

**ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 25, 2007

Item No.: 8.b.

Staff: Jonathan Fong

REZONE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP

FILE NUMBER: Z06-0023/PD06-0018/P06-0020/Carson Creek Business Park

APPLICANT: Carson Creek Business Park, LLC

REQUEST: Request for a rezone, planned development and parcel map

Rezone from Research and Development (R&D) to Research and Development- Planned Development (R&D-PD);

Planned development for a commercial condominium development consisting of 11 buildings totaling 152,603 square feet. The buildings would range in size from 8,920 to 14,593 square feet; and

Tentative parcel map to subdivide each of the buildings into a total of 88 individual parcels. Parcels would range in size from 1,250 to 2,057 square feet. The one common parcel would be 8.03-acres in size.

LOCATION: The property is located on the south side of Sandstone Court, southwest of the intersection with Golden Foothill Parkway, in the El Dorado Hills Area, Supervisorial District II. (Exhibit A)

APN: 117-081-05

ACREAGE: 11.03 acres

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

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

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION:

Recommend conditional approval

BACKGROUND: The project parcel originally consisted of three separate parcels (APN 108-271-02, 03, 04). Boundary Line Adjustment BLA 05-0087 was approved in 2005 to merge the parcels into a single parcel (APN117-081-05).

Permit History: The site is currently under developed in accordance with issued building permits. The site has been previously graded under approved Grading Permit 165741 which was issued on June 17, 2005. Additionally, building permits for seven of the proposed eleven buildings are either in process or have been issued.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit request and issues for Planning Commission consideration are provided in the following analysis:

Project Description

The application request is for a Rezone, Planned Development and Parcel Map.

The Rezone would add the Planned Development (PD) overlay to the parcel to change the zoning from Research and Development (R&D) to Research and Development-Planned Development (R&D-PD).

The Planned Development would allow for the construction of a commercial condominium development plan. A total of 11 buildings would be constructed in the development. The buildings would range in size from 8,950 square feet to 14,593 square feet. The buildings would be constructed with interior dividing walls creating a total of 88 units. Each of the 88 units would become separate parcels. The development would allow a mix of office and warehouse uses. As discussed in the Zoning Section below, the PD is required in order to create parcels of less than two acres within the R&D zone and to allow for modification to the development standards of the R&D zone district.

The Parcel Map would create 88 parcels from the units within the buildings. Additionally, one, 8.03-acre common parcel would be created. The common parcel would include the common access and parking areas and the exterior of the buildings, stairways, and landscaped areas. These common features would be controlled by a maintenance association created for the development.

The following table provides the building suites and proposed parcel details:

Building Number	Number of Units	Building area (sq. ft.)
A	8	14,593
B	8	14,593
C	10	14,352
D	8	14,593
E	8	12,211
F	8	12,211
G	8	12,221
H	8	12,221
I	8	8,920
J	8	8,920
K	6	9,085
Total Buildings:	Total Units:	Total Square Footage
11	88	152,603

Site Description: The site is located at an elevation of approximately 496 feet and is flat. The project site is situated approximately 10 feet below the finish grade of Golden Foothills Parkway and Sandstone Drive. Lanscaped slopes and retaining walls are located along the periphery of the site where the topography slopes steeply to meet the frontage roads.

Seven of the 11 proposed buildings are under construction. Vegetation onsite is limited to the landscaping required for the issued building permits.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D	R&D	Construction of seven buildings in progress.
North	R&D	R&D	Undeveloped
South	CC-SP	AP	Carson Creek Specific Plan Area (undeveloped)
East	R&D	R&D	El Dorado Hills Fire Department Station (construction in progress)
West	R&D	R&D	Existing manufacturing development

The project is located within the El Dorado Hills Business Park and is bounded to the north, east, and west by parcels within the business park. To the south are parcels within the Carson Creek Specific Plan which have been designated as residential land uses. Development applications are currently in process; however, the land is currently undeveloped. As discussed in the Zoning Section below, the project would be required to provide additional landscape buffers between the project site and the residential land uses to the south. The proposed office and warehouse land uses would be consistent within the business park and would not conflict with the future residential land uses to the south.

