

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: December 28, 2006
Item No.: 8.a.
Staff: Aaron Mount

REZONE/PLANNED DEVELOPMENT

FILE NUMBER: Z06-0007/PD06-0008/Sierra Storage

APPLICANT: J. R. Harris

REQUEST: 1. Zone change from Commercial (C) to Commercial-Planned Development (C-PD).
2. Development plan for 24, 10 foot by 20 foot mini warehouse units.

LOCATION: On the south side of Pony Express Trail, approximately 500 feet west of the intersection with Bonanza, in the Pollock Pines area. (Exhibit A)

APN: 101-282-03

ACREAGE: 0.22 acre

GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: Commercial-Sierra Design (C-DS) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Recommend conditional approval

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit requests and issues for Planning Commission consideration are provided in the following sections.

Project Description: A zone change from Commercial (C) to Commercial-Planned Development (C-PD) and planned development request to construct 24 mini warehouse units. The planned development review process was requested in order to analyze a proposed floor area ratio in excess of Table 2-3 of the General Plan. The project proposes a floor area ratio (FAR) of .50. No office is proposed and no employees will be on site other than for maintenance and renter services.

Site Description: The subject parcel is at an average elevation of approximately 3,880 feet above mean sea level. The undeveloped parcel was cleared of all trees and shrubs in the late 1980's, as confirmed by airphoto analysis. Currently, vegetation consists of sparse annual grasses. Soil type is Cohasset Series, loam, 9 to 15 percent slopes (CmC). The subject parcel has two frontages which encroach on to Pony express Trail and Spruce Street, both County maintained roads.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	C	C	Undeveloped
North	C	C	Single Family Residence
South	R2	C	Single Family Residence
East	C	C	Multi-family Residence
West	C	C	Single Family Residence

Floor Area Ratio: As shown on the submitted site plan, the proposed project has a floor area ratio (FAR) of 50 percent which is inconsistent with the maximum 0.25 FAR associated with the Commercial land use designation in Table 2-3. The applicant has requested the FAR be calculated on a project basis through the planned development process. Based on the proposed use the project would create 11.76 average daily trips. The project proposal does not include an office as the applicant has a home office for an existing mini warehouse development in the area; as such no additional employees are proposed. The .22 acre parcel has the potential of many uses consistent with the Commercial zoning district and General Plan land use designation. At the consistent FAR of .25 the parcel has the potential of 36 average daily trips (ADT's) for general office land use and 222 ADT's for a quality restaurant. The proposed FAR of .50 would not result in traffic impacts that are substantially worse than analyzed in the 2004 General Plan EIR.

Parking: The submitted site plan was reviewed to verify compliance with on-site parking requirements within the Zoning Ordinance. On-site parking consists of two standard spaces. §17.18.060.34 of the County Code requires one space plus one space per each 30 units or fraction thereof. Therefore the total parking requirements for the project have been met.

Landscaping: §17.18.090.A of the County Code requires landscaping for projects containing automobile parking areas that contain five or more parking spaces. The project contains two parking spaces and therefore is not required to comply with the landscape standards of the Zoning Ordinance. In order better blend the proposed mini-warehouse project into the surrounding uses and

be consistent with the Sierra design review district , the project has been conditioned to plant a tree and two shrubs in each of the four landscape areas as shown on the site plan. In addition to the design review requirements, as a planned development the proposed use can not significantly detract from the natural land and scenic values of the site. The selection of specific tree and shrub species will ensure that the landscaping adequately screens the buildings.

Lighting: Exterior lighting is proposed and a condition has been included to require a photometric plan showing consistency with Chapter 17.14.170 of the Zoning Ordinance before building permit issuance.

Building Design: As indicated in the project’s exterior elevations (Exhibit F), the two proposed 2,400 square foot metal mini-warehousing buildings are proposed to include harbor blue metal roof, doors, and trim and white metal sides and mulions. The project is located in the Sierra Design, Design Review District. The Sierra Design Guide states “The different building materials of stone, wood, and timber are appropriate to building in the area and need to be skillfully blended in harmony with each other and with the setting of forest and mountain”. In order for the proposed metal buildings to better blend with the surrounding buildings and vegetation the project has been conditioned to paint the buildings with earth tone colors. Zero side yard setbacks have been proposed which is consistent with the Commercial zoning district development standards. Vegetation between adjacent parcels, the slight change in grade, and the use of earth tones will reduce the visual impact on adjacent residential uses.

