign (Exhibit I). The monument sign complies with the County Code requirements. Each tenant would be allowed one sign fixed on the face of each building above their entrance. Further, each sign shall not exceed the roof line and not exceed twenty four square feet. No tenant signs would be illuminated as proposed by the applicant. Additional monument signs would require additional review and/or approval by the Development Services Director for substantial compliance with County Code.

Landscaping

The applicant has submitted a Preliminary Landscape Plan (Exhibit G1 & G2) for the proposed development. Landscaping would be required to meet Zoning Code Chapter 17.18.090, as well as, require a Water Conservation Landscape Form filled out by the landscaper and enclosed in the file. The applicant would be required to provide substantial compliance documentation as part of the building permit process to prove consistency with the County Landscape Standards.

Lighting

A Preliminary Lighting Plan was provided that shows the proposed project meets the intent of Section 17.14.170 of the County Code (Exhibit J1 & J2). As discussed in the General Plan section for Policy 2.8.1.1, all lights will be shielded and downward-directed so light does not project onto adjacent parcels. The applicant would be required to provide substantial compliance documentation as part of the building permit process to prove consistency with the County Lighting Ordinance.

Project Access, Parking and Loading

Access to the proposed project would be from encroachments onto both Business Drive and Commodity Way (Exhibit E). No public roadway extensions would be required to accommodate the proposed project. A joint access and parking agreement is to be provided to ensure on-going access and maintenance of the parking area to all property owners within the proposed development.

The submitted site plan was reviewed to verify compliance with County Code on-site parking requirements. Section 17.18.060 of the County Code lists the parking requirements by use. A parking analysis has been completed for the proposed development and it has been determined that there would be adequate parking for the proposed warehouse/office uses. The project proposes 88 parking spaces including adequate handicapped stalls. Section 17.18.060, #33 establishes that General Warehousing requires one space plus one space per each 2,000 square feet of gross area devoted to warehousing. In addition, a total of 34 extra parking spaces would be available for potential office space in buildings C, D, E, & F, where Section 17.18.060, #14 establishes that General Office requires 1 space per each 250 square feet of gross floor area. Section 17.18.080 (C), requires three loading zones for up to 90,000 square feet of industrial building square footage. For Phase II the applicant has proposed three full size loading zones. This would ensure that each individual tenant improvement is provided an adequate number of parking stalls required by the County Parking Ordinance.

The applicant proposes 55,765 square feet of warehouse/office, which would require 54 parking spaces. The applicant is proposing 6 handicap/A.D.A. compliant spaces, (all handicapped spaces are van accessible) and 82 standard spaces.

Any future uses would be evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking would be available for each use. Each applicant would accompany individual building permits with substantial compliance documentation to show consistency with County Parking Ordinance.

Conclusion

The proposed Development Plan would be consistent with the Development Standards for the Industrial Zone District as well as the required Findings under Section 17.040.030 (B) (1-6) for the approval of a Development Plan. Findings for approval of the Development Plan are provided in Attachment 2.

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

The El Dorado County Fire Protection District expressed concerns over the addition of more buildings and increased fire flow within the Barnett Business Park prior to the construction of the Business Drive intersection street light project. However the Fire District was able to provide conditions of approval to address additional fire flow in the Barnett Business Park.

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 would 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: In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,993.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,993.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

RECOMMENDATION

Staff recommends that the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Z06-0018 based on the findings in Attachment 2;
3. Approve Planned Development application PD06-0016, adopting the Development Plan as the official Development Plan, based on the findings in Attachment 2, subject to the conditions in Attachment 1; and
4. Approve Parcel Map P06-0018 based on the findings in Attachment 2, subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
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 F1, F2, F3, F4, F5, F6	Elevations
Exhibit G1, G2	Preliminary Landscape Plan
Exhibit H1, H2	Pre and Post Phase II Oak Tree Canopy
Exhibit I	Sign Plan
Exhibit J1 & J2	Lighting Plan
Exhibit K	Tentative Parcel Map
Exhibit L	Environmental Checklist and Discussion of Impacts