General Plan: The General Plan designates the subject site as Research and Development (R&D). General Plan Policy 2.2.1.2 states the purpose of the R&D designation is to provide for a range of office and light manufacturing in a campus setting. The proposed development would provide for office and warehouse uses which would be consistent within the R&D district.

Policy 2.2.1.3 establishes a maximum Floor Area Ratio (FAR) of 50 percent within the R&D district. The maximum allowable FAR for the 11.03-acre parcel would be 5.52-acres (240,233 square feet). The development would construct 152,603 square feet of building space on the 11.03-acre parcel. This would yield a FAR of 32% which would be consistent with Policy 2.2.1.3

Policy 2.8.1.1 directs that nighttime light and glare from parking area lighting, signage, and buildings be reduced while combined with related design features, namely directional shielding for parking lot and outside building lighting, that could reduce effects from nighttime lighting. The lighting for the project has been reviewed and approved as part of the submitted building permits for the constructed buildings. Future lighting for the remaining buildings would be consistent with those fixtures already installed onsite.

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The subject site is zoned Research and Development (R&D). The purpose of the R&D Zone District is to provide high technology, non-polluting manufacturing plants, and related facilities in a campus-like setting. Pursuant to Section 17.35.020, the proposed office and warehouse uses would be consistent within the R&D zone.

Section 17.35.030 A through M of the Zoning Ordinance establishes development standards for projects within the R&D Zone District. Below is an analysis of those standards.

A. Minimum Lot Area.

- d. Any parcel proposed to be created which is less than two acres in size may only be approved when processed with a planned development application wherein issues of grading, drainage, access and other issues which may affect the neighborhood are addressed.**

In order to be consistent with this requirement, the applicant has submitted a Planned Development application with the project. This is necessary because the proposed parcels would be less than two acres.

B. Building Coverage.

2. **Inside urban area on long range plan, no more than fifty percent of the site;**
3. **Development or improvement of a site within the El Dorado Hills Business Park shall not result in a runoff coefficient greater than 0.70, calculated in conformance with "Mannings Equations." In the event the proposed development generates a runoff coefficient in excess of 0.70, the department of transportation may require redesign, off-site improvements or fees to accommodate impacts of increased runoff on the existing drainage system.**

The project would allow for 11 buildings with a total Floor Area Ratio of 32 percent. The FAR includes two buildings with a split level design. Therefore, total building coverage would be less than 32 percent which is consistent with this section of the Ordinance.

C. Minimum Lot Width. One hundred feet measured at the front property line except that on a pie-shaped lot the width shall be measured at the front setback line.

The lot width of the existing 11.03-acre parcel meets the 100 foot requirement along the Frontage on Golden Foothills Parkway and on Sandstone Court.

The parcel map would create individual parcels for each of the units within the proposed 11 buildings. These separate units would not meet this requirement. However, the PD application would allow for flexibility with the development standards of the R&D zone district. Findings of Approval for these requests have been made and are included in Attachment 2 of the staff report.

D. Minimum Setbacks and Buffers.

1. **Front Setback: 30 feet.**

The front setback within the R&D zone district is calculated as an average setback of 30 feet. This provision allows for portions of a building to encroach into the front setback provided other portions are setback greater than the required 30 feet. As shown on the site plan, Building I is consistent with the average setback. The northeast corner of the building is approximately 22 feet from the property line, however the southeast corner of the building approximately 45 feet from the property line. Therefore, Building I would be consistent with the average setback of 30 feet. All other buildings within the development would be consistent with the 30 foot setback.

