

# 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 #: \_\_\_\_\_

Project Title: S18-0012/PD18-0002/EDH-Folsom Self Storage

Lead Agency: El Dorado County

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Project Location: 2481 Shadowfax Lane, El Dorado Hills  
*City*

El Dorado County  
*County*

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

Conditional Use Permit and Development Plan Permit to allow for the phased construction and operation of a self-storage facility consisting of 13 storage buildings totaling 149,000 square feet, 230 temporary outdoor RV and boat parking spaces between construction of phase two and final phase, and a two story manager office and apartment. Final site configuration would not include any outdoor storage. Site access would be directly from Green Valley Road.

The project would also include an on-site water line extension looping the eight inch water line in Green Valley Road to the six inch water line in Shadowfax Lane, the installation of a gravity sewer line and lift station, and frontage improvements to include a 11-foot wide dedicated right turn lane on Green Valley Road, a Caltrans A2-6 curb and gutter, an eight foot wide sidewalk, a five foot wide bike lane, and a two foot wide bike buffer zone.

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 nesting bird species.  
Proposed Mitigation: Mitigation Measure Bio-1: Pre-construction survey required.
2. Potential significant impacts to American badger.  
Proposed Mitigation: Mitigation Measure Bio-2: Pre-construction survey required.
3. Potential significant impacts to Waters of the US and wetland swale.  
Proposed Mitigation: Mitigation Measure Bio-3: CWA Section 404 permit and Section 401 certification required  
Proposed Mitigation: Mitigation Measure Bio-4: Section 1600 Lake and Streambed Alteration (LSA) Agreement from the California Department of Fish and Wildlife required.
4. Potential significant impacts to Oak resources (one 65dbh Quercus Lobate).  
Proposed Mitigation: Mitigation Measure Bio-5: Best management practices for Oak protection required including: install high visibility fencing around the RPZ fencing, shall be four-feet high and bright orange with steel t-posts spaced 8 feet apart; do not grade, cut, fill or trench within the RPZ; do not store oil, gasoline, chemicals, other construction materials, or equipment within the RPZ; do not store soil within the RPZ; do not allow concrete, plaster, or paint washout within the RPZ; do not irrigate within the RPZ or allow irrigation to filter into the RPZ.
4. Potential significant impacts to traffic.  
Proposed Mitigation: Mitigation Measure Trans-1: Road improvements required including: construct an 11-foot wide dedicated right turn lane, a five foot wide bike lane, a two foot wide bike buffer zone, Caltrans A2-6 curb and gutter, and an 8-foot wide Portland Cement concrete sidewalk along Green Valley Road from Shadowfax Lane to Sophia Parkway.

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 known to the Lead Agency.

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

California Department of Fish and Wildlife  
California Regional Water Quality Control Board  
California Department of Forestry and Fire Protection  
California Department of Transportation