EXHIBIT A: VICINITY MAP

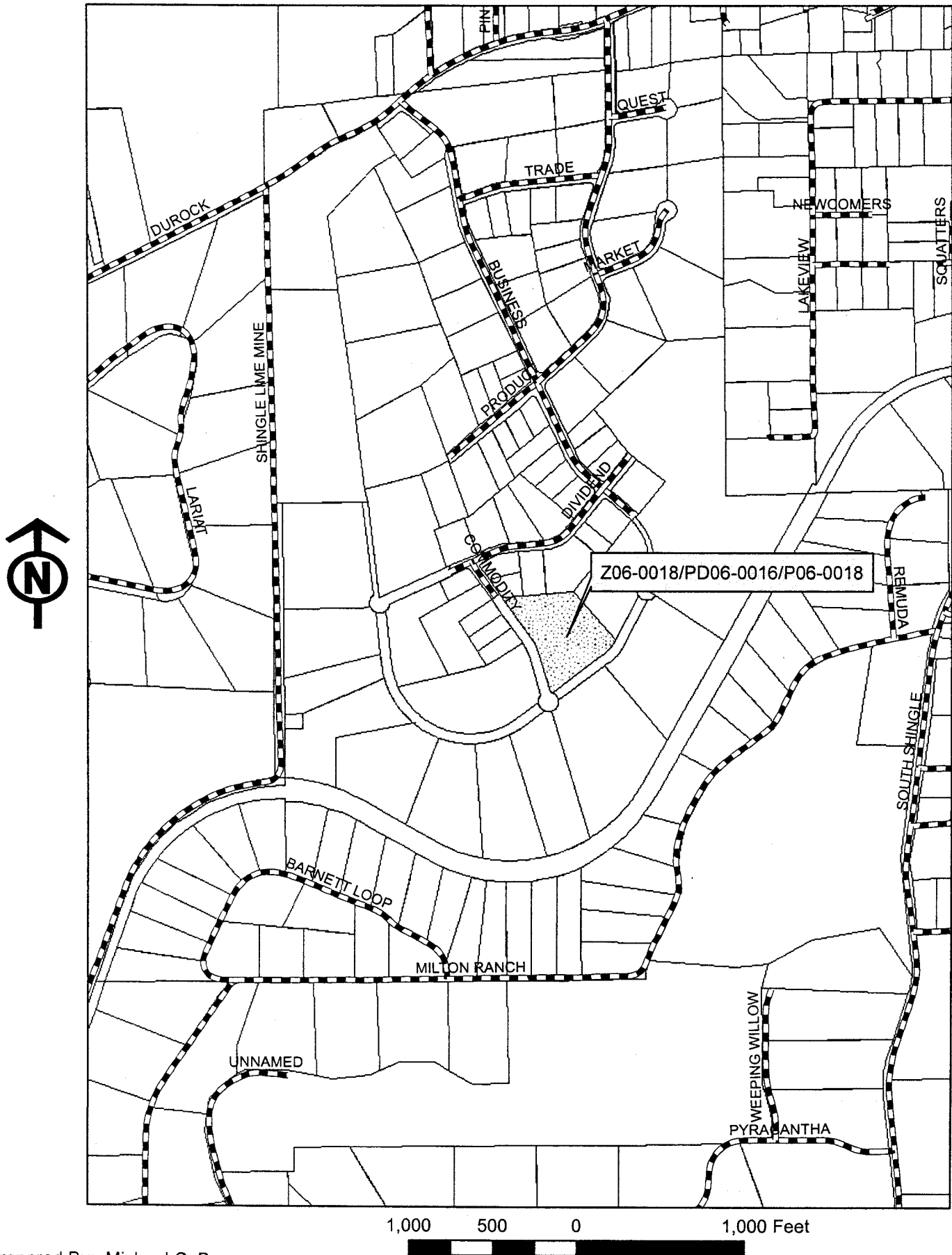


EXHIBIT B: GENERAL PLAN LAND USE MAP

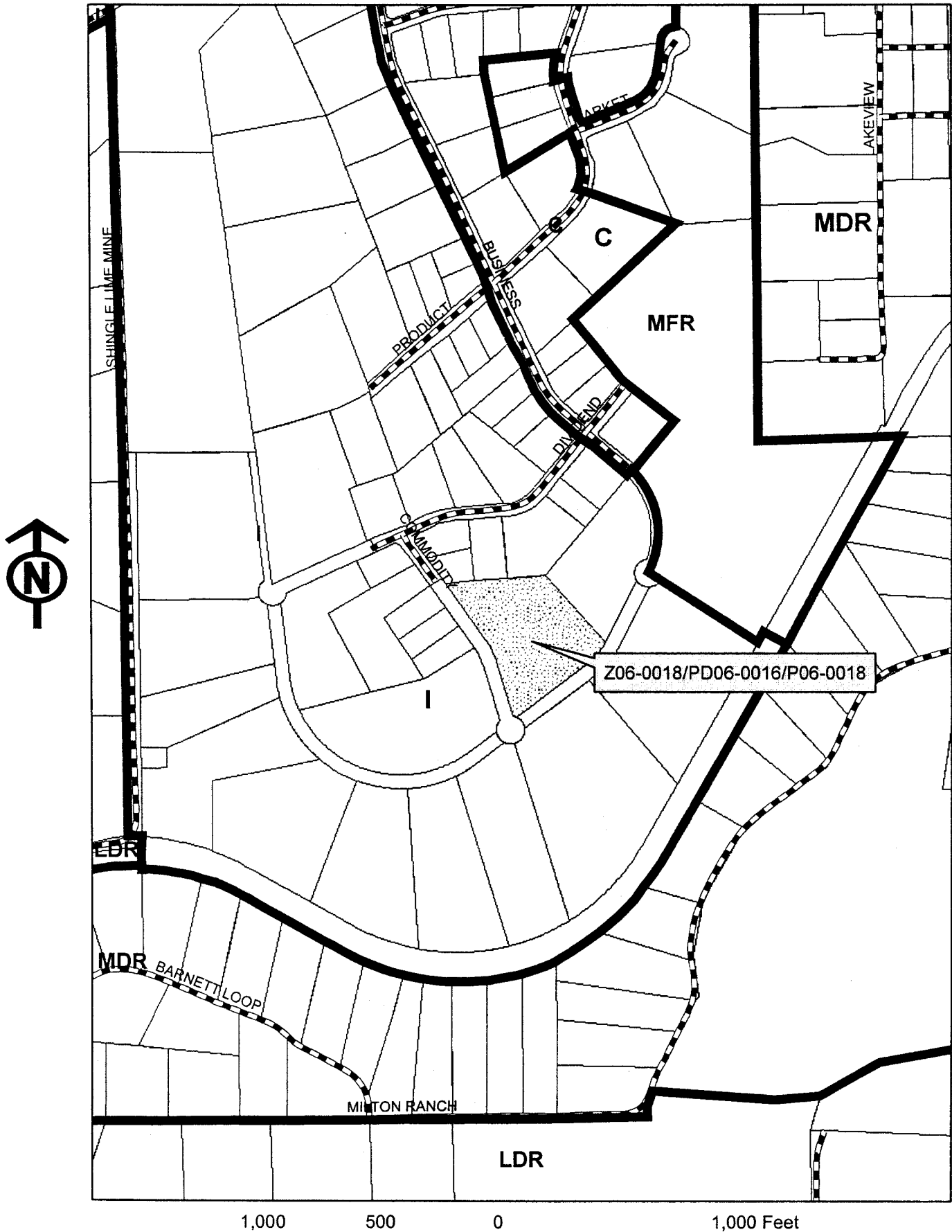


EXHIBIT C: ZONING MAP

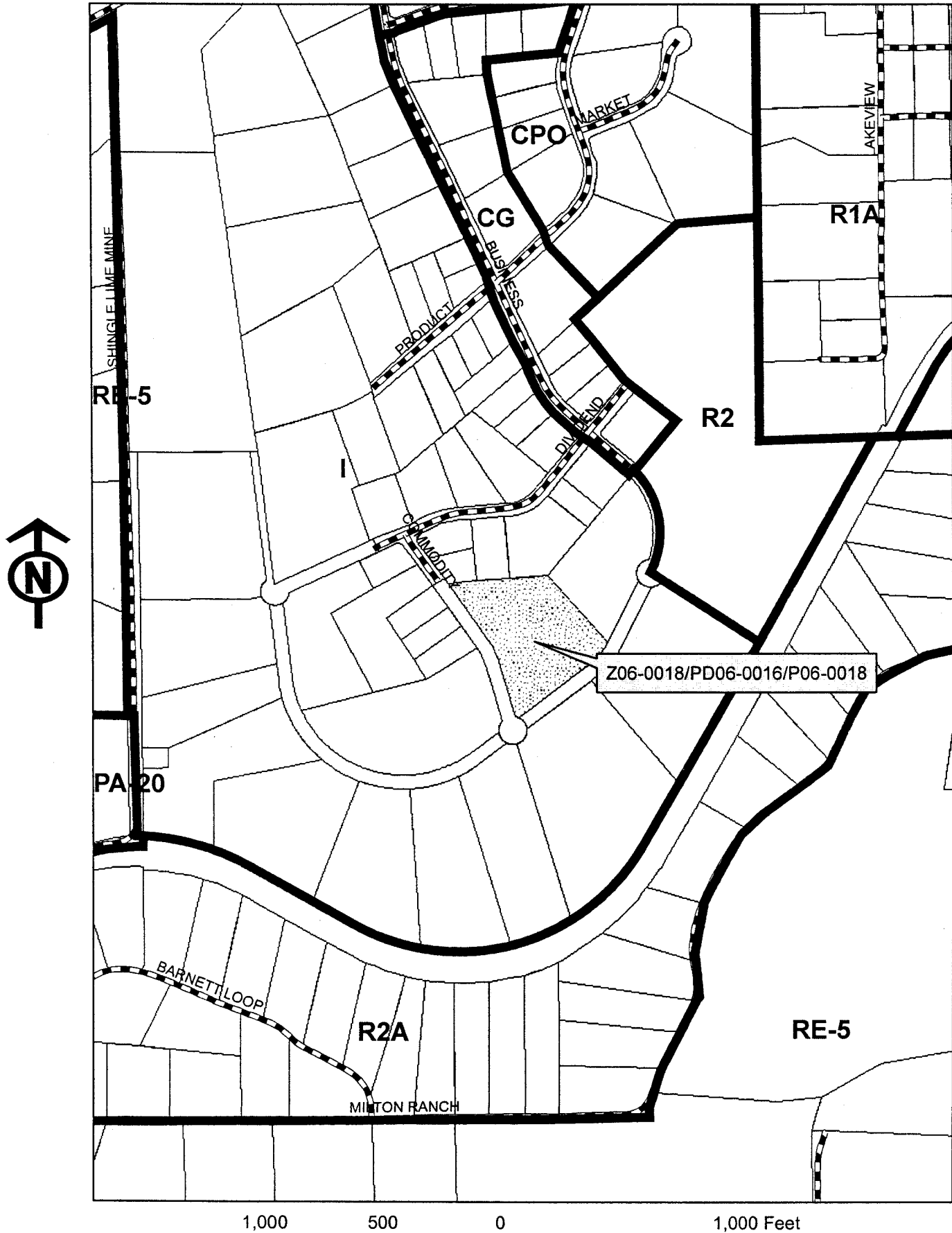
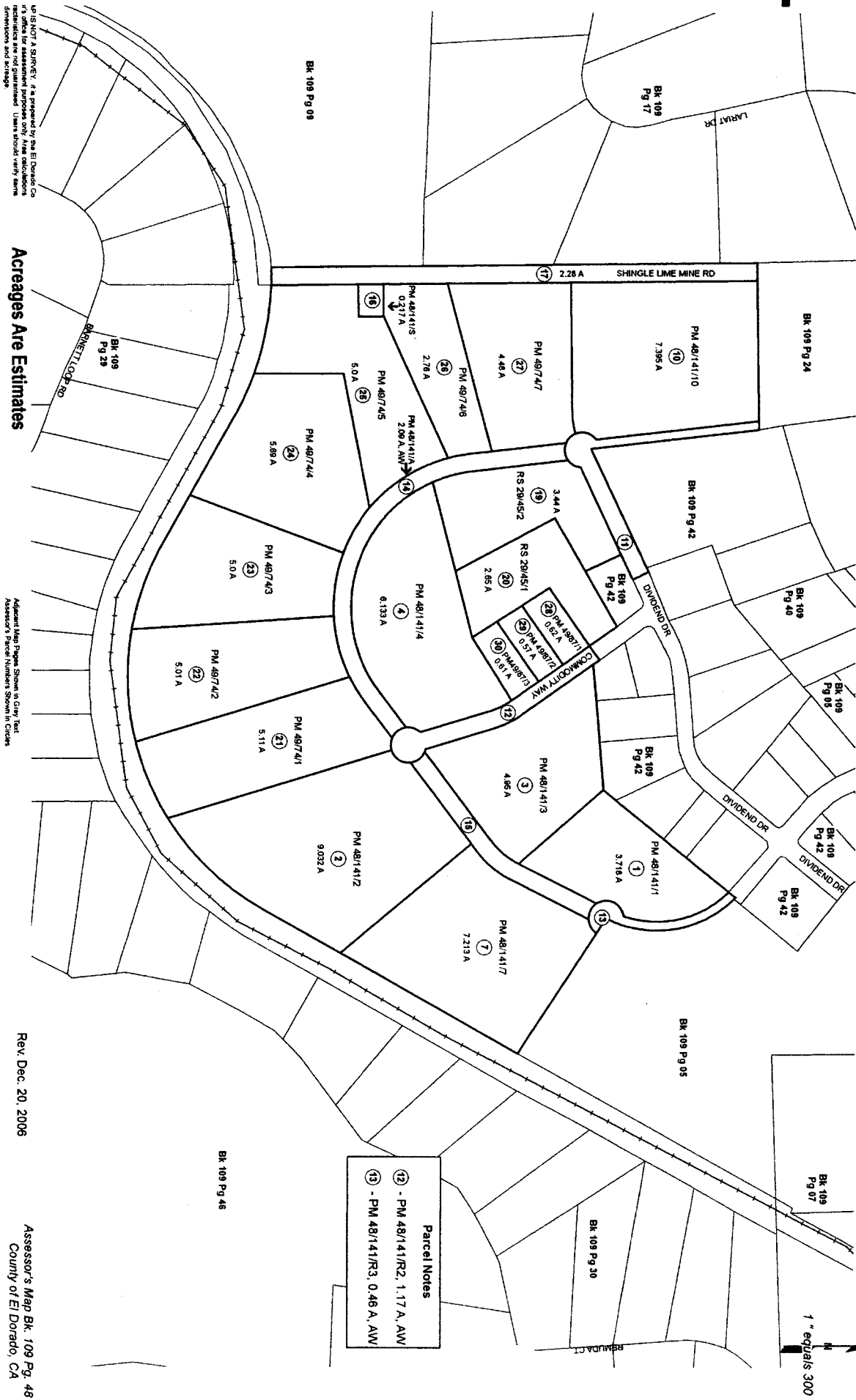


