

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: September 13, 2007
Item No.: 8
Staff: Tim Chamberlain

**REZONE/PLANNED DEVELOPMENT/
PARCEL MAP**

FILE NUMBER: Z06-0034/PD06-0022/P06-0029

APPLICANT: El Dorado Hills Professional Center LLC

REQUEST: A commercial parcel map creating six parcels ranging in size from 0.29 to 0.43 acres. Each parcel would have a new 3,000 or 3,500 square foot office building with a proposed use of general or medical office. The rezone and planned development would change the zoning from Research and Development (R&D) to Research and Development Planned Development (R&D-PD) (Exhibit E).

LOCATION: The property is located on the north side of Suncast Lane and the west side of Golden Foothills Parkway, half a mile west of Latrobe Road, in the El Dorado Hills area, Supervisorial District II. (Exhibit A)

APN: 117-060-24

ACREAGE: 2.0 acres

GENERAL PLAN: Research and Development (R&D) (Exhibit B)

ZONING: Research and Development (R&D) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: 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: The project consists of a zone change to the planned development overlay district and issuance of a planned development permit for six (6) general or medical office buildings. The total development is for 19,500 square feet of office use. A commercial parcel map is proposed that would create six parcels ranging in size from 0.29 acres to 0.43 acres, and each parcel would include development of a 3,000 or 3,500 square foot building. The rezone would change the parcel zoning from Research and Development (R&D) to Research and Development-Planned Development (R&D-PD). This project is within the El Dorado Irrigation District (EID) and would be served by EID public water and sewer.

Site Description: The two-acre parcel is located within the El Dorado Hills Community Region inside the El Dorado Hills Business Park. The project site is located at roughly 540 feet elevation and has mild slopes. Native wild grasses are abundant on-site. The project site is currently undeveloped.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D	R&D	Undeveloped Land
North	R&D	R&D	Undeveloped Land
South	R&D	R&D	Golden Hills Elementary School
East	R&D	R&D	Undeveloped Land
West	R&D	R&D	Commercial

The project parcel is bounded on all sides by R&D zoned land. The project would create six (6) parcels for professional office use in a predominantly commercial setting. The project site is located adjacent to Golden Hills Elementary School. Schools are considered to be sensitive receptors; therefore, certain uses located in the vicinity would be prohibited because they have the potential to generate harmful levels of noise, air, and hazardous waste pollution.

As discussed in the Zoning section of the staff report, uses permitted by right in the R&D Zone District do not have the potential to expose sensitive receptors to harmful pollutants. Any use that has the potential to generate harmful pollutants would require a special use permit.

Additionally, to reduce the potential impact to sensitive receptors during project construction, the Air Quality Management District (AQMD) has required a Fugitive Dust Mitigation Plan and an air

monitoring program. The Plan and monitoring would reduce the impact of project construction to less than significant level.

Other adjacent parcels are either undeveloped or conform to the commercial setting in the business park. The project would not create conflicts with the surrounding land uses.

General Plan

The project is located within the R&D land use designation. The proposed professional office use is consistent with the General Plan land use designation. Similar to other commercial land uses, the General Plan does not require a minimum parcel size. Pursuant to the development standards of Title 17 of the El Dorado County Code, the proposed 0.29 to 0.43 acre size parcels are consistent with the R&D land use designation.

Policy 2.2.1.5: The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3.

Excerpt from Table 2-3: BUILDING INTENSITIES	
Land Use Designation	Floor Area Ratio
Research & Development	.50

Table 2-3 amended April, 2007, by A06-0002

The site area is 87,207 square feet, with a proposed floor area of 19,500 square feet, which equates to a floor area ratio of 0.224. As proposed, the project complies with the 0.50 floor area ratio allowed by General Plan Policy 2.2.1.5

Policy 2.2.5.20: Development involving any structure greater than 120 square feet in size or requiring a grading permit shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstration compliance.

The applicant has applied for a zone change, planned development permit, and parcel map which require Planning Commission approval. The applicant has demonstrated that the permits requested comply with all the General Plan policies applicable to the project.

Policy 2.8.1.1: Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be give to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

No light spillover onto the adjacent property is expected. The applicant has provided a preliminary

lighting plan. This plan conforms to the requirements of General Plan Policy 2.8.1.1. All lighting would comply with County requirements that no off-site light migration occur, and the project shall be conditioned to conform with the submitted lighting plan (Condition 8). There would be no conflict with this policy.

