

NEGATIVE DECLARATION

FILE: Rezone Z11-0006

PROJECT NAME: Barnett Business Park Rezone

NAME OF APPLICANT: El Dorado County

ASSESSOR'S PARCEL NO.: 109-401-02, -03, and -04

SECTION: 2 & 11 **T:** 9N **R:** 9E

LOCATION: On the north side of Trade Way, between the intersections with Business and Product Drives in the Shingle Springs area, Supervisorial District 2.

- GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- X **REZONING:** **FROM:** CPO-DC **TO:** CG-DC
- 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:

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

This Negative Declaration was adopted by the Board of Supervisors on *(date).*

Executive Secretary

EXHIBIT E



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

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: Rezone Z11-0006/Barnett Business Park

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

Contact Person: Lillian MacLeod, Sr. Planner

Phone Number: (530) 621-5355

Property Owner's Name and Address: Cameron Park Building Partners
c/o E. Grossman, P O Box 2819, Truckee, CA 96160

Dale and Linda Gillihan, 4731 Vogelsgang Lane, Placerville, 95667

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

Project Location: On the north side of Trade Way, between the intersections with Business and Product Drives in the Shingle Springs area, Supervisorial District 2.

Assessor's Parcel Number(s): 109-401-02, 109-401-03, and 109-401-04

Zoning: Commercial-Professional Office – Design Community (CPO – DC)

Section: 2 & 11 T: 9N R: 9E

General Plan Designation: Commercial (C)

Description of Project: Rezone of three adjoining parcels in the Barnett Business Park from Commercial-Professional Office – Design Community (CPO-DC) to General Commercial – Design Community (CG-DC).

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:	CPO-DC	C	109-401-04; Truss Manufacturing Facility, 109-401-03: Vehicle and material open storage 109-401-02: Undeveloped
North:	CG-DC	C	Undeveloped lot; Unoccupied general commercial building
East:	CG-DC	C	Undeveloped
South:	CG-DC	C	General commercial tenant shells; Undeveloped lot; Unoccupied general commercial building; Warehouse; Auto repair shop
West:	I-DC	I	Undeveloped

Briefly Describe the environmental setting: The parcels are located at the north end of a commercial and industrial business park, at approximately the 1,420 foot elevation. Slope gradients in this area are ten percent or less. Oak woodland habitat predominates on the remaining undeveloped parcels in the vicinity.

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature: Lillian MacLeod Date: 8/4/11

Printed Name: Lillian MacLeod, Sr. Planner For: El Dorado County

Signature: Pierre Rivas Date: 8/4/11

Printed Name: Pierre Rivas, Principal Planner For: El Dorado County

EXISTING DEVELOPMENT

Existing development on parcel 109-401-04 sits slightly below street grade at its southwestern corner due to the cut slope along the Business Drive frontage, but the remaining lot has been graded level with the Trade Way frontage. Improvements consist of an office building, metal-sided manufacturing and shop/storage buildings, and several smaller metal buildings and carports. Landscaping surrounds the office and buffers the access areas along the Business Drive and Trade Way frontages.

The adjoining parcel, 109-401-03, has been graded to street level with a driveway access along Trade Way and a chain link fence surrounding the property. The parcel is undeveloped but has been used to store commercial/industrial vehicles and construction materials, including several sea-land containers, concrete highway barriers, and piles of large boulders, tree detritus, decomposed asphalt, and dirt.

The next adjoining parcel, 109-401-02, is undeveloped. Curb, gutter, and corner streetlight at the Trade Way and Product Drive intersection are the only infrastructural improvements on the parcel.

ENVIRONMENTAL IMPACT ANALYSIS

The proposed project is to amend the zoning of the subject parcels from CPO to CG, which would remain consistent with the underlying Commercial land use designation. The project parcels and their potential commercial uses were analyzed under an EIR at the time of adoption of the Barnett Ranch Area Plan. As discussed in the "Background" section of the staff report, the -DC combining zone was added to existing Industrial and CPO-zoned parcels to ensure project-specific discretionary review under a design review application within what is now the Barnett Business Park. Two of the three project parcels have received prior discretionary design review approval for general commercial development under both a Negative Declaration and a categorical exemption. Prior to permit issuance for any modification to the existing development or for new development applications, approval of a discretionary design review will be required to ensure compatibility with the surrounding general commercial and industrial zoned areas.

