

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



Agenda of: August 12, 2010
Item No.: 11
Staff: Tom Dougherty

PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: PD08-0016/P08-0027/Wild Chaparral Office Complex

APPLICANT: Avatar Properties, LLC/Galen Miller

AGENT/ENGINEER: BT Consulting/Peter Thorne

REQUEST: The project consists of requests for the following:

1. Development Plan to construct six commercial office buildings totaling 18,000 square feet, one 80 square-foot monument sign and six 22 square-foot monument signs; and merge and re-divide 2 parcels into 7 lots and future creation of 3 air space condominium units within each of the 6 buildings.
2. Tentative Parcel Map to merge and re-divide 2 parcels to create six 3,000 square foot lots and one 69,120 square foot common area for parking, landscaping and circulation.

LOCATION: Northwest corner of the intersection of Crosswood Drive and Wild Chaparral Drive in the Shingle Springs area, Supervisorial District IV (Exhibit A).

APNs: 070-280-62 and -63 (Exhibit B)

ACREAGE: 2.0 acres

GENERAL PLAN: Commercial (C) (Exhibit D)

ZONING: Commercial- Planned Development (C-PD) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends that the Planning Commission take the following action:

1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074(d) incorporating the Mitigation Measures in the Conditions of Approval as listed in Attachment 1;
3. Approve Planned Development PD08-0016, adopting the Development Plan as the official Development Plan, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and
4. Approve Tentative Parcel Map P08-0027 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

BACKGROUND: The zoning for the project site was changed to Commercial-Planned Development (C-PD) with the adoption of Ordinance No. 4402 on November 21, 1995. The two parcels were created by Parcel Map 49-73, recorded in July of 2006. The project is proposed to be a re-subdivision of that map.

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

Project Description: The request is for a Planned Development and Tentative Parcel Map as detailed below.

Planned Development: The Development Plan proposes a commercial complex comprising the construction of six office buildings totaling 18,000 square feet. The Development Plan includes the site plan and parking (Exhibit G-1), sign package (Exhibit J), buildings and elevations/color palette (Exhibits G-3 and G-4), outdoor lighting (Exhibit K), landscaping (Exhibits G-5 and G-6), bike racks (Exhibit I), six-foot tall split-face concrete screening walls (Exhibit G-2), and trash enclosure (Exhibit H). The buildings are proposed to be single-story, slab-on-grade buildings with trussed roofs and wood/metal framing, stucco walls with a four-foot, slate tiled wainscot, asphalt shingle roof, surrounded by landscaping. The parking and landscaping areas are proposed to be shared with a common maintenance agreement between each parcel owner.

Each building is designed to be subdivided into up to three airspace condominium units.

The applicant designed the project for general office uses using Zoning Code section 17.18.060 (14) for the design of the parking layout.

Tentative Parcel Map: The Parcel Map request proposes to create seven commercial parcels; six of which would comprise each of the six building footprints and one common area parcel for project access, circulation, parking, and landscaping.

The parcel sizes and building improvement square footages are proposed as follows:

Parcel Number	Use	Improvements (Square Feet)	Net Area (Acre)
1	Office	3,000	0.07
2	Office	3,000	0.07
3	Office	3,000	0.07
4	Office	3,000	0.07
5	Office	3,000	0.07
6	Office	3,000	0.07
A	Common Area	69,120	1.59

Site Description: The two adjoining parcels are located at the 1,460 foot elevation above mean sea level and are undeveloped with a gentle gradient from northeast to southwest. Vegetation is comprised of a grouping of oaks along the eastern boundary with the remainder covered by annual non-native grasses. A tree canopy analysis performed for the parcels identified that approximately 15.2 percent of the project parcels are covered by oak canopy.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	C-PD	C	Commercial/Undeveloped
North	R1A	MDR	Residential/Single Family Residence
South	C	C	U.S. Highway 50 adjoining Wild Chaparral Drive.
East	C-PD	C	Commercial/Vacant commercial building
West*	R1A	MDR	Residential/Vacant

*Development application for the 12.01-acre, Tilden Park Planned Development submitted November 13, 2008 (A08-0015, Z08-0039, PD08-0025 and TM08-1485), currently in the processing stage, which is requesting the following:

1. General Plan amendment to change the land use designation from Medium Density Residential (MDR) to High Density Residential-Commercial (HDR/C); and
2. Rezone from R1A (Single-Family One-Acre Residential) to One-Family Residential /General Commercial/Planned Development (R1/CG/PD); and
3. Development Plan to allow clustering of lots and allow building within setbacks required for R1. Also proposed are: a) A retail/office building with the first floor, 6,500 sq. ft. of retail shops, second floor of 6,000 sq. ft. of offices; b) A 120-seat restaurant; c) A 20,000 sq. ft. food market; d) A 60-80 room hotel; and
4. Tentative Subdivision Map to create fifteen (14) single family residential lots, and two (2) commercial lots, and four lettered lots as open space.

The subject project is located within the Shingle Springs Community Region. As discussed below the project includes road improvements and design elements to reduce the impacts to the surrounding existing and future residential land uses and to match the future road, bike lane and

sidewalk improvements within the area. The project includes a six-foot tall split-faced concrete block screening wall and landscape trees and shrubs to buffer the residential uses to the north and west from significant impacts from the project parking area.

Project Issues: Discussion items for this project include biological resources, impervious areas and floor area ratio, grading/drainage, noise, traffic/circulation, utilities, and views from U.S. Highway 50 to the project.

