

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: **2019089029**

Project Title: DR16-0001/Leave It To Us Self Storage

Lead Agency: El Dorado County

Contact Name: Efren Sanchez

Email: efren.sanchez@edcgov.us Phone Number: 530-621-6591

Project Location: Shingle Springs, Community Region El Dorado County
City County

Project Description (Proposed actions, location, and/or consequences).

Design Review permit for the construction and operation of a new self-storage facility (Leave It To Us Self-Storage) consisting of nine (9) new storage buildings, two employee-housing units, along with parking lot and associated site improvements such landscaping, perimeter fencing, and on-site signs. Building one (1) would be approximately 13,200 square foot building with retail office space (2,700 SF) and storage (7,800 SF) on the ground level, and manager apartments on the second floor (2,700 SF). Buildings 2-9 would be approximately 8,700 square feet each and the total proposed building development for all nine buildings is approximately 82,800 square feet. The project site would also include 10,368 square feet of uncovered Recreational Vehicle (RV) storage space for a total of 30 RV concrete parking spaces. Customer and employee parking would include seven (7) concrete parking spaces of which one will be a handicapped space, located near building 1 at the entrance of the self-storage facility (Exhibit F). The applicant will construct all on-site and off-site facility stub connections necessary to supply adequate water and sewer capacity required along Business Drive.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would have the following potentially significant effects:
1. Potential significant impacts to biological resources.
Proposed mitigation: BIO-1: If any grading or construction activities occur during the nesting season (February 15 to August 31), a preconstruction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas, no more than three days prior to construction activities. The survey shall be submitted to Planning Services for review. If active nests are identified in these areas, CDFW and/or USFWS shall be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a 40-foot, fenced buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.
2. Potential significant impacts to biological resources.
Proposed mitigation: BIO-2: A qualified biologist shall conduct a pre-construction survey within 14 days prior to clearing or grading operations to look for potential Layne's butterweed (Packera Layneae) plants or other rare plants species. If no Layne's butterweed plants or rare plants are observed, a letter report shall be prepared to document the results of the survey, and no additional measures are recommended. If Layne's butterweed plants or rare plants are present, then the applicant shall coordinate with the Pine Hill Ecological Preserve Manager and staff to facilitate

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy know to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.