EXHIBIT D: Assessor's Map

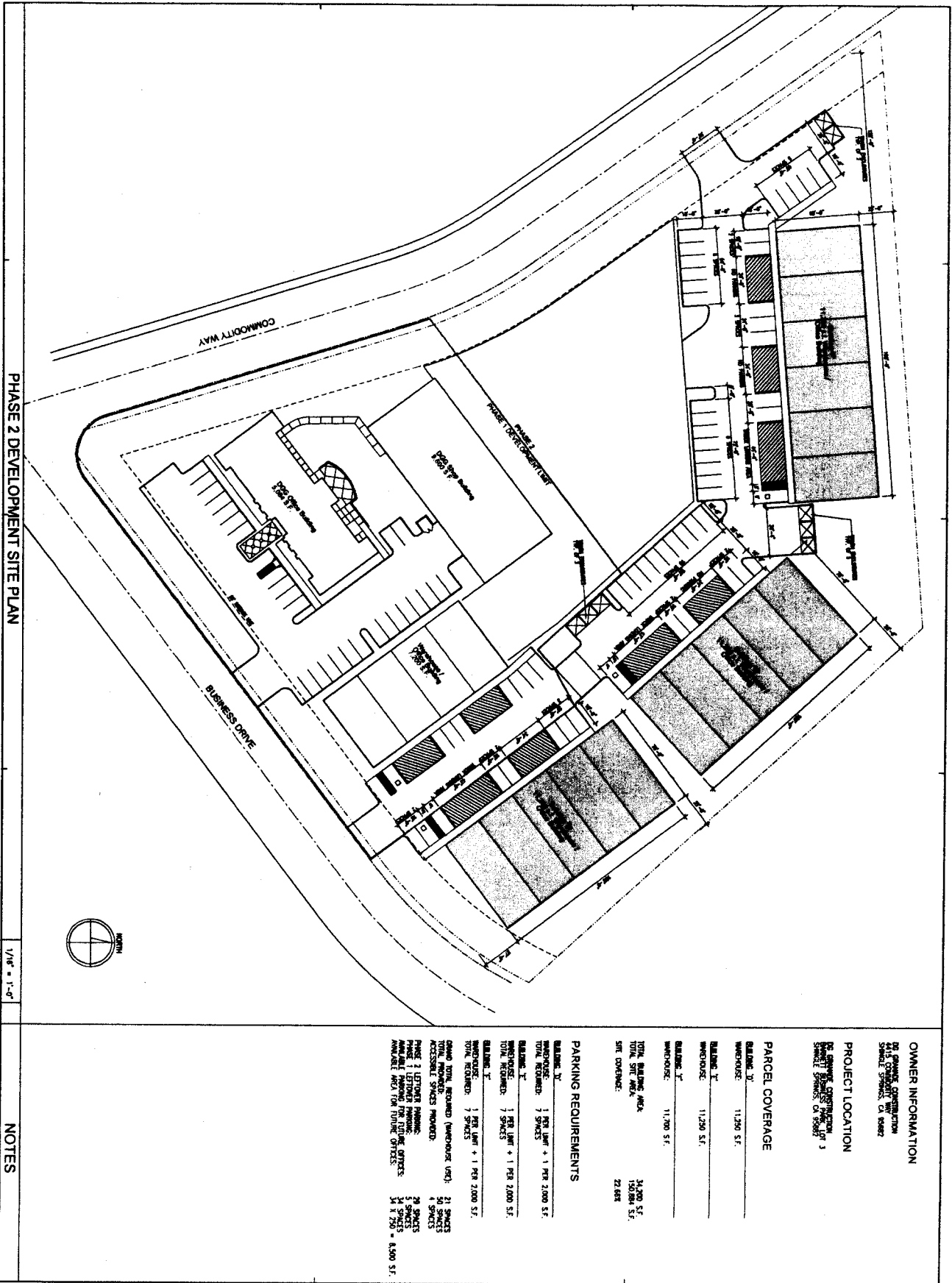
POR. SEC. 11, T9N., R9E., M.D.M.
BARNETT BUSINESS PARK UNIT 2 PHASE 2

109:48



Acreages Are Estimates

EXHIBIT E: Site Plan



OWNER INFORMATION

DE GRADY CONSTRUCTION
4411 COMMODITY WAY
SHELBY, IDAHO 83402

PROJECT LOCATION

DE GRADY CONSTRUCTION
SHELBY, IDAHO 83402

PARCEL COVERAGE

BUILDING: 3	11,250 S.F.
WAREHOUSE: 1	11,250 S.F.
BUILDING: 2	11,250 S.F.
WAREHOUSE: 2	11,250 S.F.
BUILDING: 1	11,250 S.F.
WAREHOUSE: 3	11,250 S.F.
TOTAL BUILDING AREA	33,750 S.F.
TOTAL SITE AREA	150,000 S.F.
SITE COVERAGE	22.5%

PARKING REQUIREMENTS

BUILDING: 3	1 PER LOT + 1 PER 2,000 S.F.
WAREHOUSE: 1	7 SPACES
BUILDING: 2	1 PER LOT + 1 PER 2,000 S.F.
WAREHOUSE: 2	7 SPACES
BUILDING: 1	1 PER LOT + 1 PER 2,000 S.F.
WAREHOUSE: 3	7 SPACES
TOTAL REQUIRED (warehouse only)	21 SPACES
TOTAL PROVIDED	50 SPACES
ACCESSIBLE SPACES PROVIDED	4 SPACES
PHASE 2 LEFTOVER PARKING	29 SPACES
AVAILABLE PARKING FOR OTHER OFFICES	3 SPACES
AVAILABLE AREA FOR OTHER OFFICES	34 X 750 = 8,500 S.F.