Biological Resources: The project site is located within Mitigation Area 2. Mitigation Area 2 is defined as lands not known to contain special status species, but located within the EID service area. The applicants submitted a *Biological Resources Evaluation and Botanical Inventory* dated June 27, 2008 which concluded that the project site does not provide habitat for special status wildlife species and that no special status plant species were present.

Impervious Areas and Floor Area Ratio: The following table lists the square footages of the impervious areas, as well as the Floor/Area Ratio for the project proposal:

Impervious Areas	Square Footage
Buildings	18,000
Asphalt	25,946
Concrete	13,119
Total Impervious Area	57,065
Lot Size (Both Parcels)	87,120 (Gross)
Percent Total of Impervious Area-Post Construction	72.5 Percent
Floor/Area Ratio	0.207

Grading & Drainage: Grading and drainage improvements associated with the project appears to be only those associated with the required infrastructure improvements, which includes all site development and roadway(s) to and within this site. The submitted *Preliminary Drainage Report* dated May of 2008 reports that drainage would be managed by stormwater planters, vegetated swales and a detention basin which would combine for a storage capacity that exceeds the minimum storage capacity required. Preparation and approval of a grading plan would be required.

Noise: The applicants submitted an *Environmental Noise Analysis* dated April 2, 2010, which found significant noise impacts from U.S. Highway 50 upon interior of the proposed buildings as well as from project construction upon the surrounding residences. The study recommended mitigations that have been included in the recommended Conditions of Approval in Attachment The full discussion of the noise impacts are discussed in Section 12, Noise, in the Environmental/Checklist and Discussion of Impacts attached as Exhibit N.

Traffic/Circulation: Crossroads Drive is a private roadway. Wild Chaparral Drive is a County maintained roadway. A *Traffic Impact Study* dated April 22, 2008 has been completed and the mitigation measures have been incorporated into the project Conditions of Approval. The Study identifies the potential project traffic-related impacts and concluded these impacts are less than significant. The County's contract Traffic Engineer has reviewed the draft analysis and concurs with the findings of the report. The recommended Conditions of Approval include payment of

TIM fees and construction of all roads to County standards, and are included in the Conditions of Approval.

Utilities: The commercial development would be served by EID for water and sewer services. There is an existing eight-inch water line and four-inch Sewer Force Main located in Wild Chaparral Drive, which would be extended to provide service to the project. The Facilities Improvement Letter prepared for the project dated June 2008 indicated that the existing infrastructure would have adequate capacity to serve the project.

View from U.S. Highway 50 to the Project: The section of U.S. Highway south of the project is not designated with Scenic Highway status however; Section 17.14.130 of the Zoning Ordinance requires design supervision by the Planning Commission because the project faces a state highway. The purpose is to provide an opportunity to the Commission to assure that the project architecture and appearance is in keeping with the character of the neighborhood. Project elevations, materials, colors, signs, lighting and landscaping exhibits are provided for that consideration.

General Plan: The General Plan designates the subject site as Commercial. General Plan **Policy 2.2.1.2** states the purpose of the Commercial land use designation is *to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.* The applicants propose office uses that would meet the intent of this policy. Additionally, the following General Plan policies also apply to this project:

Planned Development Zone District: **Policy 2.2.3.1** states that the Planned Development (-PD) Combining Zone District allows commercial uses *consistent with the density specified by the underlying zoning district with which it is combined. The Districts are intended to be placed in areas, and on projects, furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize environmental impacts.*

Discussion: The subject site is adjacent to parcels to the east that have been previously developed with retail and office commercial uses. There are existing residences to the north and, in the future, to the west within the One-acre Residential (R1A) Zone District. The residential parcels adjoining the subject parcel are one acre or larger in size and would be buffered by the proposed landscaping and the proposed six-foot tall, split-faced concrete screening wall. There would be no conflict with this policy.

Land Use Compatibility: **Policy 2.2.5.21** directs that *development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the project is proposed.*

Discussion: The project has been designed to be compatible with neighboring commercial uses to the east and south of U.S. Highway 50, and to buffer the residential lands to the north and west as discussed above. The colors and materials are consistent with those of other commercial office buildings in the area and are shown in Exhibit G4. The Planned Development is allowing for general office uses only which are typically quiet by nature and compatible with residential uses. There would be no conflict with this policy.

Lighting Impacts: Policy 2.8.1.1 directs that excess nighttime light and glare be limited from the parking area lighting, signage and buildings.

Discussion: Planning staff recommends that the project be conditioned for all lighting to conform to Section 17.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation with further restrictions for height of pole lighting, motion sensors for security lights and hours of operation. Lighting is discussed in more detail below in the Planned Development section. As conditioned, staff finds the submitted lighting plans complies with this Policy. The lighting plan and components are provided in Exhibit K.

Pedestrian/Bike Paths: Policy TC-4i directs that *within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible.* **Sidewalks: Policy TC-5b** requires curbs and sidewalks on all roads in commercial subdivisions.

Discussion: In compliance with General Plan Policies TC-4i and TC-5b, DOT has recommended that Class II bike lanes and six-foot wide sidewalks with curbs be included in the project requirements. The sidewalks and curbs along the project frontages already exist from a past commercial map approval. The project is conditioned to provide a Class II Bike Lane along both sides of Wild Chaparral Drive meet that Policy requirement.