Policy 5.4.1.1: Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impact to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian area.

A preliminary drainage report has been prepared for the project site and has been reviewed by the Department of Transportation. Final approval of a drainage plan and site improvements would be required prior to issuance of a grading permit for the site, as required by the Department of Transportation.

Policy 5.7.2.1: Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development.

The El Dorado Hills Fire Department has reviewed the project and can provide service to the project site. Conditions from the Fire Department were included with their comments for this project and have been included in Attachment 1.

Policy 6.5.1.2: When proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in project design.

The project would not exceed the performance standards provided in Table 6-2. The project is a commercial use (office) in the El Dorado Hills Business Park and would not create an acoustical conflict with adjacent Research and Development zoned parcels including the elementary school to the south of the subject parcel. The project is in compliance with this policy.

Policy 6.6.1.11: The standards outlined in Tables 6-3, 6-4, and 6-5 shall apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 5:00 p.m. on weekends, and on federally-recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Construction activities associated with the project could generate noise levels exceeding El Dorado County General Plan standards. However, the temporary and transitory nature of this noise source would result in a less than significant impact with the included limitation on construction activity. A project condition has been included which complies with the stated policy (Condition 10).

Policy 7.3.2.2: Project requiring a grading permit shall have an erosion control program approved, where necessary.

A preliminary erosion control plan has been prepared for the project in compliance with this policy.

Policy 7.3.5.1: Drought-tolerant plant species, where feasible, shall be used for landscaping of commercial development. Where the use of drought-tolerant native plant species is feasible, they should be used instead of non-native plant species.

Landscaping consists of a variety of low- to moderate-water-using shrubs, ground cover, medium shade trees, and large shade trees. The parking lot trees required for the project include one tree for each 10 parking spaces. The preliminary landscape plan provides for 24 parking lot trees, in compliance with the shade tree requirement. It does appear that the preliminary landscape plan complies with the County's requirements, but it is for the complete project. The applicant would be required to provide a final landscape plan for the development which shall comply with the County Standards. There would be no conflict with this policy.

The project would be irrigated with an automatic irrigation system. The final landscape plan is to comply with the County's Water Conserving Landscape Standards. The project has been conditioned to require submittal of a Water Conserving Concept Statement prepared by the project landscape architect.

Policy 7.5.1.3: Cultural resource studies (historic, prehistoric, and paleontological resources) shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, the Museum of Paleontology, University of California Berkley, field surveys, subsurface testing, and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

A records search was conducted for the project area through the North Central Information Center of the California Historical Resources Information System. A complete records search was conducted by reviewing the State of California Office of Historic Preservation records, base maps, historic maps, and literature of El Dorado County. Review of the information indicated that the project area contained no recorded Native American or historic-period archaeological resources. Due to the environmental setting, there is a low potential for identifying Native American sites or historic period archaeological deposits in the project area. As proposed and conditioned, the project conforms to the El Dorado County 2004 General Plan.

Planned Development

Zoning: The subject site is zoned Research & Development (R&D). The proposed office use in the R&D Zone District is permitted by right. The project includes a rezone of the site to Research and Development-Planned Development. For purposes of the rezone application, the Planning Commission shall not approve or conditionally approve a development plan nor recommend the establishment of a planned development zone unless it meets the required findings for such a request. These findings can be found in Attachment Two, Section 3.3 – Planned Development findings.

The R&D Zone District development standards require a minimum 20-foot front yard setback and an average setback of 30 feet in the front yard. There is no side and rear setback requirement except where required by County building code. The project is to be developed as a planned developed and the setbacks have been viewed as an overall development, in relation to the adjacent uses. The setbacks shown on the site plan are consistent with County zoning requirements.

Building Elevations: The proposed structures are to be slab-on-grade stucco buildings. Elevations would be accented with brick columns, dark brown trim with Green Versalux glazed glass windows. There is no proposed roof mounted equipment. All buildings would be 21 feet 8 inches in height.

Color elevations with a color palette for the site has been selected. The palette includes a Downing Sand color (beige), with the accent brick to be Placer Gold Stone Veneer. The trim would be Rockwood Dark Brown, and the roof would be charcoal colored Eagle Roof Tile. The project elevations have been included for review (Exhibit F). Color samples and a color rendering will be available for review at the Planning Commission meeting.