General Plan: 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 2.

Zoning: The subject site is zoned Commercial (C). The mini-warehouse use is not listed as a permitted use or a use requiring a special use permit within the C Zone District; however, prior, to 1990, a Planning Director interpretation was enacted which stated that “In “C”, Commercial, “CG”, General Commercial, and “CP”, Planned Commercial Zone Districts, mini-warehouse projects shall require approval of a special use permit.” The planned development application serves the same purpose as a special use permit, with the ability to consider the proposed use and its appropriateness at this site. Findings of consistency with the Planned Development Ordinance are provided in Attachment 2.

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

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

RECOMMENDATION

Staff recommends that the Planning Commission forward the following recommendations to the Board of Supervisors.

- 1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
- 2. Approve Z06-0007, a rezone from Commercial (C) to Commercial-Planned Development (C-PD), based on the findings in Attachment 2; and
- 3. Approve the development plan (PD06-0008) as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report to include conditions itemized in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval
Attachment 2.....Findings
Exhibit A.....Vicinity Map
Exhibit BGeneral Plan Land Use Map
Exhibit CZoning Map
Exhibit D.....Site Plan
Exhibit EAssessor’s Plat Map

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER Z06-0007/PD06-0008

1. The Planned Development approval is based and limited to compliance with the project description and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for Conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project, as approved, shall consist of the following: A development plan for two 2,400 square foot structures containing 24, 10 foot by 20 foot mini warehouse units.

El Dorado County Planning Services

2. All site improvements shall conform to the site plan attached as Exhibits D.
3. All buildings shall be painted earth tone colors to better blend with surrounding vegetation. Final color choices shall be approved by the Deputy Director of Planning Services or designee prior to issuance of building permits.
4. The applicant shall plant one tree, *Pistacia chinensis* (Chinese pistache) or *Lagerstroemia indica* (crape myrtle), and two shrubs, *Heteromeles arbutifolia* (toyon), in each of the four landscape areas, as shown on Exhibit D, for a total of four trees and eight shrubs.
5. Prior to building permit issuance, a lighting plan shall be submitted in conformance with §17.14.170 of the County Code.

El Dorado County Department of Transportation

6. The applicant shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the project facilities.
7. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued.
8. The applicant shall obtain an encroachment permit and construct a Std. Plan 103D driveway onto Pony Express Trail and Spruce Street. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any unit of this project.

El Dorado County Fire Protection District

9. The applicant shall submit a review fee of \$150.00
10. The applicant shall install one fire hydrant. Hydrants will be Muller model 200 Centurion and the Fire District will approve the location.
11. The required fire flow for this project is 1,500 gpm at 20 psi for 2 hours.
12. Documentation from EID (FIL) shall be submitted to the Fire District to show that this project will meet fire flow.
13. The applicant shall install a Fire District approved NFPA 72 Fire Alarm.
14. The applicant shall install Knox gate access on all gates.

ATTACHMENT 2 FINDINGS

FILE NUMBER Z06-0007/PD06-0008

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetland, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption(DFG 753.5-5/91) is applicable.
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Commercial (C) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the C land use designation includes commercial uses such as mini-warehousing and the subject parcel is within the Pollock Pines Community Region.
- 2.2 The proposal is consistent with General Plan Policies 2.2.1.5, 2.2.3.1, and 2.2.5.3 concerning floor area ratio, planned developments, and zone changes. Because of the project's provision of adequate access, site design, and conditions to fit within the context of the surrounding land uses, it is found to be consistent with the General Plan policies identified above.

3.0 ZONING FINDINGS

- 3.1 The subject site is zoned Commercial (C) which permits, by interpretation, the proposed use with an approved Planned Development and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.
- 3.2 As proposed, the project meets all applicable development standards contained within §17.32.040 of the *El Dorado County Zoning Ordinance*.