Traffic Levels of Service: Policy TC-Xf requires projects that "worsen" traffic levels of service on the County road system must either construct the improvements to lessen the impact or ensure that adequate funding exists to assure the improvements are completed.

Discussion: As discussed above in the Traffic/Circulation section above, as conditioned, the project would comply with this policy.

Wastewater: Policy 5.3.1.1 states that *high-density and multifamily residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval...In the Community Region of Camino/Pollock Pines...development projects will not be required to connect to wastewater facilities where such connection is infeasible, based on the scale of the project.* **Policy 5.3.1.7** states that *in Community Regions, all new development shall connect to public wastewater facilities. In Community Regions where public wastewater facilities do not exist, applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.*

Discussion: As discussed in the Utilities section above in Project Issues, as conditioned, the project would be consistent with these policies.

Fire Protection: Policy 5.7.1.1 requires the applicant *demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development.*

Discussion: El Dorado Irrigation District would provide domestic water and fire-flow service. The Facilities Improvement Letter stated the current facilities available in Wild Chaparral Drive

are adequate to supply the project with the 1,500 gallons per minute for two-hour duration while maintaining the 20-psi residual pressure required by the El Dorado County Fire Protection District. The Fire Protection District has requested a Condition of Approval addressing fire protection issues for the project site. These conditions have been incorporated into the project. As conditioned, the project would be in compliance with this Policy.

Adequate Access for Emergencies: Policy 6.2.3.2 directs the applicant to *demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area.*

Discussion: The project would comply with the El Dorado County Fire Protection District minimum Fire Safe standards for the access driveway and turnaround capacity with project conditions. As conditioned, the project would be in compliance with this Policy.

Noise Impacts: Policy 6.5.1.2 states that *where 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 the project design.* **Policy 6.5.1.7** states that *noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.*

Discussion: As mitigated, the incoming and outgoing noise levels for the project would not exceed the noise limits required by Table 6-2 of the General Plan as discussed above in the Project Issues, Noise section. The project would be compliant with these Policies.

Oak Canopy Coverage: Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards.

Discussion: The submitted *Arborist Report for Wild Chaparral-Millennium Center* dated June 17, 2008 and revised May 18, 2010, reported that the oak woodland canopy currently covers approximately 15.2 percent of the project site. Under General Plan Policy 7.4.4.4, Option A, 90 percent of the existing canopy must be retained. As proposed, the project would remove 0.22 acres of the oak tree canopy at the site. Because more than 10 percent of the canopy would be removed, Option B of Policy 7.4.4.4 would be used as the property does not have the 0.40 acres the Report found were needed for on-site replacement. The Report estimated the fee to the County would be \$1,927.00 to financially mitigate for oak canopy replacement and that Condition has been added to the recommended Conditions of Approval.

As for the remaining oak tree canopy, tree protection measures recommended by the submitted Report have been included as Mitigation Measures 2 and 3 in Attachment 1. As conditioned and mitigated, there would be no conflict with this Policy.

Bicycle Transportation: Policies 9.1.2.4 and 9.1.2.8 direct that discretionary projects be evaluated with regard to their ability to implement, integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use.

Discussion: As discussed above in the **Pedestrian/Bike Paths, Policy TC-4i** section, DOT has conditioned the project to provide a Class 2 bike lane along Wild Chaparral Drive. The applicants have proposed bike racks in three different locations on the project site, as shown in Exhibit I, to achieve consistency with these policies.

Zoning: The project site is zoned Commercial (C) which permits a range of retail, office, and restaurant uses. The proposed Development Plan would propose uses which would be consistent within the C zone. County Code Section 17.32.040 establishes development standards within the C zone including, setback, building heights, and lot dimensions. With an approved Development Plan, the project would be consistent with the development standards of the C Zone District.

Planned Development Permit Request: The project request includes a Planned Development (PD) Application. Adoption of the Development Plan would approve the proposed on-site improvements including buildings, exterior construction materials/colors, signage, landscaping, bike racks, parking, and lighting. The PD would allow flexibility in the Development Standards of the C Zone District. The project is using clustering of the buildings to allow for more efficient access and circulation and is seeking to utilize one off-street loading zone space. Section 17.18.080.C of the Zoning Ordinance requires two 12-foot wide by 40-foot long loading spaces for commercial projects between 15,001-40,000 square feet and the project proposes 18,000 square feet. Section 17.18.080.D allows the Planning Commission to modify the loading zone requirements based on the specific nature of the request and the design characteristics of the project.

Discussion: Office deliveries would typically involve office supplies, mail and package sending and delivery, which are not normally executed with large trucks nor involve long stays. Planning Services staff has determined the modification to the Development Standards for one commercial loading space could be acceptable and Findings of Approval have been included in Attachment 2 of the Staff Report.

Building Elevations/Materials: The proposed commercial project has been designed to complement other existing commercial office projects in the vicinity in a similar architectural theme and utilize similar colors and building materials. Proposed are single-story, slab-on grade structures with trussed roofs and wood/metal wall framing using standard construction techniques. The roofing is proposed to be architectural grade (40-50 year) asphalt shingles in a charcoal grey color. The buildings will be finished with light beige, three-coat stucco and have a four-foot high wainscot constructed of natural slate tiles. The wainscot color will be "China Multi-Color" by American Slate Co. (or equal). This is a natural stone tile that mimics the local indigenous rock in color and texture.