2. **Side and rear setback: no setback required except if adjacent to an existing residential use or a zone which permits residential uses by right.**

The project abuts the Carson Creek Specific Plan to the south which allows residential uses. As discussed in Item 3 below, the project would be consistent with the setbacks for separation of residential and R&D uses.

- 3. Landscape buffers.**
a. When adjacent to residential zones, a thirty- foot setback landscaped with at least three trees and nine shrubs per one hundred feet of length;

The property abuts residential-zoned parcels to the south. The southern property line is 949 feet which would require at least 13 trees and 19 shrubs along the setback. As shown on the Landscaping Plan, the project would install 32 trees and over 50 shrubs along the southern setback. Buildings F, H, and J are the closest to the southern property line. As shown on the Site Plan, these buildings would be setback at least 70 feet from the southern property line.

- d. The front setback area shall be landscaped with at least three trees of fifteen-gallon size and nine shrubs per each one hundred feet of length;**

The project has frontage on Golden Foothill Parkway and Sandstone Drive. The combined frontage on these two roads would be approximately 1,300 feet. As shown on the Landscaping Plans, an adequate amount of trees and shrubs have been proposed to be consistent with this requirement. The Preliminary Landscaping Plan and corresponding Plant Legend have been included as Exhibit H included with this staff report.

- 4. Landscaped Parking Areas.**

**% of Total Parking
Parking Spaces Required Area to be Landscaped:**

50+ spaces 10.0% minimum

The project would provide a total of 318 parking spaces for the site. As shown on the Landscaping Plan, the project would install landscaping within the parking areas. Landscaping would be installed within decorative planters at the corners of each of the buildings as well planters at the encroachments. The proposed landscaping would be consistent with this requirement.

- E. Maximum Building Height: 50 feet.**

The project would construct single story and two-story buildings. The maximum height of any of the buildings would not exceed 27 feet. The proposed buildings would not exceed the maximum height requirement.

- F. Signs. The developer 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.**

A total of four signs have been approved and installed through the approved building permits. These signs include two monument signs adjacent to the encroachment onto Golden Foothill Parkway and Sandstone Drive. These signs are five feet wide by three feet six inches tall and identify the project site as "Carson Creek." Elevations of the sign have been included as an attachment to the staff report. Two signs have been installed within the site which provides a map of the development addressing information for the units within the site. The signs are 5 feet wide by 3'6 feet tall.

No additional signage is proposed as part of this application. The installed signage was reviewed and approved through submittal of building permits and are consistent with this requirement.

G. Loading. All loading and unloading of goods shall be conducted within a building or an area fenced for out door storage.

Each of the units would have a roll-up door and loading area located at the rear of each unit. All loading and unloading activities would occur within these areas and would not require outdoor storage. The project would be consistent with the loading requirements within the R&D zone district.

Planned Development Permit Request: Section 17.35.030 A2D of the Zoning Ordinance requires submittal of a Planned Development application for projects which would create parcels of less than two acres within the R&D zone district.

The project has submitted the PD application to be consistent with this requirement. The project would parcelize each of the 88 units within the proposed buildings. No other modifications to the development standards of the R&D zone district would be required as part of the project.

Parking: The project would allow for a commercial development allowing for a mixture of office and warehouse uses. Chapter 17.14 of the Zoning Ordinance requires a parking ratio of 1 space per 250 square feet of office space and 1 space per 2,000 square feet for warehouse. The 152,603 square foot development would require a total of 313 spaces based on the mixture of office and warehouse uses.

As shown on the site plan, the project would construct a total of 318 spaces. A total of 102 compact spaces would be provided and 11 handicap accessible spaces.

For projects which exceed 150,000 square feet of commercial space, five 12 foot wide by 40 foot long loading spaces are required. The project would install the required five loading spaces throughout the development.

The proposed parking would be consistent with the parking requirements of the Zoning Ordinance.

