

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: February 9, 2006
Item No.: 8.a.
Staff: Gina Hunter

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z04-0024/PD04-0008/P04-0011

APPLICANT/OWNER: Kevin Woodbury

REQUEST: A zone change to the planned development district and issuance of a Planned Development permit for a 35,286 square foot general office and medical development on four (4) parcels, with a combined area of 3.42-acres. The project includes a parcel map to reconfigure the existing lots into 10 parcels. Each parcel will contain one building. The buildings will range in size from 2,531 to 7,414 square feet.

LOCATION: North side of Robin Lane, 400 feet east of the intersection with Cameron Park Drive, in the Cameron Park area. (Exhibit A)

APN: 109-212-08, -09, -10, and 109-212-11

ACREAGE: 3.42-acres

GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: Planned Commercial-Design Control (CP-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

A tree survey has been completed for the site and indicates that the site contains 11 trees with trunk diameters of 8 inches or greater. Seven blue oaks (*Quercus douglasii*), two interior live oaks (*Quercus wislizenii*), and two cottonwoods (*Populus fremontii*) have been identified on the site.

The El Dorado County 2004 General Plan was adopted by the Board of Supervisors on July 19, 2004; therefore, all the policies set forth in the El Dorado County 2004 General Plan are applicable to the project. Policy 7.4.4.4 of the General Plan provides tree canopy retention standards. The existing canopy coverage has been determined to be 9,568 square feet (this does not include the cottonwoods). Based on a 3.42-acre site, the canopy coverage is six percent of the project site; therefore, the developer is required to retain 90 percent of the canopy coverage.

Because of the existing tree canopy coverage retention requirements, the applicant is only able to remove 957 square feet of canopy coverage, which impacts the development potential of the site. Therefore, the developer has proposed a phasing plan which would accomplish partial build-out of the site without impacting the tree canopy coverage. Phase I would be developed at 21,007 square feet and would not remove or impact the oak trees on the site.

Phase II of the project would remain undeveloped until the County adopts an Integrated Natural Resources Management Plan or an Oak Tree Preservation Ordinance that would allow for the reasonable removal of the oak canopy or native oak woodland habitat that presently exists on the northeast corner of the site. When either plan is approved which would allow for removal of the oak trees, the applicant would pursue development of 14,279 square feet of additional office space, including additional parking spaces, an access driveway along Robin Lane and landscaping on the remaining site. (Mitigation Measure No. 2).

STAFF ANALYSIS

Project Description

The project is for a zone change to the planned development district and issuance of a planned development permit for a 35,286 square foot general office and medical development on four parcels, with a combined area of 3.42-acres. A parcel map is proposed to reconfigure the existing lots into ten (10) parcels. Each parcel will contain one building. The buildings will range in size from 2,531 to 7,414 square feet. A Planned Sign Program for the office complex has been provided.

This is a phased development with 21,007 square feet to be developed in Phase I and 14,279 square feet to be developed in Phase II. Phase I will consist of developing Buildings No. 3, 4, 6, 7, 8, and 9, with one access driveway provided along Robin Lane at the southern property line. Through access will be provided with access easements through adjoining properties to the north. This is temporary access to comply with the Cameron Park Fire Department fire access requirements. Providing this access will allow for Phase I to be built out as presently designed without impacting tree canopy coverage.

Phase II includes Buildings No. 1, 2, 5, and 10 along with a second Robin Lane access driveway and

parking to serve the additional buildings. The temporary fire access through the adjoining property would be eliminated with Phase II. The elimination of this temporary driveway would allow for the project to provide additional parking necessary to meet the medical and general office use parking requirements.

Phase II of the project will be remain undeveloped until the County adopts an Integrated Natural Resources Management Plan or an Oak Tree Preservation Ordinance that would allow for the reasonable removal of the oak canopy or native oak woodland habitat that presently exists on the northeast corner of the site.

Site Description:

The site is located on the northerly side of Robin Lane. Utility boxes are currently located on the southeasterly and southwesterly property corners. The property slopes south-southwest with overall relief of approximately 13 feet. The northeasterly portion of the property is about five to six feet above the existing elevation of the property to the east and equal in elevation of the property to the north. Due to the northwesterly downward slope of the street, the property varies from roughly one foot to five feet above the existing elevation of Robin Lane from the southeast to the southwest corner. The property supports scattered mature and young trees in the central and northerly portions of the property as well as ankle to knee high vegetation across the majority of the site.