NOTES

ARCHITECTS
6728 BLANKENHORN
PACIFIC, IDAHO 83407
(208) 325-0000

Z 06-0018, P 06-0018
ID 06-0016

CONSULTANT



NO	DATE BY	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWING NUMBER A12

SITE PLAN

506 'D' Street
Marysville, CA 95901
(530) 586-3111
(530) 730-2501 fax

8288 Butterfield Way
Placerville, CA 95667
(530) 826-5678
(530) 295-3334 fax

0001 NORTH ELEVATION

0002 SOUTH ELEVATION

0003 EAST ELEVATION

0004 WEST ELEVATION

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

0921 HOLLAND METAL PANEL EXPOSURE SYSTEM
0922 HARMED METAL PANEL EXPOSURE SYSTEM
0923 12" METAL PANEL REVEAL
0924 8" C1 PATTERN CUTTER

CONSULTANT					
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					
NO DATE BY DESCRIPTION					
REVISIONS					
DRAWN:	CHECKED:				
DATE: JAN 2001	SCALE:				
PROJECT NUMBER: 08113					
EXTERIOR ELEVATIONS BLDG. 'B'					
DYNAMIC IN AREA R.					
A5.2					



506 'D' Street
Marysville, CA 95901
(530) 598-3111
(530) 730-2801 'ox

6288 Butterfield Way
Placerville, CA 95667
(530) 826-5676
(530) 295-3334 fax

Z 06-0018, PD 06-0016
P 06-0018

SOUTH ELEVATION
1/8" = 1'-0" 1

NORTH ELEVATION
1/8" = 1'-0" 3

EAST ELEVATION
1/8" = 1'-0" 4

WEST ELEVATION
1/8" = 1'-0" 4

NOTE:
SEE ELEVATION 1 FOR WINDOW, DOOR, AND
DIM. REFERENCES NOT SHOWN

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SEE ELEVATION 1 FOR WINDOW, DOOR, AND
DIM. REFERENCES NOT SHOWN

001: 002: 003: 004: 005: 006: 007: 008: 009: 010: 011: 012: 013: 014: 015: 016: 017: 018: 019: 020: 021: 022: 023: 024: 025: 026: 027: 028: 029: 030: 031: 032: 033: 034: 035: 036: 037: 038: 039: 040: 041: 042: 043: 044: 045: 046: 047: 048: 049: 050: 051: 052: 053: 054: 055: 056: 057: 058: 059: 060: 061: 062: 063: 064: 065: 066: 067: 068: 069: 070: 071: 072: 073: 074: 075: 076: 077: 078: 079: 080: 081: 082: 083: 084: 085: 086: 087: 088: 089: 090: 091: 092: 093: 094: 095: 096: 097: 098: 099: 100: 101: 102: 103: 104: 105: 106: 107: 108: 109: 110: 111: 112: 113: 114: 115: 116: 117: 118: 119: 120: 121: 122: 123: 124: 125: 126: 127: 128: 129: 130: 131: 132: 133: 134: 135: 136: 137: 138: 139: 140: 141: 142: 143: 144: 145: 146: 147: 148: 149: 150: 151: 152: 153: 154: 155: 156: 157: 158: 159: 160: 161: 162: 163: 164: 165: 166: 167: 168: 169: 170: 171: 172: 173: 174: 175: 176: 177: 178: 179: 180: 181: 182: 183: 184: 185: 186: 187: 188: 189: 190: 191: 192: 193: 194: 195: 196: 197: 198: 199: 200: 201: 202: 203: 204: 205: 206: 207: 208: 209: 210: 211: 212: 213: 214: 215: 216: 217: 218: 219: 220: 221: 222: 223: 224: 225: 226: 227: 228: 229: 230: 231: 232: 233: 234: 235: 236: 237: 238: 239: 240: 241: 242: 243: 244: 245: 246: 247: 248: 249: 250: 251: 252: 253: 254: 255: 256: 257: 258: 259: 260: 261: 262: 263: 264: 265: 266: 267: 268: 269: 270: 271: 272: 273: 274: 275: 276: 277: 278: 279: 280: 281: 282: 283: 284: 285: 286: 287: 288: 289: 290: 291: 292: 293: 294: 295: 296: 297: 298: 299: 300: 301: 302: 303: 304: 305: 306: 307: 308: 309: 310: 311: 312: 313: 314: 315: 316: 317: 318: 319: 320: 321: 322: 323: 324: 325: 326: 327: 328: 329: 330: 331: 332: 333: 334: 335: 336: 337: 338: 339: 340: 341: 342: 343: 344: 345: 346: 347: 348: 349: 350: 351: 352: 353: 354: 355: 356: 357: 358: 359: 360: 361: 362: 363: 364: 365: 366: 367: 368: 369: 370: 371: 372: 373: 374: 375: 376: 377: 378: 379: 380: 381: 382: 383: 384: 385: 386: 387: 388: 389: 390: 391: 392: 393: 394: 395: 396: 397: 398: 399: 400: 401: 402: 403: 404: 405: 406: 407: 408: 409: 410: 411: 412: 413: 414: 415: 416: 417: 418: 419: 420: 421: 422: 423: 424: 425: 426: 427: 428: 429: 430: 431: 432: 433: 434: 435: 436: 437: 438: 439: 440: 441: 442: 443: 444: 445: 446: 447: 448: 449: 450: 451: 452: 453: 454: 455: 456: 457: 458: 459: 460: 461: 462: 463: 464: 465: 466: 467: 468: 469: 470: 471: 472: 473: 474: 475: 476: 477: 478: 479: 480: 481: 482: 483: 484: 485: 486: 487: 488: 489: 490: 491: 492: 493: 494: 495: 496: 497: 498: 499: 500: 501: 502: 503: 504: 505: 506: 507: 508: 509: 510: 511: 512: 513: 514: 515: 516: 517: 518: 519: 520: 521: 522: 523: 524: 525: 526: 527: 528: 529: 530: 531: 532: 533: 534: 535: 536: 537: 538: 539: 540: 541: 542: 543: 544: 545: 546: 547: 548: 549: 550: 551: 552: 553: 554: 555: 556: 557: 558: 559: 560: 561: 562: 563: 564: 565: 566: 567: 568: 569: 570: 571: 572: 573: 574: 575: 576: 577: 578: 579: 580: 581: 582: 583: 584: 585: 586: 587: 588: 589: 590: 591: 592: 593: 594: 595: 596: 597: 598: 599: 600: 601: 602: 603: 604: 605: 606: 607: 608: 609: 610: 611: 612: 613: 614: 615: 616: 617: 618: 619: 620: 621: 622: 623: 624: 625: 626: 627: 628: 629: 630: 631: 632: 633: 634: 635: 636: 637: 638: 639: 640: 641: 642: 643: 644: 645: 646: 647: 648: 649: 650: 651: 652: 653: 654: 655: 656: 657: 658: 659: 660: 661: 662: 663: 664: 665: 666: 667: 668: 669: 670: 671: 672: 673: 674: 675: 676: 677: 678: 679: 680: 681: 682: 683: 684: 685: 686: 687: 688: 689: 690: 691: 692: 693: 694: 695: 696: 697: 698: 699: 700: 701: 702: 703: 704: 705: 706: 707: 708: 709: 710: 711: 712: 713: 714: 715: 716: 717: 718: 719: 720: 721: 722: 723: 724: 725: 726: 727: 728: 729: 730: 731: 732: 733: 734: 735: 736: 737: 738: 739: 740: 7