Colors: The R&D Zone District allows for two basic exterior colors and one accent color. As shown in elevations (Exhibit K) two base colors and one accent color have been proposed. The future buildings have been designed to be consistent with the constructed buildings.

Lighting: The applicant has submitted a site lighting plan. Lighting on the site and on the constructed buildings has been reviewed and approved as part of the building permit review process. The four proposed buildings would have lighting consistent with the constructed buildings. The lighting has been conditioned to comply with the outdoor lighting section of the Zoning Ordinance which requires future lighting to be downward shielded to reduce glare on the adjacent land uses.

Trash Enclosures: The Zoning Ordinance requires trash enclosures to be screened with a six-foot-high masonry or similar material to screen the enclosures from view. As shown on the site plan, the trash enclosures would be located at the rear of each of the buildings. The enclosures would be fenced and screened from view.

Other Issues/ Agency Comments:

Access/ Circulation: The Department of Transportation has reviewed the project and has determined that no additional road improvements would be required in the project area. The project would be required to obtain encroachment permits for the proposed encroachments onto Golden Foothill Parkway and Sandstone Court. DOT project specific and standard conditions have been included as Conditions 23 through 40 in Attachment 1 of this staff report.

Fire Protection: The El Dorado Hills Fire Department has reviewed the project and has required additional fire hydrants, addressing standards, and site improvements as part of the project. The Department has determined that completion of the required improvements would provide adequate fire protection of the site. Department requirements have been included as Conditions 10 through 22 in Attachment 1 of this staff report.

El Dorado Transit: Transit has reviewed the application and has not required additional site improvements for alternative transportation.

Air Quality Management District: The District has determined that the project would have an insignificant impact on air quality and has not required any conditions of approval.

Environmental Health: The Department has no comment. The project would be required connect to public water and sewer and would require no additional review by the Department.

Resource Conservation District: The District has reviewed the project and had no comment.

Surveyors Office: The Surveyors Office has required that all monuments be set prior to filing the final map. Letters from all agencies requiring conditions of approval would be required to submit a letter to the Surveyors Office stating that that agency's conditions have been completed.

Infrastructure: The project would be served by public water and sewer. The El Dorado Irrigation District has determined that adequate services exist within the El Dorado Hills Business Park to serve the project. No new utilities or services would be required to provide service for the project.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project.

The project would not result in significant impacts to natural resources in the area. The project would not impact native oak canopy or any rare or endangered species. The site has been disturbed under a previously approved grading permit. Staff has determined that there is no substantial evidence that the proposed project as conditioned would have a significant effect on the environment, and a Negative Declaration has been prepared.

In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, 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 forward a recommendation that the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration based on the initial study prepared by staff; and
2. Approve Z06-0023, PD06-0018 (adopting the development plan as the official development plan), and P06-0020, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval
Attachment 2Findings

Exhibit AVicinity Map
Exhibit BAssessor’s Parcel Map
Exhibit CGeneral Plan Land Use Map
Exhibit DZoning Map
Exhibits ESite Plan
Exhibit F.....Tentative Parcel Map (Overall Map)
Exhibit GTentative Parcel Map Exhibit A (typical)
Exhibit HLandscaping Plan
Exhibit I.....Elevations (typical)
Exhibit J.....Signage Elevations
Exhibit K.....Color Palette
Exhibit L.....Environmental Checklist

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER Z06-0023/ PD06-0018/P06-0020

1. This rezone, parcel map and planned development is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits E-K, approved October 25, 2007, 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 will constitute a violation of permit approval.

The project description is as follows:

A rezone, planned development, and parcel map to allow for an office and warehouse development.

Rezone to add the Planned Development overlay to change the parcel zoning from Research and Development (R&D) to Research and Development- Planned Development (R&D- PD).

A total of 11 buildings would be constructed in the development. The buildings would range in size from 8,950 square feet to 14,593 square feet. The buildings would be constructed with interior dividing walls creating a total of 88 units.