Parking: The submitted site plan was reviewed to verify compliance with Zoning Ordinance on-site parking requirements. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. The project site is to have 92 parking spaces provided, as detailed in the table below:

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	92	65
Compact Space	35 percent allowed	21
Disabled Space	4	6
Loading Zone	2	0
Totals	94	92

The site is to include 14,498 square feet of general office use and 5,002 square feet of medical office use. The parking required for the general office use is 58 parking spaces (general office parking ratio = 1/250 square feet). The parking required for the medical use is 34 spaces (medical office use parking ratio = 1/150 square feet). The total number of parking spaces required is 92 spaces, with 4 spaces required to be available for the disabled. The applicant has provided 92 parking spaces, 65

standard parking spaces, 21 compact spaces, and 6 disabled spaces. The project complies with the on-site parking requirements with the exception of loading zone requirements addressed below. A joint access and parking agreement would be required to ensure on-going access and maintenance of the parking areas to all property owners (Condition 11).

In addition to the required on-site parking requirements, the Zoning Ordinance requires on-site loading spaces for commercial/industrial uses. The project requires two (2) loading spaces. The applicant is requesting a waiver from the loading space requirement through the planned development process, because it is believed that the general office uses and medical office uses would not have large deliveries on any regular basis. The largest trucks envisioned to service the project would be mail, UPS, and general office service vehicles.

Through the planned development process, the applicant has requested approval of an elimination of the loading requirement from the Planning Commission, as stated in the waiver request dated September 30, 2005 (Exhibit H).

Signage: Signs under the Research and Development Zone must comply with the requirements of Section 17.35.030 (F) of the County Code shown below.

- F. Signs. The applicant of a project shall present for approval and shall coordinate the approved uniform sign package for his entire development prior to obtaining a building permit for any structure. The number of signs per business shall not exceed either:
1. One freestanding sign no greater than fifty square feet in area and no greater than twelve feet in height; or
 2. Two signs attached to the face of a building no greater than eighty square feet in aggregate area which shall not extend above the vertical face of any building wall.
- No more than two entry monument signs no greater than ten feet in height and sixty feet in length shall be permitted to identify the entire tract of parcels developed within any industrial subdivision.

The applicant has provided a sign plan for two (2) monument signs. The first sign would be located at the southeast corner of the property and would be four (4) feet two (2) inches tall by 15 feet six (6) inches long totaling 64.5 square feet. The second sign would be located at the east entrance to the development off of Golden Foothills Parkway and would be four (4) feet tall by nine (9) feet six (6) inches long totaling 38 square feet. Both monument signs would display the El Dorado Hills Professional Center name and the series of addresses of the buildings on this development. Monument signs shall be setback 10 feet from all property lines, and entry monument signs shall be setback 20 feet from all property lines. The proposed signs comply with the county code requirements.

Additional signs for each future business would be applied for at the building permit stage. New tenant signage would be limited to the requirements of Section 17.35.030 (F) of the County Code shown above. Complete details and sign exhibits for the monument signs are provided in the Sign Plans (Exhibit G).

Utilities: The applicant submitted a Facilities Improvement Letter from El Dorado Irrigation District (EID) as part of a complete project submittal. This letter identifies the project as in Assessment District No. 3 and currently has an allotment of four (4) equivalent dwelling units (EDU's) of water service. Four EDU's, however, is not sufficient service for this project which would require six (6) EDU's. As of January 1, 2006, EID had 95 Advanced Funding Agreement EDU's available in the El Dorado Hills Water Supply Region available for purchase from the District to provide additional water for development over their allotment. These Advanced Funding EDU's are still available, and proof of adequate water service must be provided to Planning Services prior to issuance of any building permits (Condition 12).

A 12-inch water line exists in both Suncast Lane and in Golden Foothill Parkway. An 8-inch stub out to the site has been provided off the water line in Suncast Lane. In order to provide adequate fire flow and receive complete services, the applicant must construct an 9-inch water line extension to the site from the existing 8-inch stub. This project would also be required to connect to, and use, recycled water facilities for the irrigation of on-site landscaping. A 10-inch sewer line abuts the south property line of the subject parcel. A service stub is located at the southeast corner of the parcel, and an adequately sized extension of facilities must be constructed.

Traffic and Circulation: The Department of Transportation (DOT) reviewed the project during the initial consultation period and determined that, due to the size of the development, a traffic study would be required. A Traffic Impact Study was performed by Dowling Associates dated February 8, 2007. It was determined that the project would have a significant impact to the intersection of Latrobe Road and Town Center Boulevard, and the project has been conditioned to coordinate with DOT traffic operations staff for design optimization improvements of the signal timing at that intersection. DOT found that the project would not have a significant impact on traffic within the Business Park and that internal circulation, as designed, meets the requirements of County Code. The project has been conditioned to require payment of all Traffic Impact Fees prior to issuance of building permits.