Adjacent Land Uses:

The subject property is surrounded by the following land uses:

	Zoning	General Plan	Land Use/Improvements
Site	CP-DC	C	Undeveloped
North	CP-DC	C	Restaurant/Hotel
South	CP-DC	C	The Cottages-Offices
East	CP-DC	C	Office
West	CP-DC	C	Medical Offices/Restaurant

Development of the office development would be consistent and compatible with the developments to the south, west, and east of the property.

General Plan:

The El Dorado County 2004 General Plan designates the subject site as Commercial (C). The purpose of the Commercial land use category is to provided a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. Additionally, the following General Plan policies also apply to this project:

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

Excerpt from Table 2-3: BUILDING INTENSITIES		
Land Use Designation	Floor Area Ratio	Maximum Impervious Surface in %
Commercial	.25	85

The site area is 149,220 square feet, with a floor area of 35,286 square feet, which equates to a floor area ratio of 0.23. The impervious surface area has been determined to be 118,292 square feet, which is 79 percent of the site area. As proposed, the project complies with the 0.25 floor area ratio and the 85 percent maximum impervious surface intensity allowed by General Plan Policy 2.2.1.5.

Policy 2.2.5.2: Applications for discretionary projects or permits, including land divisions and rezones, shall be reviewed to determine consistency with General Plan policies. No approvals shall be granted unless a finding is made that the Project or permit is consistent with the General Plan.

The project is for a planned development and has been reviewed according to the General Plan policies, and it can be found that the project is consistent with the General Plan.

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

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

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

A photometric plan has been provided which shows the location of each fixture and the candle power. No light spillover onto the adjacent property is expected. All lighting will comply with County requirements that no off-site light migration occur. There would be no conflict with this policy.

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

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

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

The Cameron Park Fire Department has reviewed the project and can provide service to the project site.

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

The project will not exceed the performance standards provided in Table 6-2, as the project is not adjacent to noise-sensitive uses. The project is in compliance with this policy.

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

Construction activities associated with the project could generate noise levels exceeding El Dorado County General Plan standards. However, the temporary and transitory nature of this noise source would result in a less than significant impact with the included limitation on construction activity. A project mitigation measure has been included in the Mitigated Negative Declaration which states that construction activity shall be limited to the hours of 7 a.m. and 7 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends, and on federally recognized holidays (Mitigation Measure No. 6).

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

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

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

Landscaping consists of a variety of low- to moderate-water-using shrubs, ground cover, broadleaf evergreen trees, evergreen screen trees, small shade trees, medium shade trees, and large shade trees. The parking lot trees required for the project include one tree for each 10 parking spaces. The Preliminary Landscape Plan provides for 26 parking lot trees, in compliance with the shade tree requirement. The project also includes trees and shrubs in compliance with the landscape buffer requirements. It does appear that the Preliminary Landscape Plan complies with the County's requirements, but it is for the complete project. The applicant will be required to provide a Final Landscape Plan for each phase of the development which shall comply with the County Standards. There would be no conflict with this policy.

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

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

Zoning:

The subject site is zoned Planned Commercial-Design Control (CP-DC). The office use in the Planned Commercial Zone District is permitted by right with a site plan review. The project includes rezone of the site to planned development; therefore, the review of the site plan is included in the overall planned development review.

For purposes of the rezone application, the Planning Commission shall not approve or conditionally approve a development plan nor recommend the establishment of a Planned Development Zone unless it makes the following findings:

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

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

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

The exceptions to the standard requirements of the zone regulations include relief from the loading zone requirements. The project requires two loading spaces. The applicant has stated that the general office uses and medical office uses will not have large deliveries on any regular basis. The largest trucks envisioned to service the project would be mail, UPS, and general office service vehicles. Relief from the loading requirements has been justified by the uses proposed use of the site.

- c. The site is physically suited for the proposed uses.

The relatively large, gently sloping lot is suited for the proposed uses. The Cameron Park commercial neighborhood is a desirable location for an office development.

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

The El Dorado Irrigation District has provided a Facilities Improvement Letter indicating that water and sewer services can be provided to the site. The El Dorado County Department of Transportation has recommended approval of the project with road improvements made as a requirement of project approval.

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

The project is not within a scenic corridor and is surrounded by urban development. The developer is required to plant trees and other landscape materials on the site to increase the scenic value of the site.