All "roof-mounted" equipment, (if any), would be contained within a mechanical well and/or sufficiently screened from the view from the ground. All ground mounted equipment would be screened from view using small screen walls and/or landscaping. The trash enclosure and screening/sound wall are proposed to be constructed with tan colored, split-faced concrete block to blend with the building surfaces. Proposed floor plans as well as black and white and colored elevations have been included as Exhibits G3 and G4.

Landscaping: County Code requires the use of landscaping to buffer commercial parking areas from adjoining streets and as screening from residential land uses. As shown on the landscaping plan in Exhibits G5-G7, the project would include landscaping buffers along Wild Chaparral Drive and Crosswood Drive. To the west of the project site where the project would abut potential residential development, the project would use evergreen shrubs in tandem with the six-foot tall screening/sound wall to buffer the project from long-term view. All ground mounted equipment and trash enclosures would be screened with additional trees shrubs and vines. The landscape plan provides shade calculations showing over 50 percent of the paved areas would be shaded.

A Water Conservation Statement is included on the Landscape Plan that shows that the proposed landscaping would comply with prior County water conservation thresholds however, due to recent changes in State law subsequent to application submittal, the following additional information would need to be submitted prior to final inspection of installed landscaping:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

Lighting: Outdoor lighting would be installed within the parking areas and drive aisles. As required by the County outdoor lighting requirements, all lighting would be required to be full cut-off and downward shielded to prevent glare. The outdoor lighting poles have been conditioned to remain under 16-feet tall and those around the perimeter to include extra shielding to prevent light trespass into the residential neighborhood.

The applicants have submitted a lighting plan that includes a Photometric Analysis which also shows the proposed locations, as well as specification sheets for the proposed exterior pole lights for the parking lot and scone lighting proposed for the sides of the buildings. That plan is included as Exhibit K and includes eight pole lights identified by S1H, seven pole lights identified by S1, and nine scone lights identified by W1 on the *Project Plan Lighting Layout Plan*.

Parking: As shown on the Site Plan (Exhibit G-1), the applicant has chosen to use 17.18.060 (14) of the Zoning Ordinance for the design of the project parking layout. This section allows one space per 250 square feet of retail space for general office uses only. The submitted site plan shows that a total of 73 parking spaces would be provided. The proposed 18,000 square feet of commercial space would require the 72 parking spaces of which two must be accessible spaces and one of those would be required to be van accessible. Section 17.18.040.A allows up to 35 percent of parking spaces to be designated as compact spaces and section 17.18.080.C requires two off-street loading spaces. The applicants are requesting one loading space instead of the required two and that is discussed above in the Planned Development Permit Request section. The following table breaks down the proposed and required parking:

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	72	73
Compact Spaces	35 percent of 72 or 25	24
Accessible Spaces	2 (1 with van accessibility)	4 (2 with van accessibility)
Commercial Loading Spaces	2 for 15,001 sq. ft. of gross floor area or greater	1 (by Planned Development allowance)

Any future uses will be evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking will be available for each use and consistency with the uses permitted under the approved development plan. They will further be analyzed, and a tally will be kept by Planning Services Permit Center staff to ensure the initial proposed uses of office were not subjected to a change that requires more parking than what was permitted. Should, at any time, the subsequent tenant improvements be for uses that create the need for more parking than what has been approved, that tenant improvement use that causes the need for additional parking would not be approved by Planning Services. As proposed, the project would be consistent with the requirements of the Zoning Ordinance.

Signage: The project request would include adoption of a sign package for the entire project. The proposed signage includes one eight-foot tall by ten-foot wide free standing monument sign which would be located adjacent to Wild Chaparral Drive. It would indicate the project name and address along with places for tenant identification signage within the wainscot area and would provide for two lines of copy for six tenants. This sign would consolidate the commercial center tenant signage for frontage advertising. The sign is proposed to be illuminated by low landscape flood-lighting of the sign surface.

The sign package also includes signage standards for tenant signage which are proposed to be located on six, three-foot eight-inch tall by six-foot tall monument signs near the public entries of each building to include up to three tenant names. Applied externally illuminated (or back halo-lit) letters only are proposed to be pin-mounted on the faces of the signs for tenant identification.

All proposed monument signs would imitate the wainscot and stucco appearance of the buildings. The proposed signage would not exceed the maximum signage allowed within the C Zone District. The proposed *Wild Chaparral Office Complex Sign Program* is included as Exhibit J.

Permit Time Limit/Expiration: The applicants have requested that the time limit for expiration of the project be extended to five years for the Planned Development. Section 17.22.250 Permit Time Limits, Extensions of the Zoning Ordinance states the following:

- A. *An approved permit is valid for a period of twenty-four (24) months, except as other provided for in conditions of approval or other provisions of this Title, unless one of the following has occurred:*
 - 1. *The permit has been implemented by satisfaction of conditions prerequisite to construction and a building permit has been issued and at least one inspection has been conducted and approved by the Building Official; or*