The design review process will require a case-by-case analysis of any proposed development on the project parcels against ordinance regulations such as the parking, grading, hillside development, and habitat protection ordinances. In addition, ordinances adopted to insure protection of specific resources, such as oak woodland canopy (Chapter 17.73), gabbro soil endemics ("rare plants") (Chapter 17.71), and water resources (state Model Water Efficient Landscape Ordinance), as well as General Plan consistency requirements for those policies not already codified in the Zoning Ordinance, such as protective setbacks for wetland and riparian habitat, will be applied as part of any discretionary design review application. Project parcels are not in any designated resource or habitat area; however, oak woodland canopy exists on parcel 109-401-02, which is currently undeveloped at this time. No development is currently being proposed on that parcel; however, any commercial development that occurs will be subject to the oak woodland canopy retention requirements under Chapter 17.73. Application of these regulations and standards will substantially reduce any environmental effect from development allowed under the CG zone to less than significant.

An archaeological study was developed as part of the EIR for the Barnett Ranch Area Plan that identified four significant sites that were registered with the State Office of Historical Preservation. Said sites are not located on the project parcels. Seismic hazards were also analyzed in the EIR that delineated five inactive faults located in the mid and southern portion of the Area Plan. The project parcels are not located near these faults; however, the County requires all new structures to be built in accordance with Seismic Zone 3 criteria, as set forth in the California Building Code (CBC), reducing impacts from seismic hazards to less than significant.

The project parcels are within the El Dorado Irrigation District (EID) boundaries and are either currently connected to public water and wastewater systems or are within close proximity to such systems from both Business Drive and Trade Way locations. Prior to any building permits being issued on the project parcels, a Facility Improvement or Meter Award Letter from EID will be required demonstrating adequate water and sewer capacity for the scope of proposed development. The nearest fire station is less than one mile from the project parcels, so that the level of service would not fall below the minimum response time of eight minutes for 80 percent of the population, as designated in Table 5-1 (Minimum Levels of Service). Impacts on public utilities and services from development allowed under the rezone will be less than significant.

Under the 2004 General Plan, Commercial land use densities for the residential component of a mixed-use development in a Community Region are 16 dwelling units per acre. Rezoning to CG would reduce the potential residential density on the project parcels to nil, as mixed use development is not permitted in the CG zone. As such, the rezone will not require additional school capacity either. Uses allowed on the project parcel as a result of the rezone will be compatible with the industrial and general commercial uses on the surrounding parcels. The rezone will maintain conformity to the existing land use pattern of commercial and industrial uses within the Barnett Business Park and will provide a better transition from higher intensity industrial uses to lower intensity commercial uses. Impacts on population density and surrounding land use from development allowed under the rezone will be less than significant.

The project parcels are accessed directly off of Business Drive, Product Drive, and Trade Way. All are County maintained roadways designed to meet industrial and commercial development under Standard Plan 101A of the Design and Improvement Standards Manual. Prior to discretionary design review of any development being proposed on the parcels, a Request for Initial Project Review by the Department of Transportation must be included in the application in order to determine if the development will exceed level of service thresholds established under General Plan Policy TC-Xe. A traffic study may be required to adequately assess potential impacts from the development. Depending on the results of the traffic study, additional off-site improvements or mitigations may be necessary. Air quality impacts as a result of possible increased traffic levels of service will be analyzed at this time also, with additional mitigation imposed, if necessary. Impacts on transportation elements of roadway design, levels of service, and corresponding air quality impacts from development allowed under the rezone will be less than significant.

More diverse and possibly intense uses will be allowed under the proposed CG zone than under the existing CPO zone. No sensitive receptors are located adjoining the parcels and the nearest residential zone is 'buffered' from the project parcels by other CG-zoned parcels. A manufacturing facility currently exists on APN 109-401-04 with construction material being stored from the facility on the

adjoining parcel APN 109-401-03. The manufacturing operation is now defunct and it is assumed the construction material will be removed also. While building material and lumber yards could be allowed by right under the CG zone, these uses would still require a discretionary design review in order to reduce any visual impacts on the surrounding area in keeping with the purpose of the CG zone to "provide for the conduct of sales, storage, distribution and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones." Noise and airborne particulate impacts will be subject to General Plan Policies 6.5.1.10 and 6.5.1.11 and the Grading Ordinance, respectively, so that impacts from these factors as a result of development and uses allowed under the rezone will be less than significant.