The Parcel Map would create 88 parcels from the units within the buildings. Additionally, one, 8.03-acre common parcel would be created. The common parcel would include the common access and parking areas and the exterior of the buildings, stairways, and landscaped areas. These common features would be controlled by a maintenance association created for the development as shown on the Site Plan.

The project would construct a total of 318 spaces. A total of 102 compact spaces would be provided and 11 handicap accessible spaces. The project would install the required five loading spaces throughout the development. The loading spaces shall be 12 feet wide by 40 feet long and shall be installed as shown on the Site Plan.

The colors and materials shall be as follows:

Exterior Plaster/ Paint:

Base Color 1: Omega Akroflex- Chocolate (9048)

Base Color 2: Omega Akroflex- Moonshine (9206)

Accent Color: Omega Akroflex- Yucca (9204)

Masonry/ Stonework:

Masonry: Basalite- D375 Smooth Face

Stone Veneer: Cultured Stone- Southern LedgeStone Chardonnay

Exterior Metal Panel:

Insulated Metal Panel: Galvemet- Sandstone

Exterior Windows/ Doors:

Storefront frame: Bronze

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. The final landscape plan shall meet Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4 and be approved by the Deputy Planning Director or designee prior to installation. The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.
3. All outdoor lighting shall conform to the Lighting Plan on file with Planning Services and §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following apply:
 - a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
 - b. Lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Security lighting shall be designed with motion-sensor activation.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

4. All signs must comply with all applicable conditions of the "Sign Program" attached as Exhibit J. Any signage subsequent to the approval of this permit shall conform to Chapter 17.32.140 (D) and Chapter 17.16 of the El Dorado County Zoning Ordinance

and shall be provided to, and approved by, the Deputy Director of Planning or designee prior to issuance of a building permit.

7. A joint access and parking agreement shall be provided to ensure on-going access and maintenance of the parking to all property owners within the development. A copy of said agreement shall be provided to Planning Services for review and approval, and the approved agreement shall then be recorded and a copy shall be provided to Planning Services prior to filing of the parcel map.
8. All Development Services fees shall be paid prior to clearance by Development Services of the parcel map.
9. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer 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.

El Dorado Hills Fire Department

10. The potable water system for the purpose of fire protection for this commercial development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for a two hour duration. This fire flow shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the Fire Department for review and approval.
11. This development shall install Mueller Dry Barrel Fire hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this 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.

12. 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.
13. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by the El Dorado Hills Fire Department Standard 103.
14. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
15. Each building shall be addressed in accordance with the Fire Department requirements.
16. The applicant shall provide the Fire Department with a CD that contains all the CAD files for the project.
17. The fire access roadways servicing all buildings shall be designed to accommodate a 40 foot inside and a 56 foot outside turn radius.
18. All buildings shall be fire sprinklered in accordance with NFPA-13, 2007 edition, and the Fire Department requirements.
19. This development shall provide a minimum of two unobstructed access roadways during the construction of any building.
20. All trash enclosures shall be located a minimum of 5 feet from a building wall.
21. The minimum ingress and egress width for emergency response vehicles shall be 20 feet.
22. A KNOX box shall be installed on each building to contain the master key to open all exterior doors.

El Dorado County Department of Transportation

Standard Conditions

23. The applicant shall obtain encroachment permits for driveways onto Sandstone Drive and Golden Foothill Parkway and shall construct said encroachments per DISM Standard Plan 103C. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the parcel map.

24. A drainage study must be submitted at the time of improvement plans that shall demonstrate the subject property had adequate existing and proposed storm drainage facilities in accordance with criteria as designed in the County Drainage manual. At the minimum, plans and calculations shall demonstrate the following:
- The site can be adequately drained;
 - The development of the site will not cause problems to nearby properties, particularly downstream sites;
 - The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. The ultimate drainage outfall of the project.
25. The applicant shall pay the traffic impact fees prior to recordation of parcel map.