2. *The permit has been implemented by satisfaction of conditions prerequisite to establishment of a use not requiring a building permit and the use has been established on the site and is in operation; or*
 3. *An extension of time has been granted pursuant to subsection C of this section.*
- B. *It shall be the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with any conditions of approval.*
- C. *The time limit for the expiration of a permit as set forth in subsection A, above, may be extended by one of the following methods:*
1. *The Planning Director finds that substantial progress has been made in implementing the permit, and not more than twelve (12) months will be necessary to comply with the requirements of subsection A(1) or A(2), above; or*
 2. *A written request for an extension of time has been approved by the issuing authority, subject to the following requirements:*
 - a. *No change in conditions or circumstances has occurred that would have been grounds for denying the original application;*
 - b. *The applicant has been diligently pursuing implementation of the permit; and*
 - c. *Modified conditions have been imposed as necessary which update the permit to reflect current adopted standards and ordinance requirements. Such a request for extension shall be accompanied by a fee as set by resolution of the Board of Supervisors, and shall be heard by the approving authority in compliance with the procedures set forth in this chapter for issuance of the original permit.*

Discussion: Subsection A allows the approving authority the ability to modify the standard expiration time. Planning is not making a recommendation on the request but the following language has been included as Condition of Approval 7 should the Planning Commission choose to allow the extension:

The Planned Development shall remain valid for a period of five (5) years from the date of approval unless prior to the expiration of the map, the applicant files for a time extension.

ENVIRONMENTAL REVIEW: Staff has prepared an Initial Study (Environmental Checklist with discussion provided in Exhibit N) 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 in the area of biology, noise and mandatory findings of significance. Staff has determined that significant effects of the project on the environment have been mitigated; therefore a Mitigated Negative Declaration has been prepared.

This project is 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.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,010.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,010.25 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.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings of Approval
Exhibit A	Location Map
Exhibit B	Assessors Parcel Map
Exhibit C	Parcel Map 49-73
Exhibit D	General Plan Land Use Map
Exhibit E	Zoning Map
Exhibit F	Tentative Parcel Map and Development Plan
Exhibit G-1	Site Plan, Sheet No. 1
Exhibit G-2	Preliminary Grading and Drainage Plan, Sheet No. 2
Exhibit G-3	Floor Plans and Elevations, Sheet No. A-2
Exhibit G-4	Colored Elevations, Sheet C
Exhibit G-5	Landscape Planting Plan, Sheet No. L1
Exhibit G-6	Irrigation Plan, Sheet No. L2
Exhibit G-7	Water Conservation Concept Statement, Sheet L3
Exhibit H	Trash Enclosure Details, Sheet TE
Exhibit I	Bike Rack Plan
Exhibit J	Signage Guidelines (five pages)
Exhibit K	Project Plan Lighting Layout Plan (four pages)
Exhibit L	Site Visit Photos (three pages)
Exhibits M-1, M-2	Aerial Photos
Exhibit N	Environmental Checklist Form

ATTACHMENT 1

CONDITIONS OF APPROVAL

**Planned Development PD08-0016/Parcel Map P08-0027/Wild Chaparral Office Complex
Planning Commission/August 12, 2010**

CONDITIONS OF APPROVAL

Should the applicant elect to develop the property in accordance with the approved Planned Development, and does not file a Parcel Map, the timing for the applicable approved Conditions of Approval shall change to “prior to issuance of a building permit” unless they specifically state “prior to final occupancy,” or “prior to issuance of a grading permit” with the exception of Conditions 51 and 52.

Planning Services

1. This Planned Development and commercial Parcel Map are based upon and limited compliance with the project description, the Staff Report Exhibits A through N, 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:

The project allows for a Commercial Development Plan and Parcel Map on the parcels currently identified by Assessor’s Parcel Numbers 070-280-62 and 070-280-63.

Planned Development: Development Plan allows the construction of six, 3,000 square-foot, single-story, slab-on-grade commercial office buildings, and one common area parcel for landscaping, parking, access and circulation. The Development Plan shall permit each of the six buildings to be subdivided into up to three commercial airspace condominium parcels each either at the filing of the Parcel Map, or by Parcel Map Waiver subsequent to the filing. The adopted Development Plan shall allow only general office type uses unless it can be proven alternative uses will not change the parking capacity. The Development Plan includes the site plan, parking, sign package, buildings and elevations, outdoor lighting, landscaping, bike racks, office uses, six-foot tall split-face concrete screening/sound walls along the north and west project boundaries, one commercial loading space, and trash enclosure as shown in Exhibits F through K and as conditioned below.

Tentative Parcel Map: The Parcel Map shall merge and re-divide two parcels to create six commercial parcels coterminous with the six building footprints and one common area parcel for parking, exterior lighting and landscaping. The initial seven parcel sizes shall correspond in size to the table below:

Parcel Number	Use	Improvements (Square Feet)	Net Area (Acre)
1	Office	3,000	0.07
2	Office	3,000	0.07
3	Office	3,000	0.07
4	Office	3,000	0.07
5	Office	3,000	0.07
6	Office	3,000	0.07
A	Common Area	69,120	1.59

The subject 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.

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.

Minor modifications to the approved Development Plan may be administratively approved by the Development Services Director in accordance with the findings under County Code Section 17.04.070. Major modifications shall require approval of a revision to this Development Plan subject to approval by the Planning Commission.

Conditions from the Mitigated Negative Declaration

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

- BIO-1: Oak Canopy, Pre-Construction and Site Demolition:** Before beginning construction, the project Contractor is to meet with the project Arborist to review all work procedures, access, haul routes, and tree protection measures. For oak trees located within two hundred (200) feet of the area of soil disturbance or where construction related activities will occur:
 - A four (4) foot tall or higher fence must be constructed around the Critical Root Zone (CRZ) of the protected tree. The high visibility fence must remain in place throughout the construction period.