4.0 ADMINISTRATIVE FINDINGS

4.2 Planned Development

- 4.2.1. That the planned development request is consistent with the General Plan;

The proposed zone change request to rezone the property from Commercial-Sierra Design (C-DS) to Commercial-Planned Development (C-PD) is consistent with the General Plan land use designation and Policy 2.2.5.3 regarding rezones in general. Additionally, the General Plan contains several policies pertinent to the project whose consistency is discussed under the General Plan section of these Findings.

- 4.2.2. That the proposed development is so designed to provide a desirable environment within its own boundaries;

The development plan has been conditioned to better provide a desirable environment within its boundaries and with adjacent parcels. The project contains adequate parking and landscaping and has a consistent design throughout the project.

- 4.2.3. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

No exceptions to the Zoning Ordinance have been requested. A planned development application is required to facilitate the increase of the floor area ratio to .50 which is in excess of table 3.2 of the General Plan. Staff has determined that the proposed FAR of .50 would not have an impact that is substantially worse than analyzed in the 2004 General Plan EIR..

- 4.2.4. That the site is physically suited for the proposed uses;

The site is physically suited for the proposed commercial use as discussed in the staff report.

- 4.2.5. That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities; and

A facilities improvement letter from EID has been submitted that verifies adequate services exist for the proposed project. No office is proposed; therefore no sewage disposal is required. All other utilities are on-site. The subject parcel encroaches on to Pony Express Trail and Spring Street, both county maintained paved roads.

- 4.2.6. That the proposed uses do not significantly detract from the natural land and scenic values of the site.

The project is suitable within the Pollock Pines Community Region. The project has been conditioned to better blend with the surrounding vegetation and adjacent uses.



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0007/PD06-0008/Sierra Storage

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

Contact Person: Aaron Mount

Phone Number: (530) 621-5355

Property Owner's Name and Address: J. R. Harris; 5913 Pony Express Trail; Pollock Pines, CA 95726

Project Applicant's Name and Address: J. R. Harris; 5913 Pony Express Trail; Pollock Pines, CA 95726

Project Engineer's / Architect's Name and Address: Stoltz Metals Inc.; 1208 Hensley Street; Richmond, CA 94801

Project Location: South side of Pony Express Trail, approximately 500 feet west of the intersection with Bonanza Street, in the Pollock Pines area.

Assessor's Parcel Number(s): 101-282-03

Zoning: Commercial-Sierra Design (C-DS)

Section: 36 **T:** 11N **R:** 12E

General Plan Designation: Commercial (C)

Description of Project: Zone change and planned development to rezone from Commercial to Commercial-Planned Development and development plan to construct a 24-unit mini-storage complex. Proposal includes no office or plumbing.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	C-DS	C	Undeveloped
North:	C-DS	C	Single-family residence
East:	C-DS	C	Multi-family residential
South:	R2-DS	C	Single-family residence
West:	C-DS	C	Single-family residence

Briefly Describe the environmental setting: The subject parcel is at an average elevation of approximately 3880 feet above mean sea level. The undeveloped parcel was cleared of all trees and shrubs in the late 1980's. Currently vegetation consists of sparse annual grasses. Soil type is Cohasset Series, loam, 9 to 15 percent slopes (CmC).

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

El Dorado County Department of Transportation; encroachment permit
El Dorado County Building Services; building permits

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: _____ Date: August 10, 2006

Printed Name: Aaron Mount For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

Discussion:

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

- a) No identified public scenic vistas or designated scenic highways will be substantially affected by this project.
- b) The proposed project will have no impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources within a corridor defined as a State scenic highway adjacent to the project site.
- c) The proposed project will not substantially degrade the visual character or quality of the site and its surroundings. The surrounding area has been developed with mainly residential uses. The project is conditioned to be painted earth colors to match the surrounding vegetation and structures. The project will not introduce residential or agricultural development that is out of character with the surrounding existing development.
- d) Some limited light and glare may result from the addition of a mini storage facility on the parcel. These increases are expected to be normal, however, for the Commercial (C) zone district and are not expected to have a significant effect or adversely affect day or nighttime views adjacent to the project site. All lighting must be cut shielded by ordinance and a final lighting plan will be conditioned to be supplied at the building permit stage.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?		X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

Discussion:

A substantial adverse effect on Air Quality would occur if:

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

a-c)

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

d-e)

Sensitive Receptors and Objectionable Odors. A mini warehouse operation does not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. There would be no impact.