Buildings and Design

The project site is to be developed with general and medical offices in 10 individual buildings. Each building is to be located on its own individual parcel. The project includes landscaping, signage, and parking. A site plan has been provided (Exhibit D). The following table provides the office complex details and parking requirements for each use:

CAMERON PARK OFFICE DEVELOPMENT						
Bld. #	Parcel Size	Building	Floor	Impervious	Proposed Use	# of Parking

	(sq. ft.)	Size (sq. ft.)	Area Ratio	Surface Coverage		Spaces Required
Building 1	9,082	3,000			General Office	12
Building 2	9,082	3,000			General Office	12
Building 3	15,137	3,000			Medical Office	20
Building 4	12,771	2,531			Medical Office	17
Building 5	9,082	3,000			General Office	12
Building 6	12,771	2,531			Medical Office	17
Building 7	12,771	2,531			Medical Office	17
Building 8	15,137	3,000			Medical Office	20
Building 9	37,409	7,414			Medical Office	49
Building 10	15,981	5,279			General Office	21
Totals	149,220 sq. ft. (3.42 acres)	35,286	.24	79 percent 118,292 sq. ft.		197

The proposed structures are to be slab-on-grade stucco buildings. The finish is to be plaster with foam moldings for trim. Elevations will be accented with brick columns and dark bronze aluminum store fronts with solar bronze tinted glazing. The roofs will have a mechanical well to screen mechanical equipment. Building No.'s 1, 2, 3, 5, 8, 9, and 10 are to be 20 feet 11 inches in height. Building No.'s 4, 6, and 7 are to be 19 feet and 6 inches in height.

The CP-DC Zone District development standards require a 10-foot front yard setback, and five foot rear and side yards, or zero setbacks if fireproof walls without openings are provided. The project is to be developed as a planned developed and the setbacks have been viewed as an overall development, in relation to the adjacent uses. The proposed buildings along Robin Lane are to be setback a minimum of 13.1 feet. The side setback to the west is to be 31.5 feet, and the side setback to the east is to be 12 feet. The rear setback is to be 10.4 feet.

Two color palettes for the site have been selected. Palette I includes a Woodwind field color (cream), with the accent brick to be H.C. Muddox Mountain Rose. Palette II includes a Dusty Trail field color (tan), with the accent brick to be Mountain Rose. The roof material is to be concrete tile by Eagle roofing style Bel Air, color Charcoal #4591. The project elevations have been included for review (Exhibit E). Color samples and a color rendering will be available for review at the Planning Commission meeting.

The Cameron Park Design Review Committee reviewed the project on January 24, 2005. The

Committee approved the colors, exterior materials, and design of the buildings, including the proposed Planned Sign and Lighting Programs.

Planned Lighting Program

The project includes a Planned Lighting Program. The project includes 31 wall mounted 12 inch area cutoff flood metal halide fixtures. These fixtures have a 60 degree forward throw sharp cutoff luminaire with adjustable backlight control for HID lamp, totally enclosed. Backlight shield provides precise cutoff adjustability from 0 degrees to 30 degrees. Ninety-nine, six inch fluorescent triple tube compact fixtures are also included. These fixtures last 10 times longer than incandescent lamps, while using only one-fourth of the electricity. A photometric plan has been provided which shows the location of each fixture and the candle power. The photometric plan and Planned Lighting Program, including fixture details, have been provided (Exhibits F and G).

Planned Sign Program

Section 17.32.140 of the County Code allows by right, two signs, neither of which shall exceed 50 square feet in total area of any one display surface or one sign not exceeding 80 square feet in area, advertising authorized activities on the premises and subject to all applicable general provisions and exceptions pertaining to signs in Chapter 17.16.

The Sign Program allows for one fascia mounted wall sign for each business not to exceed 20 percent of the wall frontage of the building. For single tenant occupied buildings, the signage shall be mounted at the entry of the building, and the address shall be off center. For multiple tenant occupied buildings, the address of the building shall be mounted at the center or entry arch of the building, and the signage shall be mounted above the business location. Signage lettering is to be uppercase white plastic lettering (Arial font) and can be back-lit.

Each tenant or building owner may install one door sign for each premise. The door sign may include the business name, hours and days of operation, or other business information. The business name shall not exceed a height of two inches, with the hours and other information not to exceed a height of one inch.