- Brush clearing required within the CRZ shall be accomplished using hand-operated equipment and a minimum soil disturbance.
- Vehicles and equipment are not to drive or park in the CRZ except for activities approved by the project Arborist. If a pre-approved haul or access road must pass through the CRZ of a protected tree, a road bed of mulch six (6) inches thick must be created and maintained to protect the soil.
- Trees removed from within the CRZ of a saved tree shall be cut near ground level. Stumps removed from the CRZ shall be ground out.
- Downed brush or trees shall be removed from the CRZ by hand or with equipment sitting outside the CRZ. Extraction shall be by lifting the material out, not by skidding.
- Brush that is chipped may be placed within the CRZ to a depth of two (2) to four (4) inches.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Planning Services shall verify that this limitation shall be written on the grading and building permit plans. Planning Services shall confirm the inclusion of this requirement prior to issuance of a grading or building permit.

3. **BIO-2: Oak Canopy, Construction:**

- Site grading within five (5) feet of the Critical Root Zone (CRZ) of a protected tree shall be supervised by the project Arborist.
- When grading within twenty-five (25) feet of the CRZ of a protected tree, a spotter is required to ensure that grading does not encroach into the area within five (5) feet of the CRZ.
- Damage to any protected tree during construction shall be reported to the County Planning Services.
- Construction materials, equipment, and chemicals shall not be stored or dumped within the CRZ.
- Nothing is to be nailed or attached to a protected tree.
- Construction activities within the CRZ shall be by design or by approval of the project Arborist.
- Underground utilities installed within the CRZ shall be by boring or drilling unless the project Arborist determines that trenching will not endanger the tree.
- Construction materials or waste water shall not be dumped within or uphill of the CRZ or in storm drains located within the CRZ.
- When cuts are made in the ground near the roots of a protected tree, appropriate measures shall be taken to prevent the exposed soil from drying out.
- All root pruning is to be done by hand, air knives or water jets under the direction of the project Arborist.
- Only construction fence posts or stakes are to be driven into the ground within the CRZ.
- No open flames within fifteen (15) feet of the CRZ.
- When paving is absolutely necessary within the CRZ, only porous paving materials should be used.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Planning Services shall verify that this limitation shall be written on the grading and building permit plans. Planning Services shall confirm the inclusion of this requirement prior to issuance of a grading or building permit.

4. **NOISE-1:** Powered equipment used for construction should be fitted and maintained with adequate engine exhaust mufflers and equipment enclosures consistent with the best-available technology.

Monitoring Responsibility: Planning Services.

Monitoring Requirement: Planning Services shall confirm that this limitation is written on the grading and building permit plans prior to issuance of a grading or building permit.

5. **NOISE-2:** Powered construction equipment that is generally fixed in location, such as air compressors and generators, should be placed as far as practical from the nearest residence, or shielded from view using temporary noise barriers.

Monitoring Responsibility: Planning and Building Services.

Monitoring Requirement: Planning Services shall verify that this limitation is written on the grading and building permit plans prior to issuance of a grading or building permit. Building Services shall verify compliance with this limitation during each site inspection.

6. **NOISE-3:** Office buildings shall be constructed in accordance with current energy-conserving practice, including weather stripping, wall insulation and ceiling insulation.

Monitoring Responsibility: Planning and Building Services.

Monitoring Requirement: Planning Services shall verify that this limitation is written on the building permit plans prior to issuance of a grading or building permit.

Planning Services Site Specific and Standard Conditions

7. **Planned Development Expiration:** The Planned Development shall remain valid for a period of five (5) years from the date of approval unless prior to the expiration of the map, the applicant files for a time extension.
8. **Tentative Parcel Map Expiration:** The map shall remain in effect for three years from the date of approval. If the map has not been filed within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

9. **Conditions Compliance:** Prior to issuance of a building permit or 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 prior to issuance of a building permit for verification of compliance with applicable conditions of approval. The written description for each tenant improvement shall state how it complies with the whole project parking tally as discussed in Condition 14 below.
10. **Site Improvements:** Building design, colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein and shall substantially comply with Exhibits F, G-1 through G-7, H, I, J, and K. Minor variations are allowed, however, any major changes in the design and location of buildings, screening/sound wall, trash enclosure, bike racks, access driveways, and parking shall require review and approval by the Planning Services prior to project modifications.

BUILDING PORTION	STYLE/COLOR	MATERIAL
Roof	Charcoal gray	Asphalt composite shingles
Building Walls	Tan	Stucco
Building 4-ft tall Wainscot	Mixed dark earth tones.	Slate-tiled
Windows	Bronze	Aluminum
Doors	Bronze	Aluminum
Trash enclosure	Tan	Split-faced concrete block
Screening/sound wall	Tan	Split-faced concrete block

The six, 3,000 square-foot, single-story, slab-on-grade buildings shall have trussed roofs and wood/metal framing, stucco walls with a four-foot tall wainscot, and a charcoal-gray, asphalt composite shingle roof. The roof-mounted equipment shall be located inside a roof well and shall not be visible at all. The trash enclosure, (as shown in Exhibit H), and six-foot tall screening/sound wall constructed along the entire lengths of the north and western project boundaries, (and as shown in Exhibit G-2), shall be constructed with tan colored, split-faced concrete block to blend with the building surfaces.

11. **Landscaping:** The final landscape plan shall be compliant with Exhibits G-5 to G-7, comply with 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 Planning Services prior to issuance of a building permit. The following additional information would need to be submitted prior to final inspection of installed landscaping:
- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
 - b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.