0001 INFLATED METAL PAPER DIRECTION SYSTEM
0002 INFLATED METAL PAPER DIRECTION SYSTEM
0003 8" SIZE PAPER, REEL
0004 8" CJ PAPERED CARTER

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<input type="checkbox"/>				
<input type="checkbox"/>				
REVISIONS				
DRAWING		ONE CHD		
DATE: JAN 2001		SCALE		
PROJECT NUMBER: 00113				
EXTERIOR ELEVATIONS BLDG. 'C'				
DRAWING IN LAYOUT SET		A5.3		



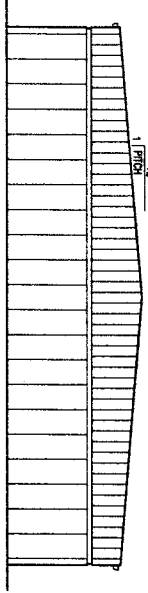
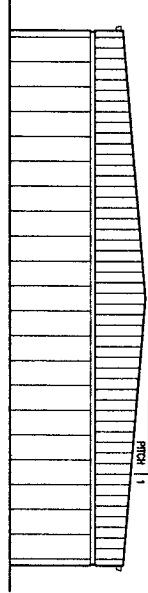
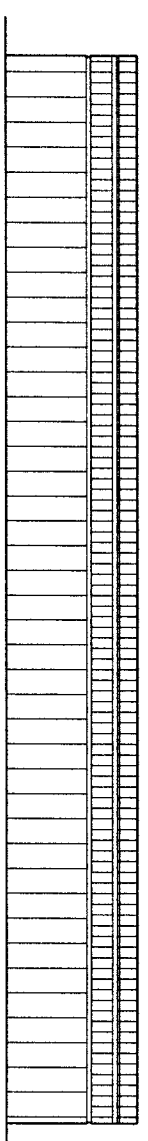
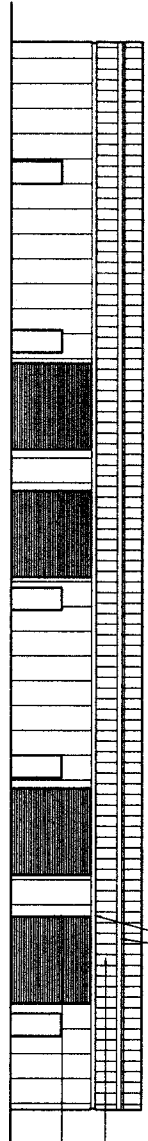
D.G.Granade Construction
Shingle Springs, CA

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

6286 Butterfield Way
Placerville, CA 95667
(530) 626-5476
(530) 295-3334 fax

Z 06-0018, PD 06-0016
P 06-0018

EXHIBIT F4: Building D Elevations

WEST ELEVATION	EAST ELEVATION	NORTH ELEVATION	SOUTH ELEVATION
 <p style="text-align: center;">1/8" = 1'-0"</p>	 <p style="text-align: center;">1/8" = 1'-0"</p>	 <p style="text-align: center;">1/8" = 1'-0"</p>	 <p style="text-align: center;">1/8" = 1'-0"</p>
<p>0921 INSULATED METAL PANEL, EXTERIOR SYSTEM</p> <p>0922 RIBBED METAL PANEL, EXTERIOR SYSTEM</p> <p>0923 8" WIDE PANEL, INTERIOR</p> <p>0924 8" C.I. PAINTED GUTTER</p>			
<p>NOTES</p>			

DRAWING NUMBER: AS.4

EXTERIOR ELEVATIONS
BLDG. 'D'

DATE: JUNE 2008
SCALE:
PROJECT NUMBER: 06113

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CONSULTANT



D.G. Granade Office

D.G. Granade Construction
Shingle Springs, CA

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

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



Z 06-0018, PD 06-0016

P 06-0018

EXHIBIT F5: Building E Elevations

WEST ELEVATION	EAST ELEVATION	NORTH ELEVATION	SOUTH ELEVATION
1/8" = 1'-0" 4	1/8" = 1'-0" 4	1/8" = 1'-0" 3	1/8" = 1'-0" 1
<p>NOTES</p> <p>0921 INSULATED METAL PANEL EXTERIOR SYSTEM 0922 ROBBED METAL PANEL EXTERIOR SYSTEM 0923 ROBBED METAL PANEL EXTERIOR SYSTEM 0924 8' O.H. PAINTED GUTTER</p>			

EXTERIOR ELEVATIONS
BLDG. 'E'

DRAWING NUMBER: **A5.5**

REVISIONS

NO.	DATE	BY	DESCRIPTION

DRAWN: _____
 DATE: **JUNE 2003**
 SCALE: _____
 PROJECT NUMBER: **05113**

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

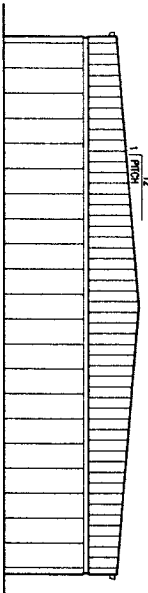
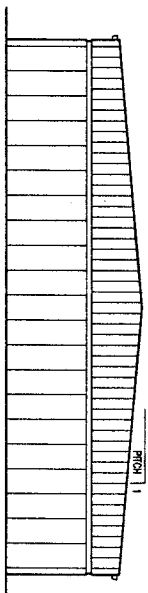
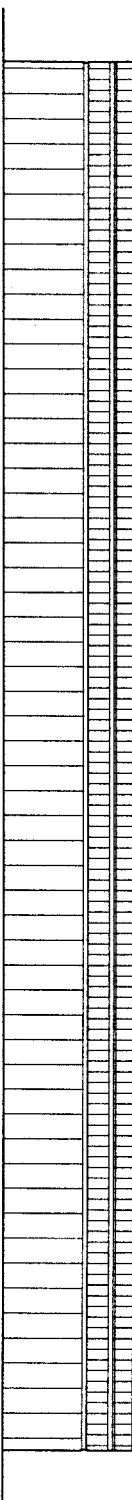
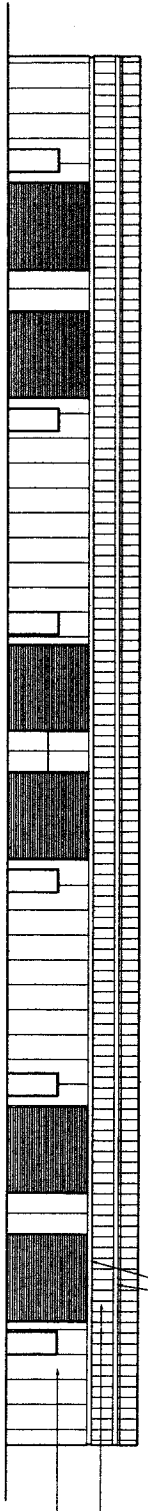
506 'D' Street
 Marysville, CA 95901
 (530) 598-3111
 (530) 730-2501 fax

6288 Butterfield Way
 Placerville, CA 95667
 (530) 628-5676
 (530) 295-3334 fax

Johnson **Kistner** **a**

Z 06-0018, PD 06-0016
P 06-0018

EXHIBIT F6: Building F Elevations

WEST ELEVATION	EAST ELEVATION	NORTH ELEVATION	SOUTH ELEVATION
 <p style="text-align: center;">12 1 PITCH</p>	 <p style="text-align: center;">12 1 PITCH</p>		
1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"
4	4	3	1
<p>NOTE: SEE ELEVATION 1 FOR MATERIAL ASSUMPTIONS AND DETAIL REFERENCES NOT SHOWN</p>		<p>NOTE: SEE ELEVATION 1 FOR MATERIAL ASSUMPTIONS AND DETAIL REFERENCES NOT SHOWN</p>	
<p>0921 INSULATED METAL PANEL EXTERIOR SYSTEM 0922 RIBBED METAL PANEL EXTERIOR SYSTEM 0923 6" WOOD PANEL REVEAL 0924 8" O.D. PAINTED COUNTER</p>		<p>0921 INSULATED METAL PANEL EXTERIOR SYSTEM 0922 RIBBED METAL PANEL EXTERIOR SYSTEM 0923 6" WOOD PANEL REVEAL 0924 8" O.D. PAINTED COUNTER</p>	
<p>NOTES</p>		<p>NOTES</p>	

