

NEGATIVE DECLARATION

FILE: A13-0006, Z13-0003

PROJECT NAME: Wood General Plan Amendment and Rezone

NAME OF APPLICANT: Eugenia Wood

ASSESSOR'S PARCEL NO.: 101-281-04

SECTION: 36 T: 11N R: 12E

LOCATION: On the north side of Pony Express Trail, ¼ mile west of the intersection with Sly Park Road in the Pollock Pines area, Supervisorial District 5.

- GENERAL PLAN AMENDMENT:** **FROM:** Commercial (C) **TO:** Multi-family Residential (MFR)
- REZONING:** **FROM:** Commercial (C) **TO:** Multi-family Residential (RM)
- TENTATIVE PARCEL MAP** **SUBDIVISION TO SPLIT** **ACRES INTO** **LOTS**
SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the (hearing body) on (date).

Executive Secretary

EXHIBIT F



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: A13-0006, Z 13-0003: Wood General Plan Amendment and Rezone

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

Contact Person: Lillian MacLeod, Project Planner

Phone Number: (530) 621-5355

Property Owner/Applicant's Name and Address: Eugenia Wood, 317 Raymond St., Santa Cruz CA 95060

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

Project Location: On the north side of Pony Express Trail approximately ¼ mile west of the intersection with Sly Park Road in the Pollock Pines Community Region, Supervisorial District 5.

Assessor's Parcel Number(s): 101-281-04

Zoning: Commercial (C)

Section: 36 T: 11N R: 2E

General Plan Designation: Commercial (C)

Description of Project: Rezone existing mixed-use developed 0.31 acre lot from the Commercial to Multi-family Residential (RM) zone and amend the General Plan land use designation from Commercial (C) to Multi-family Residential (MFR) to allow only multi-family use.

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	C	One multi-family unit and three vacant commercial units
North:	R1	HDR	Single-family Residences
East:	C	C	Veterinary Clinic
South:	C	C	Public Library Branch, Single-family Residence, and Unoccupied commercial building;
West:	C	C	Single-family Residence

Briefly Describe the environmental setting: The parcel is located on a mixed-use portion of Sly Park Road consisting of both single and multi-family residences, and civic and service uses. The parcel is landscaped along with the native pine trees growing in the area. Topography is flat.

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

EXISTING DEVELOPMENT

The existing 3,600 square foot wood-sided building sits at street grade on parcel 101-281-04. Improvements consist of a three-unit office building on a raised foundation. Currently, all office units are vacant. A second story above the northernmost end of the building contains one currently occupied residential apartment unit. Landscaping is contained within a fenced area adjacent to Sly Park Road. Parking spaces are located on the west side of the building providing direct access to the unit entrances. From the road, the building appears to be a small, multi-unit apartment complex rather than a commercial development.

ENVIRONMENTAL IMPACT ANALYSIS

The proposed project is to amend the zoning of the subject parcel from commercial (C) to multi-family residential (RM), to allow the vacant commercial units to be converted to affordable housing units. For consistency, the project will require a General Plan Amendment to amend the commercial land use designation to multi-family residential (MFR). No new development is being proposed on the parcel except for subsequent internal tenant improvements and external repairs and maintenance. These activities will not require any grading that would impact biological resources and air quality plans or standards, including greenhouse gases; impact or degrade cultural resources; or increase odors or pollution concentrations to any discernible level.

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

Comments from the El Dorado County Fire Protection District confirm an acceptable distance to the nearest fire hydrant and adequate access to the building. Installation of automatic fire sprinkler systems in the new units, in compliance with Section 102.3 of the fire code, will reduce fire hazards from the proposed residential uses to less than significant.

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

Under the 2004 General Plan, multi-family land use densities in a Community Region range from five to 24 dwelling units per acre. The project is proposing a density of four dwelling units on 0.31 acres or approximately 12 dwelling units per acre, consistent with the General Plan designation of MFR. The existing residential unit is a three bedroom unit. The three additional one-bedroom units being proposed will accommodate single or double occupancy. As such, the increase in residents, including school-age children, will be on such a small scale as to allow accommodation with the existing school capacity. Uses allowed on the parcel as a result of the rezone will be compatible with the residential, civic, and service uses in the surrounding area. The rezone will maintain conformity to the existing land use pattern of residential and small commercial uses within the Sly Park Road corridor and will provide a

better transition from higher intensity commercial uses to lower intensity mixed commercial and residential uses. Impacts on population density and surrounding land use from the conversion of three office units to one-bedroom apartments will be less than significant.

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

The parcel is within the El Dorado Irrigation District (EID) boundaries and is currently connected to public water. An existing septic system serves the site. A percolation test was performed on the system to determine its suitability for handling wastewater from the proposed three one-bedroom and one three-bedroom units and was found to be adequate (*Percolation Test and Septic System Suitability APN 101-281-04, 3/19/2010*). Impacts on public utilities and services from residential development allowed under the rezone will be less than significant.

MANDATORY FINDINGS

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

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.)

Percolation Test and Septic System Suitability for APN 101-281-04, Joe Norton, Professional Geologist, (3/19/2010)