12. **Lighting:** All outdoor lighting shall conform to Exhibit K and Section 17.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Approved are eight pole lights identified by S1H, seven pole lights identified by S1, and nine sconce lights identified by W1 on the *Project Plan Lighting Layout Plan*. 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, and none of those 50 percent shall be the seven pole lights identified as SH1 along the west and north boundaries as shown on the approved Photometric Analysis in Exhibit K. Security lighting on the buildings shall be designed with motion-sensor activation.
 - c. No pole light shall exceed 16 feet in height.
 - d. The three 16-foot tall S1H pole lights along the west and the four 16-foot tall S1H pole lights on the north boundaries shall be shielded substantially as shown in Exhibit K. The applicant shall supply evidence of substantial compliance, as determined by Planning Services, prior to issuance of final occupancy.

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.

13. **Signs:** All signage installed as part of the project shall demonstrate consistency with the approved Sign Program in Exhibit J and with Condition 24 below. One 8-foot tall by 10-foot wide monument sign, and six 3-foot 8-inch tall by 6-foot wide monument signs are approved as shown on Sheet S and located as shown on Sheet S2 in Exhibit J.
14. **Parking:** Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. Prior to issuance of a tenant improvement/building permit, the applicant shall provide a parking tally of all existing and proposed parking which shall be kept by Planning Services to ensure the proposed use combinations will not result in a change that requires more parking than the 73 total allowed spaces under the approved Development Plan. Parking shall conform to the Site Plan in Exhibit G1 and as follows:

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	72 (18,000 sq. ft./250)	73
Compact Spaces	35 percent of 72 or 25	24
Accessible Spaces	2 (1with van accessibility)	4 (2 with van accessibility)
Commercial Loading Spaces	2 for 15,001 sq. ft. of gross floor area or greater	1 (by Planned Development allowance)
Bike Racks		3

Any tenant improvement use that causes the total approved number of parking spaces to be exceeded shall not be approved until such time as additional parking is legally created, reviewed, and then approved by Deputy Planning Director or designee.

15. **Meter Award Letter:** The project shall connect to EID services for water and waste water services. The applicant shall submit an EID Water Meter Award Letter or similar document to Planning Services prior to issuance of a building permit and/or grading permit or filing of the Parcel Map.
16. **Oak Canopy:** The project shall remove 0.22 acres of oak canopy. The required 90 percent retention of oak canopy as established by the General Plan shall be achieved through payment of a \$1,927.00 in-lieu fee. Said fee shall be paid prior to issuance of a building and/or grading permit and filing of the Parcel Map.
17. **Merging the Parcels:** Should a Parcel Map not be filed prior to issuance of a County development permit, the two parcels identified by Assessor’s Parcel Numbers 070-280-62 and 070-280-63 9 shall be subject to a Lot Line Adjustment, Boundary Line Agreement and Merge application which shall be finalized and a copy of the recorded Certificate of Merge shall be received by Planning Services prior to issuance of any County development permit for the subject project.
18. **Joint Access and Parking Agreement:** 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 Wild Chaparral Office Complex. 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.
19. **Cultural Resources:** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If

archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

20. **Payment of Processing Fees:** The applicant shall make the actual and full payment of Development Services Department processing fees for the Planned Development prior to issuance of a building permit and the Tentative Parcel Map prior to filing the Parcel Map.
21. **Fish and Game Fee:** The applicant shall submit to Planning Services the required Department of Fish and Game fee and filing fee prior to filing of the Notice of Determination by the County. No permits shall be issued or Parcel Map filed until said fees are paid.
22. **Hold Harmless Agreement:** 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, or employees from any claim, action, or proceedings 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 planned development and commercial parcel map, 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.

23. **Joint Access and Parking Agreement:** 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 Wild Chaparral Office Complex. 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.
24. **Tentative Parcel Map Time Limit:** The map shall remain in effect for three years from the date of approval. If the map has not been filed within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

El Dorado County Department of Transportation

25. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Parcel Map. (The requirements outlined in Table 1 are minimums):

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Wild Chaparral Drive Frontage (i.e., project side of road)	Modified Std Plan 101A Std Plan 103G <i>(min 3" AC over min 8" AB Class II base)</i>	40 ft (existing)	80 ft total (existing)	Type 2 vertical curb, gutter, and 6 ft sidewalk. Road width is measured curb-face to curb-face. Applies only to project frontage.
Crossroad Drive Frontage (i.e., project side of road)	Modified Std Plan 101B <i>(min 3" AC over min 8" AB Class II base)</i>	32 ft (existing)	50 ft total (existing)	Type 2 vertical curb, gutter, and 6 ft sidewalk. Road width is measured curb-face to curb-face. Applies only to project frontage.

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way).

** Non-exclusive road and public utility easements included

26. **Encroachment Permits:** The applicant shall obtain an encroachment permit from DOT to construct the driveway onto Wild Chaparral Drive and shall verify or construct the two proposed driveway encroachments to the provisions of Standard Plan **103G**. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.
27. **Class II Bike Lane:** Pursuant to the Bicycle Transportation Plan, a Class II Bike Lane is to be provided along both sides of Wild Chaparral Drive. The applicant shall verify or construct the Bike Lane or provide striping for this improvement (if sufficient pavement exists), or, at the discretion of DOT, contribute funds towards its construction, prior to filing of the Parcel map.