Standard Conditions

26. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Subdivision Ordinance, prior to the recordation of the Parcel Map.
27. If site improvements are to be made, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. 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.
28. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
29. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
30. The applicant shall provide a drainage report at time of improvement plans or 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.
31. 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.

32. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.
33. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis.
34. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
35. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
36. The applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
37. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.

38. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
39. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer shall provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
40. Projects that disturb more than one acre of land area (43,560 square feet). The Developer shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the State of California. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction

El Dorado County Surveyor

- 41 All survey monuments shall be set prior to filing and recording the parcel map.
42. Prior to filing the Parcel Map, a letter to the County Surveyor shall be required from all agencies that have conditions place on the map. The letter shall state that all conditions placed on the map by that agency have been met.

ATTACHMENT 2
FINDINGS

FILE NUMBER Z06-0023/PD06-0018/P06-0020

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 project.
- 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 General Plan Findings

2.1 The project is consistent with the General Plan.

The project would allow for an office and warehouse development which would be consistent within the Research and Development (R&D) land use designation.

The proposal is consistent with the intent of General Plan Policies 2.2.1.5, 2.2.3.1, 2.8.1.1, TC-Xf, TC-5b, 5.1.2.1, 7.3.5.1, 7.3.5.2, 7.4.4.2, 9.1.2.4, and 9.1.2.8 concerning the requirement for a Planned Development request, the floor/area ratio, lighting glare, traffic impacts, landscaping, and the inclusions of provisions that promote non-vehicular travel. Because of the project's provisions of adequate access, site design, and attention to architectural design features that fit within the context of the surrounding uses, it is consistent with the General Plan policies identified above.

3.0 Zoning Findings

3.1 The project is consistent with the El Dorado County Zoning Ordinance.

The proposed land uses are permitted by right within the Research and Development (R&D) zone district. The project would be consistent with the Development Standards of the R&D zone district.

4.0 ADMINSTRATIVE FINDINGS

4.1 Planned Development Findings

4.1.2 The planned development zone request is consistent with the General Plan.

The PD would allow land uses consistent within the R&D land use designation. The PD would be required to create parcels less than two acres within the R&D zone.

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

The project has been designed to provide adequate landscaping and parking for the site. The buildings have been designed to comply with the architectural requirement within the R&D zone district.

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

The PD is required for the creation of parcels less than two aces in size. No other exceptions to the R&D zone district are required.

4.1.5 The site is physically suited for the proposed uses.

The project site is flat and would not require significant alterations to the site for development. The proposed development would be constructed on portions of the site already graded under an approved grading permit. No natural features would be negatively impacted as a result of the development.

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

The project is located within the El Dorado Hills Business Park which has adequate utilities and infrastructure to service the project.

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

The proposed uses do not significantly detract from the natural land and scenic values of the site since it is devoid of native trees and shrubs.

4.2 Parcel Map Findings

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

The proposed office and warehouse uses are consistent within the R&D land use designation. The proposed size of the development would be consistent with the Floor Area Ratio allowed within the R&D land use designation. The project has been designed to comply with applicable General Plan policies.

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

Through the application of the PD, the project is consistent with the minimum parcel size requirements of the R&D zone district and is consistent with the Development Standards of the zone district. Adequate parking and landscaping would be provided. All roads and encroachments would be consistent with the County Design Manual.

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

The site contains no natural features that would be impacted by the proposed type or density of development. The proposed land uses would not exceed the FAR of the R&D land use designation. The proposed office and warehouse uses would be suitable for the site.

4.2.4 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 project site is devoid of natural features. No oak canopy or riparian areas are located onsite. The site has been previously disturbed under an approved grading permit.

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

The project has been designed to provide adequate circulation through the development. Encroachments onto the County roads are consistent with the Design Manual. The proposed office and warehouse land uses would not be likely to cause public hazards.