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

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

Discussion:

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

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

a) Development of the parcel with the proposed mini-warehousing facility will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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b & c)

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

- d) Review of the Planning Department GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors on the project site. The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.
- e) The parcel was cleared of all trees and associated vegetation prior to the adoption of a tree retention policy. Air photo analysis has confirmed information from the applicant that the parcel was cleared of all vegetation prior to their acquisition of the parcel.
- f) The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*), or for the Gabbro soil rare plants which are subject to the draft Recovery / Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

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

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

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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(a – c)

An archaeological records search was performed through the North Central Information Center NCIC, dated April 5, 2006. NCIC made the following recommendations: There is a low to moderate possibility of identifying prehistoric archaeological sites and a low to moderate possibility of finding historic-period cultural resources in the project area. Further consultation with a cultural resource professional is recommended prior to any grading or subsurface excavation. The mini warehouse project is proposed on a parcel that is developed on all sides and was cleared of vegetation and graded in the late 1980's.

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

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
 - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
 - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) As shown in the Division of Mines and Geology’s publication *Fault Rupture Hazard Zones in California*, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating structures in the project area will be offset by the compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.
- b) All grading activities shall comply with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potential impacts to a less than significant level.
- c) The soil on the project site is classified as Cohasset Series, loam, 9 to 15 percent slopes (CmC) (*Soil Survey of El Dorado Area, California, 1974*). According to the soil survey, “surface runoff is medium and the erosion hazard is moderate.” All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potentially significant impact to a less than significant level.
- d) The Natural Resources Conservation Service (NRCS) has mapped soils on the site as Cohasset Series, loam, 9 to 15 percent slopes (CmC) (*Soil Survey of El Dorado Area, California, 1974*). Review of the *Soil Survey of El Dorado Area* indicates that the mapped soil types for the proposed project area have a low shrink-well potential. Based upon this review, the impact from expansive soils is less than significant.
- e) No office is proposed therefore the project does not require septic tanks or alternative waste water disposal systems.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a) Hazardous Substances. Mini warehousing construction and operation would not involve the routine use, transport, storage, or disposal of hazardous materials in such quantities that would create a hazard to people or the environment. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b) Creation of hazards. No significant amounts of hazardous materials will be utilized for the project. The project will not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) Hazardous Emissions. There are no schools in proximity of the project site. The proposed project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.
- d) Hazardous Materials Sites. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No activities that could have resulted in a release of hazardous materials to soil or groundwater at the proposed cell tower site are known to have occurred. There would be no impact.
- e) Public Airport Hazards. The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f) Private Airstrip Hazards. There are no private airstrips in the vicinity of the project site. There would be no impact.
- g) Emergency Response Plan. There is no through access to other properties to or from the project site except for access restricted by two gates to the rental units. Project construction would occur entirely on-site. There would be negligible or no disruption of emergency access to and from occupied uses along Pony Express Trail and Spruce Street because equipment delivery trucks to construct the facility and subsequent routine maintenance vehicle trips would be limited in number and intermittent. There would be no impact related to emergency response or evacuation plans.
- h) Fire Hazards. The project would be constructed on a parcel located in an area classified as having moderate fire hazard. Electrical equipment would be enclosed, and the project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

FINDING: No Hazards or Hazardous conditions are expected with the development of the mini warehouse facility either directly or indirectly. For this “Hazards” category, the thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion:

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

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

a & f)

Water Quality Standards. Construction of the proposed project would involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site. Operation of the proposed project would not involve any uses that would generate wastewater. Therefore, no water quality standards would be violated, and no impact would occur.

b) Groundwater. There would be no increased demand on groundwater resources as a result of project implementation because water would not be required. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c) Erosion Control Plan. The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. The Department of Transportation is requiring as a condition of approval that the project applicant obtain a site improvement/grading permit, which would address grading, erosion and sediment control.
- d) Existing Drainage Pattern. The proposed project encompasses .22 acres. The project is for a new mini warehouse facility with 24 units. The project site is currently undeveloped, and stormwater is naturally discharged from the site. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of surface runoff from the project site will be minimized.
- e) Stormwater Run-off. There are no natural drainages on or adjacent to the proposed mini warehouse site that would be affected by project implementation. The proposed mini warehouse site has been previously graded. The proposed project would not involve any operations that would be a source of polluted water. Therefore, there would be no impact on drainage patterns, flooding, drainage systems, or water quality.

g, h, & i)

Flooding. The level project site is situated in an area of undulating terrain at an elevation of approximately 3,880 feet above sea level. There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. There would be no impact.