28. **Sign Placement:** The placement of the proposed monument sign shall not be within the existing right of way of Wild Chaparral. In addition, this proposed sign shall not be placed in a location that will restrict sight distance as determined by the DOT.
29. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
30. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the parcel map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
31. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
32. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
33. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the Parcel Map.
34. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
35. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
36. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

37. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the map.
38. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements as applicable. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.
39. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
40. **Grading Permit / Plan:** A commercial grading permit is required for the project. 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. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of the DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
41. **Grading Plan Review:** Grading and improvement 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. 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.
42. **RCD Coordination:** 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.

43. **Soils Report:** At the time of the submittal of the grading or improvement plans, 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 and address, 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.
44. **Drainage Study / SWMP Compliance:** 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.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- a. The site can be adequately drained;
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites;
- c. 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. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the map or the applicant shall obtain an approved improvement agreement with security.

45. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the map.

46. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the map.
47. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant 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 Federal Clean Water Act and the California Water Code. 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 County, prior to building permit issuance, and by state law must be done prior to commencing construction.
48. **Electronic Documentation:** 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 drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
49. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

El Dorado County Fire Protection District

50. Due to Type V construction, the project is required to have a fireflow of 1,500 GPM for two hours at 20 PSI residual. Prior to building permit issuance, the applicant shall submit documentation from the El Dorado Irrigation District to the El Dorado County Fire Protection District demonstrating the required fireflow has been met. That amount could be reduced by different type construction or fire sprinklers. The District reserves the right for final plan check approval per the El Dorado County Fire District locally adopted ordinances, the California Building Code, the California Fire Code and the El Dorado County Fire Prevention Officers guidelines.

Surveyor’s Office Parcel Map Conditions

51. **Survey Monuments:** All survey monuments must be set prior to filing the Parcel Map.
52. **Agency Compliance Letters:** Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that “all conditions placed on Tentative Parcel Map P08-0027 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

ATTACHMENT 2

FINDINGS

Planned Development PD08-0016/Parcel Map P08-0027/Wild Chaparral Office Complex Planning Commission/August 12, 2010

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. The Mitigated 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 The Planning Commission finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with the corresponding permit monitoring requirement, is hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.4 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-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Findings

- 2.1 As proposed, the project is consistent with the Commercial land use designation of the subject site as defined by General Plan Policy 2.2.1.2, because the Commercial land use designation includes retail/office/services as compatible uses.
- 2.2 The proposal is consistent with the intent of General Plan Policies 2.2.1.2 (commercial uses), 2.2.3.1 (planned development districts), 2.2.5.21 (compatibility with surroundings), 2.8.1.1 (lighting impacts), TC-4i (bike lanes), TC-5b (curbs and sidewalks), TC-Xf (traffic levels), 5.3.1.1, 5.3.1.7 (public wastewater), 5.7.1.1 (adequate emergency water and related facilities), 6.2.3.2 (adequate access), 6.5.1.2, 6.5.1.7 (noise), 7.4.4.4 (impacts to oak canopy, 9.1.2.4, 9.1.2.8, (non-motorized transportation) concerning the requirement for a planned development request, lighting glare, traffic impacts, potable and emergency water supply, waste and storm water 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 designation of Commercial because the proposed project provides areas for office uses pursuant to Section 17.32.020 of the Zoning Code.

3.2 The project, as proposed and conditioned is consistent with the El Dorado County Zoning Ordinance Development Standards because the six, 3,000 square-foot commercial parcels and one 69,120 square-foot parcel to be used as a common area are being addressed with a planned development application, and the proposed buildings meet the development standards pursuant to Section 17.32.040 of County Code.

4.0 Administrative Findings

4.1 Planned Development Findings

4.1.1 **The planned development zone request is consistent with the General Plan.** The planned development request is consistent with the General Plan because the application is for a commercial development, being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.

4.1.2 **The proposed development is so designed to provide a desirable environment within its own boundaries.** The proposed development provides landscaping, lighting, pedestrian traffic, and subdued design features which will enhance the environment for the tenants within the office complex.

4.1.3 **Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.** Except for minimum parcel sizes for the future individual air-space condominium units, as well as the allowance for one commercial loading space, the project is being developed or conditioned to comply with all County Code requirements.

4.1.4 **The site is physically suited for the proposed uses.** The site is physically suited for the proposed uses since it is located within a business, commercial environment.

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

4.1.6 **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 except for those along the east parcel boundary, and the proposal will provide the required landscaping, enhancing the natural environment.

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 Parcel Map request is consistent with the General Plan, because the application is for a commercial development being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.

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.** The proposed parcel map conforms to the applicable standards and requirements of the County's zoning regulations except for minimum parcel size for each unit and the Minor Land Division Ordinance, because the project site has been evaluated in accordance with the Commercial development regulations, and it has been found that the project complies with the minimum design standards, as conditioned.

4.2.3 **The site is physically suitable for the proposed type and density of development.** The site is physically suitable for the proposed type and density of development because the site is located within a commercial district, and it can be found that the site is suited for the office development.

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 proposed Parcel Map will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The Parcel Map is an administrative document to allow the individual ownership of buildings within the development. No environmental impacts will be created by the parcel map.

4.2.5 **The design of the Parcel Map is not likely to cause serious public health hazards.** 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 Shingle Springs Community Region. It can be found that the improvements would not be detrimental to the public health, safety and welfare or injurious to immediate project vicinity because the surrounding infrastructure is in place that can support it.