The Sign Program addresses banner signs. No permanent banners are allowed. Temporary banners are permitted for a period of less than 10 calendar days, and may be extended in 10 calendar day increments and shall not remain longer than 30 days. No temporary banner shall be permitted for any business in the project more than 30 calendar days in any 12 month period.

No Permanent signs within the landscape are permitted. Temporary signs within the landscape may be permitted from time to time. Temporary landscape signs may be permitted for a period of less than 10 calendar days, and may be extended in 10 calendar day increments and shall not remain longer than 30 days. No temporary landscape signs shall be permitted for any business in the Project more than 30 calendar days in any 12 month period.

No window signs or lettering shall be allowed. With the exception of the building signs, all signs shall be non-illuminated.

The information provided is a brief summary of each sign. Complete details and sign exhibits are provided in the Sign Program (Exhibit H).

Landscaping

Landscaping consists of a variety of low- to moderate-water-using shrubs, ground cover, broadleaf evergreen trees, evergreen screening trees, small shade trees, medium shade trees and large shade trees (Exhibit I). The parking lot trees required for the project include 1 tree for each 10 parking spaces. The preliminary landscape plan provides for 26 parking lot trees in compliance with the shade tree requirement. The project also includes trees and shrubs in compliance with the landscape buffer requirements. It does appear that the preliminary landscape plan complies with the County's requirements, but it is for the complete project. The applicant will be required to provide a final landscape plan for each phase of the development, which shall comply with the County Standards (Condition 15).

The project will be irrigated with an automatic irrigation system. The final landscape plan is to comply with the County's Water Conserving Landscape Standards. The project has been conditioned to require submittal of a Water Conserving Concept Statement prepared by the project landscape architect (Condition 16).

Project Access, Parking, and Loading

The submitted site plan was reviewed to verify compliance with Zoning Ordinance on-site parking requirements. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. The project site is to have 197 parking spaces provided, as detailed in the table below:

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	192	123
Compact Space	35 percent allowed	68
Disabled Space	5	6
Loading Zone	2	0
Totals	199	197

The site is to include 14,279 square feet of general office use and 21,007 square feet of medical office use. The parking required for the general office use is 57 parking spaces (general office parking ratio = 1/250 square feet). The parking required for the medical use is 140 spaces (medical office use parking ratio = 1/150 square feet). The total number of parking spaces required is 197 spaces, with 5 spaces required to be available for the disabled. The developer has provided 197 parking spaces, 123 standard parking spaces, 68 compact spaces, and 6 disabled spaces. The project complies with the on-site parking requirements. A joint access and parking agreement will be required to ensure on-going access and maintenance of the parking areas to all property owners (Condition 25).

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

Through the planned development process, the developer has requested approval of a reduction in the loading requirement from the Planning Commission, as stated in the waiver request dated September 30, 2005 (Exhibit J).

Parcel Map Findings

The project includes subdividing a 3.42- acre commercial lot into 10 parcels. The resulting parcels would include: three 9,082 square foot parcels, three 12,771 square foot parcels, two 15,137 square foot parcels, one 15,981 square foot parcel, and one 37,409 square foot parcel (Exhibit K). The CP-DC Zone District development standards require a minimum lot area of 5,000 square feet. The parcel map has been designed to comply with these development standards. The Planning Commission may forward a recommendation of approval to the Board of Supervisors if it can make all of the following findings:

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

The subject application is for a general and medical office development within the CP-DC Zone District. The development has been designed in compliance with the zone district regulations, and complies with the minimum parcel size established within the district. It can be found that the parcel map is consistent with the General Plan policies and land use map.

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

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

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

The site is located within the Cameron Park area, and it can be found that the site is suited for the general and medical office development.

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

The parcel map would allow the individual ownership of buildings within the development. An Initial Study has been prepared in accordance with the CEQA Guidelines and it can be found that there would be no impact significant impact on fish or wildlife or their habitat from the project.

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

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

Agency and Public Comments:

The following agencies provided comments on this application:

- El Dorado County Environmental Management
- El Dorado County Air Quality Management District
- El Dorado Irrigation District
- El Dorado County Department of Transportation
- El Dorado County Resource Conservation District
- El Dorado County Office of County Surveyor
- Cameron Park Fire Department
- Cameron Park Design Review Committee

Each agency has reviewed the project and has recommended conditions to the project development. These conditions have been incorporated in Attachment 1, Conditions of Approval.