DRAWING
NUMBER: A5.6

EXTERIOR
ELEVATIONS
BLDG. "F"

DRAWN: _____
DATE: JUNE 2000
PROJECT NUMBER: 06113

NO.	DATE BY	DESCRIPTION

CONSULTANT



D.G. Granade Office

D.G. Granade Construction
Shingle Springs, CA

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

6286 Butterfield Way
Placerville, CA 95667
(530) 626-5676
(530) 296-3334 fax



Z 06-0018, PD 06-0016

P 06-0018

[illegible][illegible]

EXHIBIT G2: LANDSCAPE PLAN

SHADE CALCULATIONS

03 JAN 30 PM 1:29
RECEIVED
PLANNING DEPARTMENT

SHADE CALCULATIONS FOR PHASE 2

Item	Area (sq. ft.)	Shade Factor	Shade Value
1. Tree Canopy	1,200	0.50	600
2. Building Footprint	1,200	0.25	300
3. Walkways	1,200	0.10	120
4. Other	1,200	0.05	60
Total	4,800		1,080

SHADE CALCULATIONS FOR PHASE 2

SHADE CALCULATIONS FOR PHASE 2

Item	Area (sq. ft.)	Shade Factor	Shade Value
1. Tree Canopy	1,200	0.50	600
2. Building Footprint	1,200	0.25	300
3. Walkways	1,200	0.10	120
4. Other	1,200	0.05	60
Total	4,800		1,080

APPENDIX B

EL DONOSO COUNTY

SHADE CALCULATIONS

SHADE CALCULATIONS

SHADE CALCULATIONS

SHADE CALCULATIONS

SHADE CALCULATIONS

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SHADE CALCULATIONS

Z 06-0018, PD 06-0016
P 06-0018

SHADE CALCULATIONS
AND WATER
STATEMENT

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

ADAMS
LANDSCAPE
DESIGN
714.444.4444
714.444.4444

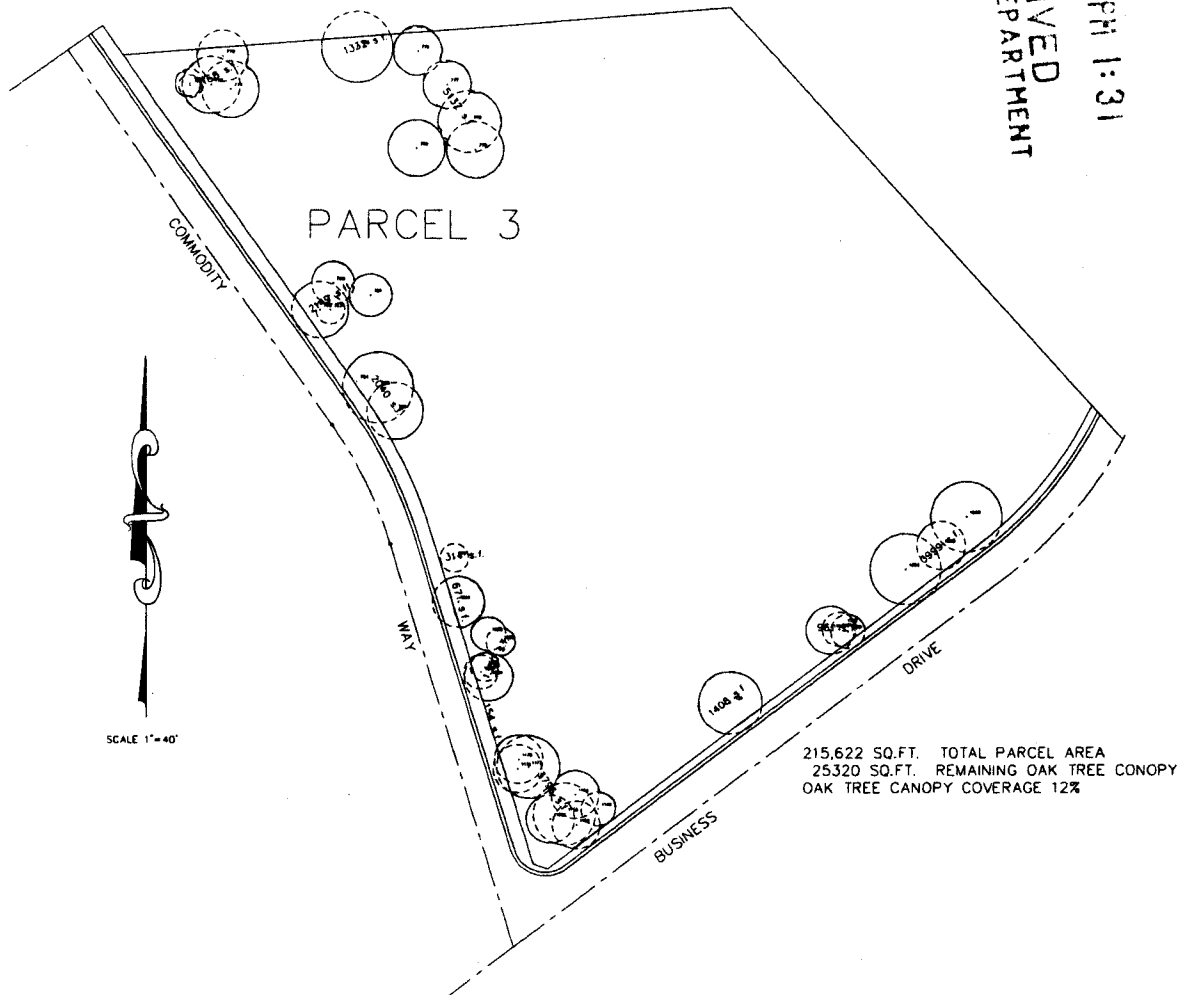
12

EXHIBIT H1: PRE PHASE 2 OAK CANOPY

TREE STUDY

PARCEL 3
BARNETT BUSINESS PARK
PHASE 2 UNIT 2
SHEET 2 OF 2

RECEIVED
PLANNING DEPARTMENT
JAN 30 PM 1:31



Z 06-0018, PD 06-0016
P 06-0018

PREPARED BY:
DIMENSION CONTROL
4583 CROWN POINT DRIVE
DIAMOND SPRINGS, CA 95619
PHONE (530)295-9058
FEBURARY 16, 2006

CANOPY COVER STANDARD

EXISTING CANOPY COVERAGE

80% OR MORE
40% - 79%
20% - 39%
0% - 19%

PERCENT OF CANOPY COVER TO REMAIN

80% 1 OF 21 CANOPY
70% 1 OF 21 CANOPY
60% 1 OF 21 CANOPY
50% 1 OF 21 CANOPY
40% 1 OF 21 CANOPY
30% 1 OF 21 CANOPY
20% 1 OF 21 CANOPY
10% 1 OF 21 CANOPY
0% 1 OF 21 CANOPY

REQUIREMENTS

EXISTING TREE CANOPY AREA - 20,000 SQ. FT.
EXISTING TREE CANOPY AREA - 8,000 SQ. FT.
MINIMUM CANOPY COVER TO BE MAINTAINED - 80% OF EXISTING CANOPY
CANOPY AREA TO BE REMOVED - 2,000 SQ. FT.
PERCENT OF CANOPY COVER REMAINED - 80%

TREES TO BE REMOVED (6" OR OVER)