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)

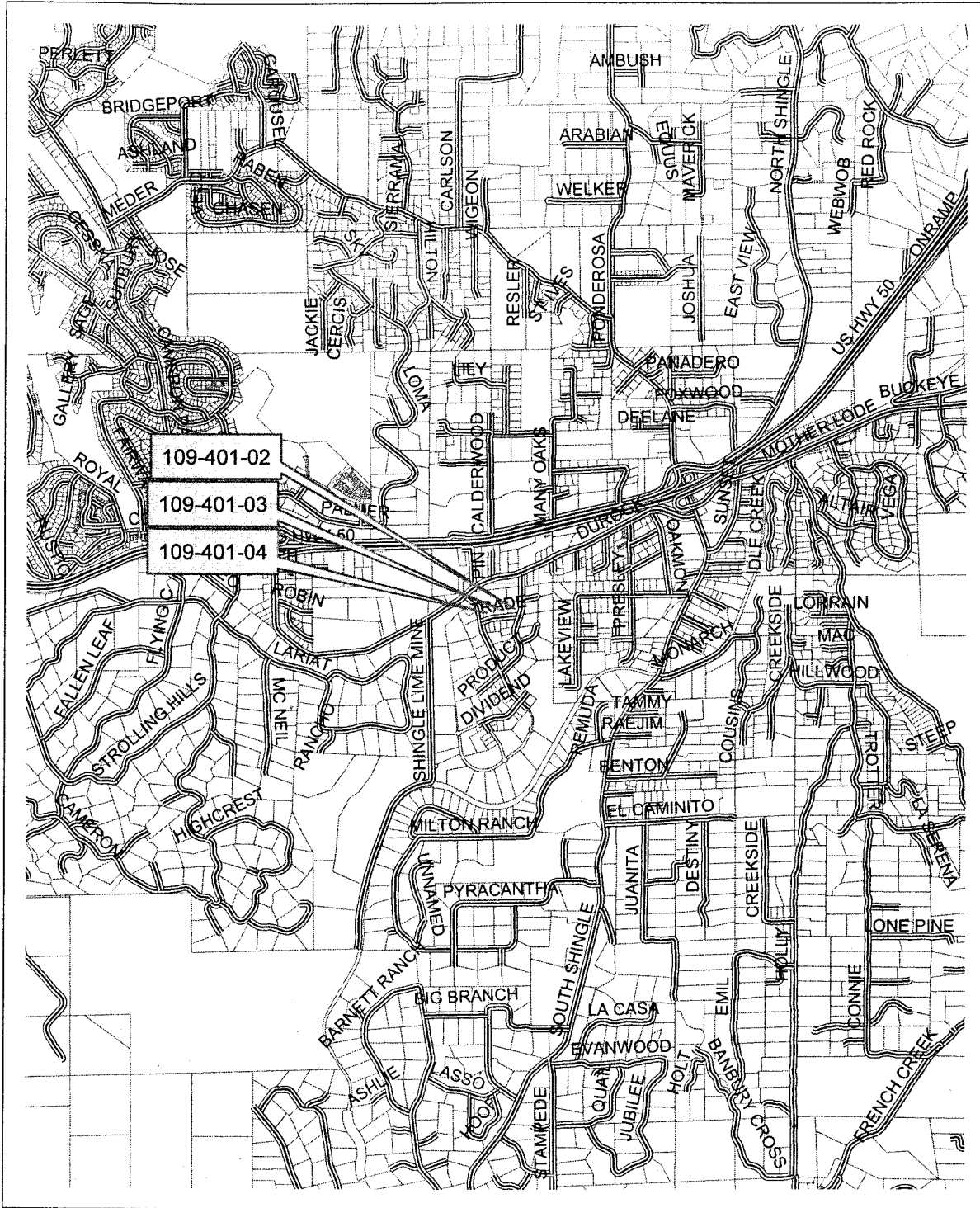
Soil Survey of El Dorado Area, California

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.)

Barnett Ranch Area Plan and Development Policies (Adopted March 25, 1980; last amended November 29, 1988)

Design Review DR90-0013-S; Negative Declaration
Design Review DR98-0005-S; Categorical Exemption



File No. Z 11-0006
Location Map

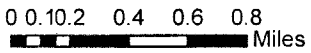


EXHIBIT E – ATTACHMENT 1