Copies of their written comments are available at the Planning Services office. At the time of the preparation of this report, staff had not received any comments from the public.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could not have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared

NOTE: 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.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,285.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$35.⁰⁰ 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 the following recommendation to the Board of Supervisors:

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 15074(d), as incorporated in the Conditions of Approval and Mitigation Measures in Attachment 1; and
3. Approve Zone Change Z04-0024, Planned Development PD04-0008, and Parcel Map P04-0011, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval and Mitigation Measures
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Elevations
Exhibit F	Photometric Plan
Exhibit G	Planned Lighting Program
Exhibit H	Planned Sign Program
Exhibit I	Draft Landscape Plan
Exhibit J	Relief from Loading Requirements Letter
Exhibit K	Parcel Map
Exhibit L	Initial Study

ATTACHMENT 1
CONDITIONS OF APPROVAL AND MITIGATION MEASURES

**ZONE CHANGE, PLANNED DEVELOPMENT AND PARCEL MAP FOR THE
OFFICES AT CAMERON PARK**

Assessor's Parcel Number(s) **109-212-08, -09,-10, and-11**

FILE NUMBER PD05-0004

February 9, 2006

1. This project approval is based upon and limited to compliance with the project description, dated February 9, 2006, and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Approval of Zone Change Z04-0024, Planned Development PD04-0008, and Parcel Map P04-0011 for a 35,286 square foot general office and medical development on four parcels, with a combined area of 3.42-acres. A parcel map is proposed to reconfigure the existing lots into 10 parcels. Each parcel will contain one building. The buildings will range in size from 2,531 to 7,414 square feet.

The following table provides the office complex details and parking requirements for each use:

CAMERON PARK OFFICE DEVELOPMENT						
Bld. #	Parcel Size (sq. ft.)	Building Size (sq. ft.)	Floor Area Ratio	Impervious Surface Coverage	Proposed Use	# of Parking Spaces Required
Building 1	9,082	3,000			General Office	12
Building 2	9,082	3,000			General Office	12
Building 3	15,137	3,000			Medical Office	20
Building 4	12,771	2,531			Medical Office	17
Building 5	9,082	3,000			General Office	12
Building 6	12,771	2,531			Medical Office	17
Building 7	12,771	2,531			Medical Office	17
Building 8	15,137	3,000			Medical Office	20

CAMERON PARK OFFICE DEVELOPMENT						
Building 9	37,409	7,414			Medical Office	49
Building 10	15,981	5,279			General Office	21
Totals	149,220 sq. ft. (3.42 acres)	35,286	.24	79 percent 118,292 sq. ft.		197

The proposed structures are to be slab-on-grade stucco buildings. The finish is to be plaster with foam moldings for trim. Elevations will be accented with brick columns and dark bronze aluminum store fronts with solar bronze tinted glazing. The roofs will have a mechanical well to screen mechanical equipment. Building No.'s 1, 2, 3, 5, 8, 9, and 10 are to be 20 feet 11 inches in height. Building No.'s 4, 6, and 7 are to be 19 feet and 6 inches in height.

Two color palettes for the site have been selected. Palette I includes a Woodwind field color (cream), with the accent brick to be H.C. Muddox Mountain Rose. Palette II includes a Dusty Trail field color (tan), with the accent brick to be Mountain Rose. The roof material is to be concrete tile by Eagle roofing style Bel Air, color Charcoal #4591.

This is a phased developed, with 21,007 square feet to be developed in Phase I and 14,279 square feet to be developed in Phase II. Phase I will consist of developing Buildings No. 3, 4, 6, 7, 8, and 9, with one access driveway provided along Robin Lane at the southern property line. Through access will be provided with access easements through adjoining properties to the north. This is temporary access to comply with the Cameron Park Fire Department fire access requirements. Providing this access will allow for Phase I to be built out as presently designed without impacting tree canopy coverage.

Phase II includes Buildings No. 1, 2, 5, and 10, along with a second Robin Lane access driveway and parking to serve the additional buildings. The temporary fire access through the adjoining property would be eliminated with Phase II. The elimination of this temporary driveway would allow for the project to provide additional parking necessary to meet the medical and general office use parking requirements.

Phase II of the project will be remain undeveloped until the County adopts an Integrated Natural Resources Management Plan or an Oak Tree Preservation Ordinance that would allow for the reasonable removal of the oak canopy or native oak woodland habitat that presently exists on the northeast corner of the site.