TREE TYPES	NUMBER OF TREES
OAK	1

LEGEND

- LOCATION OF TREE TRUNK
- TREE CANOPY TO REMAIN

09 JAN 30 PM 1:30
RECEIVED
PLANNING DEPARTMENT

Z 06-0018, PD 06-00
PD 06-0016

09 JAN 30 PM 1:30

RECEIVED
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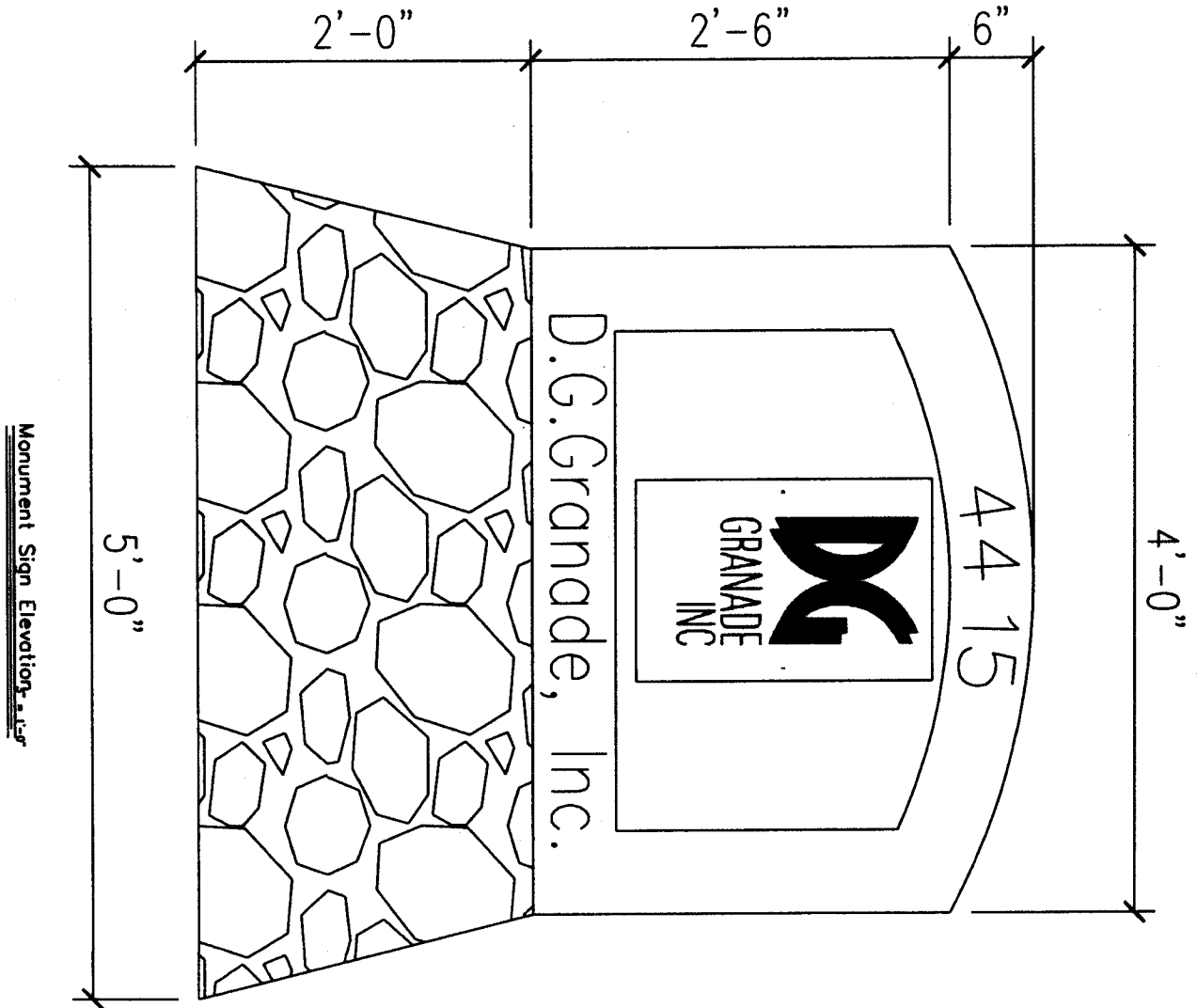
Z 06-0018, PD 06-0016
PD 06-0016



EXHIBIT I: SIGN PLAN

09 JAN 30 PM 1:25

RECEIVED
PLANNING DEPARTMENT

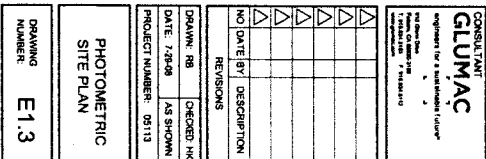


Z 06-0018, PD 06-0016

P 06-0018

SHEET NO. 0018 DATE 06/03/18	Project Location Commodity Way Shingle Springs, CA	NEW OFFICE MONUMENT SIGN	Revisions 1 2 3 4 5 6 7 8 9 10	(530) 877-7484 GRANADE INC.
	Ownership Information D.G. Granade 4415 Commodity Way Shingle Springs, CA			

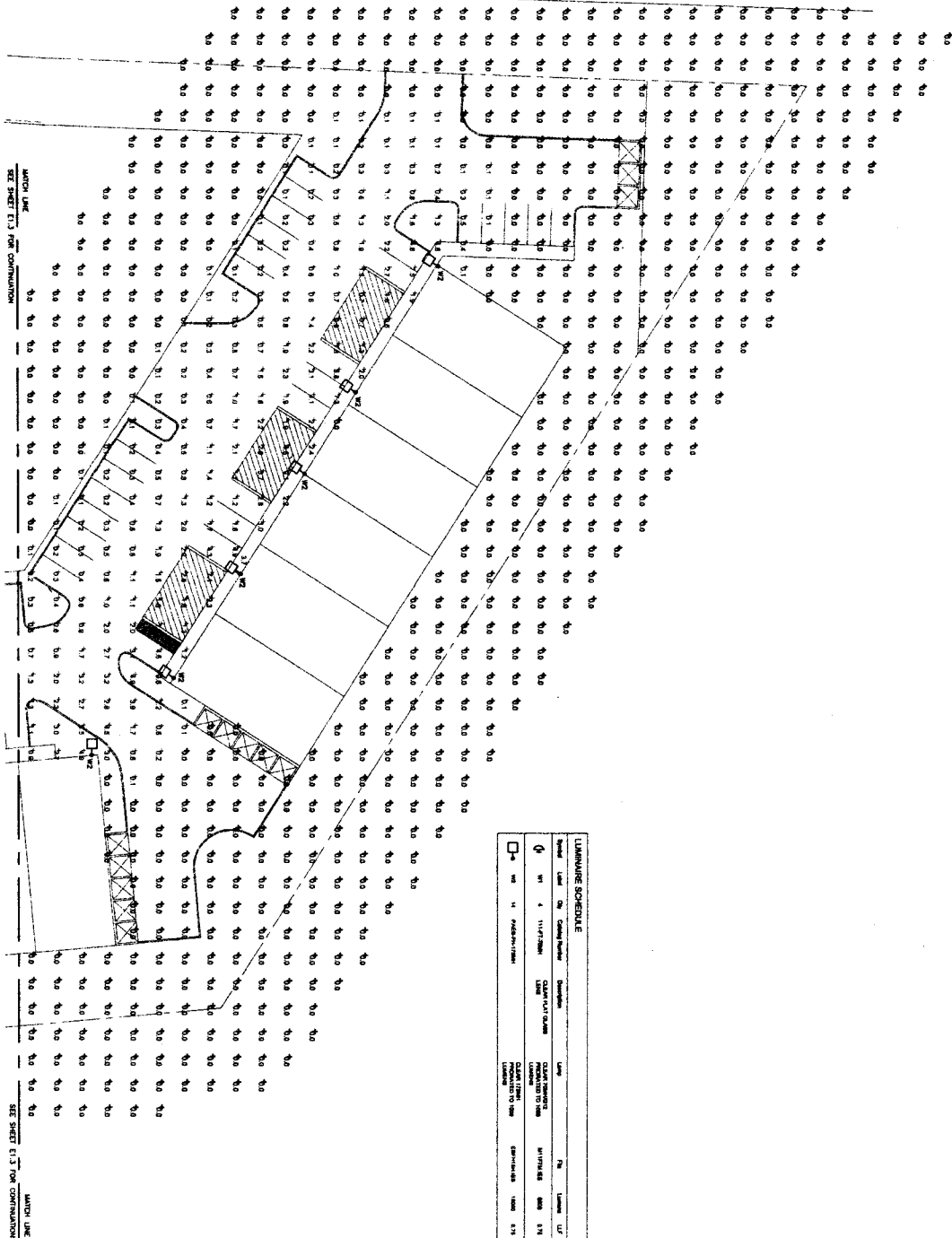
FILE NAME: MDL-112 PLOT DATE: 01/25/2008 PLOT SCALE: 1"=1'