Parcel Map Findings

The project includes subdividing a two-acre commercial lot into six parcels ranging from 0.29 to 0.34 acres (Exhibit E). A planned development permit is requested which would allow for the split of the existing two-acre parcel to parcels less than two acres in the R&D Zone District. Section 17.35.030(A)(2)(d) of the Zoning Code requires any parcel proposed to be created less than two acres in size may only be approved when processed with a planned development permit application wherein issues of grading, drainage, access, and other issues which may affect the neighborhood are addressed. The Planning Commission may forward a recommendation of approval to the Board of Supervisors if it can make all of the required findings listed in the Subdivision Ordinance for a Commercial Parcel Map. Discussion of these findings can be found in Attachment Two, Section 3.4 – Subdivision Ordinance.

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 finds that the project could not have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: This project is not located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,800.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.⁰⁰ processing fee is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

RECOMMENDATION

Staff recommends that the Planning Commission make the following recommendation to the Board of Supervisors for Approval to:

1. Adopt the findings, including CEQA, as noted in Attachment 2;
2. Adopt the Negative Declaration based on the initial study included with this report (Exhibit I); and
3. Approve Zone Change Z06-0034, Planned Development PD06-0022, and Parcel Map P06-0029, subject to the Conditions of Approval in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Tentative Parcel Map
Exhibit F	Elevation Plans
Exhibit G	Sign Plans
Exhibit H	Loading Zone Waiver Request
Exhibit I	Environmental Checklist/Negative Declaration

ATTACHMENT 1

CONDITIONS OF APPROVAL

FILE NUMBER P06-0029 / Z06-0034 / PD06-0022

September 13, 2007

Planning Services

1. This parcel map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked D, E, F, and G dated June 27, 2006 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 would constitute a violation of permit approval.

The project description is as follows:

The project consists of a Zone Change to Planned Development District overlay and issuance of a Planned Development permit for six office buildings. The total development is for 19,500 square feet. A commercial Parcel Map is proposed that would create six parcels ranging in size from 0.29 acres to 0.43 acres, and each parcel would include development of a 3,000 or 3,500 square foot building. The re-zone would change the parcel zoning from Research and Development (R&D) to Research and Development Planned Development (R&D-PD). This project is inside El Dorado Irrigation District (EID) and would be served by EID public water and sewer.

The proposed structures are to be slab-on-grade stucco buildings. Elevations would be accented with brick columns, dark brown trim with Green Versalux glazed glass windows. There is no proposed roof mounted equipment. All buildings would be 21 feet 8 inches in height. Color elevations with a color palette for the site have been selected. The palette includes a Downing Sand color (beige), with the accent brick to be Placer Gold Stone Veneer. The trim would be Rockwood Dark Brown and the roof would be charcoal colored Eagle Roof Tile. The project elevations have been included (Exhibit F).

Two freestanding monument signs are proposed. The first sign would be located at the southeast corner of the property and would be four feet two inches tall by 15 feet six inches long totaling 64.5 square feet. The second sign would be located at the east entrance to the development off of Golden Foothills Parkway and would be four feet tall by nine feet six inches long totaling 38 square feet. Both monument signs would display the El Dorado Hills Professional Center name and the series of addresses of the buildings on this development. Monument signs shall be setback 10 feet from all property lines, and entry monument signs shall be setback 20 feet from all property lines.

Landscaping consists of a variety of low- to moderate-water-using shrubs, ground cover, medium shade trees, and large shade trees. The parking lot trees required for the project include one tree for each 10 parking spaces. The Preliminary Landscape Plan provides for 24 parking lot trees, in compliance with the shade tree requirement.

The site is to include 14,498 square feet of general office use and 5,002 square feet of medical office use. The parking required for the general office use is 58 parking spaces (general office parking ration = 1/250 square feet). The parking required for the medical use is 34 spaces (medical office use parking ratio= 1/150 square feet). The total number of parking spaces required is 92 spaces, with 4 spaces required to be available for the disabled. The applicant has provided 92 parking spaces, 65 standard parking spaces, 21 compact spaces, and 6 disabled spaces.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. During all grading and construction activities in the project area on the proposed parcels, an archaeologist or Historian approved by the Development Services Director shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent and/or future parcel owner shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance.
3. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
4. Development of this property is subject to review and issuance of a building permit from El Dorado County Building Services. Demonstration of conformance with all Conditions of Approval is a requirement of a complete building permit submittal.