The project site is to have 197 parking spaces provided, as detailed in the table below:

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	192	123

Compact Space	35 percent allowed	68
Disabled Space	5	6
Loading Zone	2	0
Totals	199	197

The site is to include 14,279 square feet of general office use and 21,007 square feet of medical office use. The parking required for the general office use is 57 parking spaces. The parking required for the medical use is 140 spaces. The total number of parking spaces required is 197 spaces, with five spaces required to be available for the disabled. The developer has provided 197 parking spaces, 123 standard parking spaces, 68 compact spaces, and 6 disabled spaces. The project complies with the on-site parking requirements. A joint access and parking agreement will be required to ensure on-going access and maintenance of the parking areas to all property owners. The project does not necessitate the use of traditional loading spaces; therefore, a waiver to the loading space requirement has been granted.

Detailed Lighting and Sign Programs have been provided for the office development and are provided as Exhibits G and H. A preliminary landscape plan has been provided and will be finalized for the site.

MITIGATION MEASURES FROM PROPOSED MITIGATED NEGATIVE DECLARATION

2. The developer shall comply with a County adopted and implemented Oak Tree Preservation Ordinance or Integrated Natural Resource Management Plan prior to implementing Phase II of the development plan. Oak trees shall not be removed from the site until the County adopts and implements a plan in which allows for the removal of the trees. Planning Services shall verify that compliance with an adopted and implemented Oak Tree Preservation Ordinance or Integrated Natural Resource Management Plan prior to issuance of a grading permit for Phase II development.

MONITORING: Planning Services shall review the project plans prior to issuance of a grading permit for the project to be certain that grading for Phase II does not take place prior to the County adopting and implementing an Oak Tree Preservation Ordinance or an Integrated Natural Resource Management Plan. Grading shall follow the phasing line as outlined on the draft grading plan dated October 11, 2005. Planning Services shall verify that all trees removed during Phase II development are in compliance with a County adopted and implemented Oak Tree Preservation Ordinance or Integrated Resource Management Plan.

3. During all grading activities in the project area, an archaeologist or historian approved by the Deputy Director of Planning Services shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item.

Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

4. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

5. The Project shall comply with the Geotechnical Report prepared by Raney Geotechnical, dated September 29, 2004. In particular, the foundations shall be designed in compliance with the recommendations specified in the report. Building Services shall review and approve the foundation plans prior to issuance of a building permit.

MONITORING: Building Services shall determine that the foundations for the structures have been designed in compliance with the geotechnical report prepared for the project prior to issuance of a building permit.

6. The project construction activity shall be limited to the hours of 7:00 a.m. and 7:00 p.m.. Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends and on federally recognized holidays. Planning Services shall verify that the construction hours have been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.

MONITORING: Planning Services shall verify that the hours of construction have been placed on the grading and construction drawing prior to issuance of grading and building permits.

7. The project construction equipment engines shall be fitted with appropriate mufflers and kept in good working condition, as required by El Dorado County. Planning Services shall verify that this notation has been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.

MONITORING: Planning Services shall verify that the required notation has been placed

on the plans prior to issuance of grading and building permits.

8. The project shall not proceed until the County funds and programs a Capitol Improvement Program (CIP) that addresses the design concept and scope of improvements necessary to attain LOS E or better during the p.m. peak hour for the Cameron Park Drive/Coach Lane intersection prior to issuance of a building permit. If, however, a CIP is not funded at the time of building permit submittal, the developer shall have the option to phase development of the project prior to funding and programming of the CIP, with the maximum development to be one 8,600 square foot general office use building, or one 3,600 square foot medical office building, or a combination of 4,000 square feet of general office and 1,800 square feet or medical office use. At no time shall the uses on the site exceed the limitations specified in Table No. 2. "Trip Generation-Square footage", until El Dorado County General Plan Policy TC-Xe has been satisfied. Planning Services shall review the building plans prior to issuance of a building permit to verify compliance.

MONITORING: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

9. The developer shall restripe Robin Lane to include a left-through lane and a right only lane. The restriping plan shall be included with the improvement plans and shall be approved by the Department of Transportation prior to issuance of a grading permit.

MONITORING: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

10. The developer shall post no parking signs from the Cameron Park intersection along Robin Lane for 200 feet. The sign and locations shall be included with the improvement plans and shall be approved by the Department of Transportation prior to issuance of a grading permit.