P 06-0018



EXHIBIT J2: Lighting Plan



LAWYING SCHEDULE						
Symbol	Unit	Qty	Quantity	Description	Unit Price	Amount
□	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊕	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊖	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊙	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊗	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊘	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊚	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊛	W	1	1	QUARTERLY	1000	1000
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⊜	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊝	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊞	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊠	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
⊡	W	1	1	QUARTERLY	1000	1000
	W	1	1	QUARTERLY	1000	1000
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1 **PHOTOMETRIC SITE PLAN**
SCALE: 1"=20'



SEE SHEET E1.3 FOR CONTINUATION

MATCH LINE
CONTINUATIONPHOTOMETRIC
SITE PLAN

**DRAWING
NUMBER:** **E1.4**

D.G. Granade Office

D.G.Granade Construction
Shingle Springs, CA

Z 06-0018, PD 06-0016

P 06-0018

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

6288 Butterfield Way
Placerville, CA 95667
(530) 626-5676
(530) 206-3334 fax

Johnson Krestecja





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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

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

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

Contact Person: Michael Baron, Project Planner

Phone Number: (530) 621-5355

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

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

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

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

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

Zoning: Industrial-Design Control (I-DC)

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

General Plan Designation: Industrial (I)

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

Surrounding Land Uses and Setting:

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

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

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

County Surveyor

Department of Transportation

Environmental Management

Air Quality Management

El Dorado County Fire Protection District

El Dorado County resource Conservation District

LAFCO

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

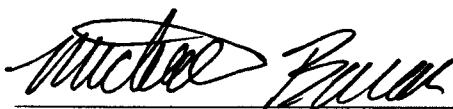
<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology / Soils
<input type="checkbox"/>	Hazards & Hazardous Materials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

DETERMINATION

On the basis of this initial evaluation:

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

Signature:



Date:

2/05/09

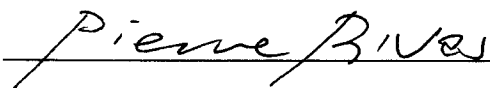
Printed Name:

Michael C. Baron

For:

El Dorado County

Signature:



Date:

Printed Name:

Pierre Rivas

For:

El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed light industrial project. The project would allow the creation of fifteen residential parcels.

Project Location and Surrounding Land Uses

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

Project Characteristics

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

1. Transportation/Circulation/Parking

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

2. Utilities and Infrastructure

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

3. Population

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

4. Construction Considerations

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

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

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

Discussion:

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

a & b)

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

- c) The project would not substantially degrade the visual character or quality of the site and its surroundings because the proposed design has the same visual qualities as the surrounding uses in the neighborhood.
- d) Lighting for the buildings and parking lots would be installed so as to ensure that light and glare do not escape the subject parcel onto neighboring parcels or into any established public street or right-of-way. All on-site lighting would conform to §17.14.170 of the El Dorado County Code, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

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

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

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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

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

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);

- Emissions of PM₁₀, CO, SO₂ and NO_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The project would not conflict with or obstruct the implementation of this plan.
- b) Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:
- Short-term impacts related to construction activities; and
 - Long-term impacts related to the project operation.

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

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

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

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

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion:

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

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

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

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

Discussion:

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

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

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

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

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

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
 - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped for El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquification are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards. The project would not be located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides would be less than significant.
- b) All grading activities shall comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance, which would reduce any potential impacts to a less than significant level.

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

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

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

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) Any hazardous materials utilized at the project site shall comply with the *El Dorado County Hazardous Waste Management Plan*.
- b) No significant amounts of hazardous materials would be utilized for the project. The project would not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there would be a less than significant impact from hazardous material sites.
- e,f) As shown on the El Dorado County Zoning Map, the project would not be located within an Airport Safety (AA) District overlay. There would be no immediate hazard for people residing or working in the project area or safety hazard resulting from private airport operations and aircraft over-flights in the vicinity of the project site.
- g) The project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. The County emergency response plan is located with the County Office of Emergency Services located in the El Dorado County Government Center complex in Placerville.
- h) The project site would be located in an area of moderate hazard for wildland fire as identified on the El Dorado County Fire Hazard Severity Zones Map (California Department of Forestry and Fire Protection). Based upon the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression, and provisions within the County emergency response plan, impacts from wildland fire would be less than significant.

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

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

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
would result in substantial erosion or siltation on- or -off-site?				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?				X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a) The applicant has submitted a preliminary drainage plan and erosion control plan, which has been reviewed by the Department of Transportation. Compliance with the Erosion Control Plan would limit water runoff and discharge that would violate water quality standards or discharge requirements established by the Regional Water Quality Control Board. Permit applicants are required to prepare and retain on the construction site, a Storm-water Pollution Prevention Plan that describes the site, erosion and sediment controls, means of waste control, implementation of local plans required by the Resource Conservation District, control of post-construction sediment and erosion control, and non storm-water management controls.
- b) There is no evidence that the project would substantially reduce the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the project. The project would be required to connect to public water.
- c) There is no evidence that the grading and ground disturbances associated with the project would substantially alter the existing drainage patterns on or off the site. *The Grading, Erosion, and Sediment Control Ordinance*

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

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

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

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

Discussion:

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

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

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

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

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

Discussion:

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

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

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

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

XI. NOISE. <i>Would the project result in:</i>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X	
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion:

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

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

a,c) The project site is located adjacent to Commodity Way and Business Drive and would be subjected to a moderate level of transportation related noise generated from the use of the roadway. The project would not likely create noise that exceeds the existing transportation generated noise on Commodity Way and Business Drive. The project would not be considered a noise sensitive land use and would not significantly contribute to an increase in the ambient noise.

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

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

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

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

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

XII. POPULATION AND HOUSING. <i>Would the project:</i>				
of replacement housing elsewhere?				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

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

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County's current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a) The project has been determined to have minimal growth-inducing impact as the project does not include any proposal to extend, or expand infrastructure or roads, and does not include any school or large scale employment opportunities that lead to indirect growth.
- b) No existing housing stock would be displaced by the project.
- c) No people would be displaced necessitating the construction of replacement housing elsewhere.

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

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

Discussion:

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Be inconsistent with County adopted goals, objectives or policies.
- a) **Fire Protection:** The El Dorado County Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire Department from meeting its response times for the project or its designated service area. The El Dorado County Fire Protection District would review building permit plans to determine compliance with fire standards including, but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification and construction phasing.
- b) **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of commercial structures and the related development would not significantly impact the achievement of this goal, or significantly impact the current response times to the project area.
- c) **Schools:** The project site is located within the Buckeye Union School District. Impact to the affected school district from the proposed commercial development would be less than significant.
- d) **Parks:** The proposed development would not substantially increase the local population necessitating the development of new park facilities. Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, or the in-lieu fee amount for residential projects. Provisions to provide parkland or the payment of an in-lieu fee are not included as the project is a commercial project.
- e) No other public facilities or services would be substantially impacted by the project.

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

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

Discussion:

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

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

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

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

XV. TRANSPORTATION/TRAFFIC. <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 number of vehicles associated with construction and operation would represent a negligible increase to the level of service for Dividend and Business Drive in the project vicinity and would not measurably affect traffic volumes or levels of service on a permanent basis such that County standards would be exceeded. There are currently plans by the County to install a traffic signal at the intersection of Durock Road and Business Drive that would mitigate any increase in trips per day volume. Further, the Department of Transportation concluded that the project would not create a significant increase in traffic.
 - c) The project would not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.

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

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

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

Discussion:

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

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

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

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

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

Discussion:

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

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

Facilities Improvement Letter, EID, November 20, 2008.