5. Prior to issuance of any building permit, all Planning Services fees shall be paid.
6. Prior to commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval.
7. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

8. Outdoor lighting is proposed based on a design shown in a lighting and photometric plan. Outdoor lighting for this project shall be reviewed by Planning Services for consistency with this plan prior to issuance of any building permit. All lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.
9. As part of the building permit process, the applicant shall submit for approval a final landscape plan in substantial compliance with the preliminary plan demonstrating compliance with the County water conserving landscape standards
10. Construction and grading activities shall be conducted in accordance with the County Noise Element and limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on weekends, and on federally-recognized holidays.
11. The developer shall provide a joint access and parking agreement to ensure on-going access and maintenance of the parking areas to Planning Services for review and approval prior to issuance of a grading permit.

12. Prior to issuance of building permits, the applicant must obtain adequate water service from El Dorado Irrigation District by purchasing 2 additional Advanced Funding Agreement Equivalent Dwelling Units of water service. Proof of full service must be provided to Development Services for review.

Department of Transportation

13. The applicant shall be subject to an encroachment permit, Std. Plan 103G, for the proposed encroachments onto Suncastr Lane and Golden Foothill Parkway and any modifications to the standards must be reviewed and approved by the Department of Transportation. . The encroachment permit shall be obtained prior to the issuance of any building permit for this project.
14. The applicant shall coordinate with DOT traffic operations staff for design optimization of the signal timing operation at the intersection of Latrobe Road with Town Center Blvd. This work shall be completed to the satisfaction of the Department of Transportation prior to the issuance of any building permit for this project.
15. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval, prior to the issuance of any building permit for this project. The plan shall be in conformance with the County of El Dorado *“Design and Improvement Standards Manual”*, the *“Grading, Erosion and Sediment Control Ordinance”*, the *“Drainage Manual”*, the *“Off-Street Parking and Loading Ordinance”*, and the State of California Handicapped Accessibility Standards.
16. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.
17. The applicant shall provide a soils report at time of grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water and pavement section based on TI and R values. The report shall include recommended design criteria for any retaining walls. Any export to be deposited within El Dorado County shall require an additional grading permit.
18. The applicant shall provide a drainage report at time of grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
19. Any import or export to be borrowed or deposited within El Dorado County shall require an additional grading permit for that offsite grading.

20. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.

El Dorado Hills Fire Department

21. The potable water system for the purpose of the fire protection for this commercial development shall provide a minimum fire flow of 1,500 gallons per minute (gpm) with a minimum residual pressure of 20 psi for two-hour duration. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department.
22. The development shall install Mueller Dry Barrel fire Hydrants conforming to El Dorado Irrigation District specification for the purpose of providing water for fire protection. The spacing between hydrants in the development shall not exceed 300 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department.
23. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
24. This development shall be prohibited from using type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
25. Each building shall be addressed in accordance with Fire Department requirements.
26. The fire access roadways shall be designed to accommodate a 40 foot inside and 56 foot outside turning radius.
27. The applicant shall pay an annexation fee to El Dorado Hills Water District for each additional parcel of land created in accordance with the El Dorado Hills Business Park Agreement.

Air Quality Management District

28. The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. Current county records indicate this property is not located within the Asbestos Review Area (copy enclosed). **But**, District Rules 223 and 223.1, which address the regulations and mitigation measures for fugitive dust emissions shall be adhered

to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.1. In addition, a **Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the District prior to start of project construction.**

29. Project construction may involve road development and **should adhere** to District **Rule 224 Cutback and Emulsified Asphalt Paving Materials.**
30. Burning of wastes on-site requires the to contact the DISTRICT prior to the commencement of any burning. Only vegetative waste materials may be disposed of using an open outdoor fire (**Rule 300 Open Burning**).
31. The project construction will involve the application of architectural coating, which shall adhere to District **Rule 215 Architectural Coatings.**
32. The District's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures.

- Use low-emission on-site mobile construction equipment.
- Maintain equipment in tune per manufacturer specifications.
- Retard diesel engine injection timing by two to four degrees.
- Use electricity from power poles rather than temporary gasoline or diesel generators.
- Use reformulated low-emission diesel fuel.
- Use catalytic converters on gasoline-powered equipment.
- Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible.
- Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- Configure construction parking to minimize traffic interference.

Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

33. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

County Surveyor

34. All survey monuments must be set prior to filing of the parcel map.
35. Prior to filing of the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

ATTACHMENT 2 FINDINGS

**FILE NUMBER P06-0029 / Z06-0034 / PD06-0022
September 13, 2007**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

- 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 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.

2.0 LEGISLATIVE FINDINGS

- 2.1 The proposed Zone Change is consistent with the policies in the El Dorado County General Plan as discussed in the General Plan section of this staff report.**

The Zone Change would be consistent with the applicable General Plan Policies as described in the General Plan discussion section of the Staff Report.

- 2.2 The Zone Change is found to comply with the requirements of Chapter 17.06, and the proposed project 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.**

With the establishment of the Research and Development land use designation, the proposed facility has been designed in accordance with the applicable development standards under the El Dorado County Zoning Ordinance and Design and Improvement Standard Manual. Specific project conditions approval have been incorporated ensuring orderly and safe development and operation

2.3 The site is physically suitable for commercial development.

The site is adequately sized to accommodate the proposed professional office facility. The facility has been designed in accordance to applicable development standards, would be accessed off county roads, and receive public water, sewer and drainage services.

3.0 ADMINISTRATIVE FINDINGS

3.1 General Plan

The proposed Parcel Map, Rezone and Planned Development are consistent with the General Plan which designates the parcel as Research and Development. The proposed general and medical office uses are consistent with the Research and Development land use designation. As discussed in the staff report, Staff finds that the proposed development is consistent with all applicable general plan policies.

3.2 Zoning

Pursuant to the requirements of the Section 17 of County Code, this project was required to apply for a Planned Development as the proposal includes creating new parcels smaller than two acres in the R&D zone district. The proposed general and medical office uses are allowed by right under the R&D zone and the proposed development demonstrates compliance with the development standards of this zone district. Staff finds that the proposed development is consistent with the requirements of El Dorado County Zoning Code.

3.3 Planned Development

3.3.1 The proposed development is so designed to provide a desirable environment within its own boundaries.

The project is for general and medical office development. The design of the interior parking provides the best possible circulation. The project does provide appropriate circulation for pedestrian traffic within the development.

3.3.2 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.

The exceptions to the standard requirements of the zone regulations include relief from the loading zone requirements. The project requires two loading spaces. The applicant is requesting relief from the loading zone requirement. On May 10th, a letter was submitted with this request under the Planned Development application. The applicant has proposed the request because the largest trucks envisioned to service this project would include US

mail service, UPS and general office service vehicles. Based on the project uses and the associated truck sizes, the design waiver is justified for this project.

3.3.3 The site is physically suited for the proposed uses.

This lot is suited for the proposed uses. The El Dorado Hills Business Park is a desirable location for an office development.

3.3.4 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.

The El Dorado Irrigation District has provided a Facilities Improvement Letter indicating that water and sewer services can be provided to the site.

3.3.5 The proposed uses do not significantly detract from the natural land and scenic values of the site.

The project is not within a scenic corridor and is surrounded by land zoned for Research and Development. The applicant is required to plant trees and other landscape materials on the site to increase the scenic value of the site.

3.4 Subdivision Ordinance

3.4.1 The proposed parcel map, including design and improvements, is consistent with the General Plan policies and land use map.

The subject application is for a general and medical office development within the R&D Zone District. The development has been designed in compliance with the zone district regulations, and complies with the minimum parcel size based on the required review of a Planned Development application for the project. It can be found that the parcel map is consistent with the General Plan policies and land use map.

3.4.2 The proposed parcel map does conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.

The project site has been evaluated in accordance with the R&D development regulations, and it has been found that the project complies with the minimum design standards, as conditioned.

3.4.3 The site is physically suitable for the proposed type and density of development.

The site is located within the El Dorado Hills Business Park, and it can be found that the site is suited for the general and medical office development.

3.4.4 The proposed parcel map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

The Parcel Map would allow the individual ownership of buildings within the development. An Initial Study has been prepared in accordance with the CEQA Guidelines and it can be found that there would be a less than significant impact on fish or wildlife or their habitat from the project.

3.4.5 The design of the parcel map is not likely to cause serious public health hazards.

The proposed Parcel Map would not create an undue negative impact upon the project site. It can be found that the improvements would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.