MONITORING: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

11. The developer shall provide to Planning Services a Facility Improvement Letter from the El Dorado Irrigation District that provides four EDU's of water supply for Phase II of the development prior to issuance of a building permit.

MONITORING: Planning Services shall review the FIL for Phase II prior to issuance of a building permit.

ZONE CHANGE/PLANNED DEVELOPMENT CONDITIONS

12. All site improvements shall conform to the proposed colors and materials sample board and the following:
 - Exhibit DSite Plan
 - Exhibit EElevations
 - Exhibit FPhotometric Plan
 - Exhibit GPlanned Lighting Program
 - Exhibit HPlanned Sign Program
 - Exhibit IDraft Landscape Plan
13. The lighting for the development shall comply with the Planned Lighting Program, as detailed in Exhibit G. Planning Services shall review and approve all light details within the development prior to issuance of a building permit.
14. The signage for the development shall comply with the Planned Sign Program, as detailed in Exhibit H. Planning Services shall review and approve all signage within the development prior to issuance of a building permit.
15. The developer shall provide Planning Services with a copy of a final landscape and irrigation plan for review and approval prior to issuance of a building permit.
16. The developer shall provide Planning Services with a Water Conserving Concept Statement prepared by the project landscape architect prior to issuance of a Building permit.
17. The developer shall provide 1 bicycle rack for every 20 parking stalls ($197/20=10$ racks). The location of the racks are to be designated on the site plan and reviewed and approved by Planning Services prior to issuance of a building permit.
18. The parking requirements contained in Section 17.18.070 (paving standards, striping, wheel stops, arrows, and signage, etc.) and in Section 17.18.080 (loading areas) shall be met unless waivers have been approved by the Planning Commission. Prior to issuance of a building permit for each use the tenant or lessee shall submit a parking plan demonstrating that all the requirements specified in Section 17.18.070 have been complied with, or design waivers have been obtained. Planning Services shall review and approve the parking plan for each use prior to issuance of a building permit.
19. Minor changes in the adopted development plan may be approved by Planning Services provided that the changes:
 1. Do not change the boundaries of the subject property;
 2. Do not change any use as shown on the official development plan;
 3. Do not change the intent of the official development plan.

Major changes in the official development plan after it has been adopted by the Planning Commission or Board of Supervisors may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code.

A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005B3 of the County Code.

Changes in land uses shall be considered by the special use permit process and shall be evaluated by Section 17.12 prior to approval.

Cameron Park Fire Department

20. The project shall comply with the requirements of the Cameron Park Fire Department which include but shall not be limited to the following:
 - a. The developer shall install 3, on-site hydrants, one being located with a fire department connection for each building that contains a fire sprinkler system. The Cameron Park Fire Department shall determine the location of the fire hydrants and fire department connections during plan review. All improvements shall be completed prior to occupancy.
 - b. Fire flow is based on building type, size and available water. Fire flow for the proposed structures and V-NR construction with an approved sprinkler system is 1,500 gallons per minute for 2 hours at 20 psi. All buildings shall be equipped with fire sprinkler systems. The fire flow and number of required fire hydrants may be adjusted up or down when actual construction plans are evaluated. All improvements shall be completed prior to occupancy.
 - c. The developer shall identify the access drive as no parking by providing curbs painted red and signs stating “No parking fire lane.” All improvements shall be completed prior to occupancy.
 - d. The developer shall install and locate the propane tank in accordance with Article 82 of the CFC 1998 edition. Enclosures shall comply with the provisions set forth in NFPA 58 sec. 3.2.2.9 of the 1998 edition. All improvements shall be completed prior to occupancy.

Department of Transportation

21. The project shall comply with the requirements of the Department of Transportation which shall include the following:
 - a. The developer shall provide site improvement/grading plans 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. The developer shall submit a drainage report along with the on-site grading/improvement plans to the Department of Transportation for approval prior to issuance of a grading permit.

- b. The developer shall be subject to the County traffic impact mitigation fee program. The amount of fees shall be those in effect at the time of building permit application. The developer shall pay all necessary fees prior to issuance of a building permit.
- c. The applicant shall secure approval of improvement plans and enter into a road improvement agreement (RIA) or obtain an encroachment permit with the County, for the following, prior to performing any work within the County right of way, including:
 - a. Construction of Standard Plan 103D driveways on Robin Lane. The driveways shall have a “throat” length of at least 30 feet, per Tables 7-8 and 31 of the ITE manual Transportation and Land Planning, to prevent backup onto Robin Lane. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.
 - b. The applicant shall construct a six-foot wide concrete sidewalk along the frontage of Robin Lane. The improvement plans for this work shall be submitted with the application for on-site grading/improvement plans, and construction shall be complete prior to occupancy of the project.