FIRM. The Flood Insurance Rate Map (Panel No. 060040 0525B, Panel Not Printed) for the project area establishes that the project site is not within a mapped 100-year floodplain.

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

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

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

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

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

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

Discussion:

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

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

a & b)

Mineral Resources. The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present. There are no MRZ-2-classified areas within or adjacent to the project site, and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. There are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by project development. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: No impacts to energy and mineral resources are expected with the development of the mini warehouse facility either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a-d)

Noise Standards. The property is vacant. Construction of the facility would consist of minimal grading and installation of prefabricated structures. These activities would occur weekdays only over a brief period during daylight hours and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the residence. Changes in traffic-generated noise levels along Pony Express Trail with the addition of the maintenance vehicle(s) and tenants would not be measurable. Short-term and long-term impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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e & f)

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

FINDING: As discussed above, no significant noise impacts are expected with the development of the mini warehouse facility either directly or indirectly. For this “Noise” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a-c)

Population Growth. The project site is in an area zoned for commercial use, and utility services are available at the project site. No housing or people would be displaced, and no extensions of infrastructure would be required. Routine maintenance visits to the facility would be limited to employees, and no increase in permanent employees who would work at the project site would occur. There would be no impact.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other government services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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) 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 has reviewed the site plan for the project and has determined that modifications are required in order to reduce impacts on fire service to a less than significant level. For a complete discussion on fire safe modifications refer to the discussion under VII Hazards and Hazardous Materials, Section H. The El Dorado County Fire Protection District will verify fire safe standard compliance during the building permit review process.

b) Police Protection. No new or expanded law enforcement services would be required. There would be no impact.

c-e)

Schools, Parks and Other Facilities. There are no components of operating the proposed mini warehouse project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other governmental services that could, in turn, result in the need for new or expanded facilities. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: As discussed above, no significant impacts are expected to public services with the mini warehouse facility either directly or indirectly. For this “Public Services” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

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

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
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)

Once constructed, the project will add approximately 6.86 average daily trips to Pony Express Trail. The El Dorado County Department of Transportation reviewed the proposed project and determined that due to the nature of project, the Level of Service is not expected to exceed the County standards.

- c) The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity.
- d) The proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that will substantially increase hazards. No traffic hazards will result from the project design.
- e) The project will not result in inadequate emergency access to the mini warehouse facility. The facility is gated and will be required to provide emergency access to the gate system with approval from the fire district.
- f) The submitted site plan was reviewed to verify compliance with on-site parking requirements within the Zoning Ordinance. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. The project will require two parking spaces on-site for maintenance and inspection visits and tenants. The proposed project meets the minimum parking requirements for the mini warehousing facility use.
- g) The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation.

FINDING: No significant traffic impacts are expected with the mini warehouse facility and mitigation is not required. For the “Transportation/Traffic” category, the identified thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X

Discussion:

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

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

a. Wastewater. Construction and operation of the mini warehouse facility would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff would be negligible (see Item c, below). There would be no impact.

b,d, & e)

New Facilities. No new or expanded water or wastewater facilities would be required for the mini warehouse facility because operation would not require these services as no office is proposed. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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c) Stormwater Drainage. All required drainage facilities for the project shall be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation. The project will be conditioned to comply with the County requirements. There would be no impact.

f & g)

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

h) Power. Power and telecommunication facilities are available at the project site. The power demands of the facility would be accommodated through connection to existing lines, which are available at the parcel. Impacts would be less than significant.

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

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

Discussion:

a) There is no substantial evidence contained in the whole record that the project will have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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examples of California history or pre-history. Any impacts from the project will be less than significant due to existing standards and requirements imposed in the conditioning of the project.

- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as “two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts.” Based on the analysis in this Initial Study, it has been determined that the project will not result in cumulative impacts.
- c) Based upon the discussion contained in this document, it has been determined that the project will not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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