El Dorado County Department of Environmental Management

22. The project shall comply with the requirements of the El Dorado County Department of Environmental Management which shall include the following:
 - a. The developer shall obtain the necessary permits from the El Dorado County Air Pollution Control District prior to issuance of a grading permit.

El Dorado County Building Services

23. The developer shall obtain a building permit from the El Dorado County Building Services prior to commencement of all construction.

El Dorado County Resource Conservation District

24. The developer shall submit for review and approval the site specific erosion control and sediment control plan to the El Dorado County Resource Conservation District prior to issuance of a grading permit.

PARCEL MAP CONDITONS

25. The developer shall provide a joint access and parking agreement to ensure on-going access and maintenance of the parking areas to Planning Services for review and approval prior to issuance of a grading permit.

El Dorado Irrigation District

26. All required easements for new District facilities to serve the project site shall be provided to the El Dorado Irrigation District. The El Dorado Irrigation District shall approve all water and/or sewer improvement plans and easement locations prior to issuance of a grading permit. A letter stating that the easement locations comply with the approved improvement plans shall be provided to Planning Services by the El Dorado Irrigation District prior to issuance of a grading permit. All improvements shall be installed prior to occupancy.

El Dorado County Office of the County Surveyor

27. The developer shall set all survey monuments to the satisfaction of the County Surveyor prior to filing the parcel map.
28. The situs addressing for the project shall be coordinated with the Cameron Park Fire Department and the County Surveyor prior to filing the parcel map.
29. The developer shall submit letters from each agency that has placed conditions on the map to the County Surveyor indicating that all the conditions placed on the map have been satisfied. Such letters shall be submitted prior to filing the parcel map with the County Surveyor.

ATTACHMENT 2
FINDINGS

**ZONE CHANGE, PLANNED DEVELOPMENT AND PARCEL MAP FOR THE
OFFICES AT CAMERON PARK**

Assessor's Parcel Number(s) 109-212-08, -09,-10, and -11

FILE NUMBER PD05-0004

February 9, 2006

1.0 CEQA FINDING

- 1.1 The Planning Commission has considered the Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Planning Commission finds that the proposed project could not have a significant effect on the environment.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.
- 1.4 The proposed project will not have a significant effect on the environment, based on the analysis contained in the Initial Study **and the mitigation measures identified therein**, and a Negative Declaration has been filed. A de minimis finding on the project's effect on fish and wildlife resources cannot be found and the project is therefore subject to the payment of State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).

2.0 ADMINSTRATIVE FINDINGS

2.1 Zone Change Z04-0024 Findings

Issuance of a Zone Change (Z04-0024) from a Planned Commercial-Design Control (CP-DC) District to Planned Commercial-Design Control-Planned Development District.

2.2 Planned Development PD04-0008 Findings

Issuance of a Planned Development Permit (PD04-0008) for a 35,286 square foot general office and medical development known as the "Offices at Cameron Park" on four parcels, with a combined area of 3.42-acres within the Planned Commercial-Design Control (CP-DC) Zone District.

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

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

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

The exceptions to the standard requirements of the zone regulations include relief from the loading zone requirements. The project requires two loading spaces. The applicant has stated that the general office uses and medical office uses will not have large deliveries on any regular basis. The largest trucks envisioned to service the project would be mail, UPS, and general office service vehicles. Relief from the loading requirements has been justified by the uses proposed use of the site.

2.2.3 The site is physically suited for the proposed uses.

The relatively large, gently sloping lot is suited for the proposed uses. The Cameron Park commercial neighborhood is a desirable location for an office development.

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

The El Dorado Irrigation District has provided a Facilities Improvement Letter indicating that water and sewer services can be provided to the site. The El Dorado County Department of Transportation has recommended approval of the project with road improvements made as a requirement of project approval.

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

The project is not within a scenic corridor and is surrounded by urban development. The developer is required to plant trees and other landscape materials on the site to increase the scenic value of the site.

2.3.0 Parcel Map P04-0011 Findings

Issuance of Parcel Map P04-0011 to subdivide a 3.42- acre commercial lot into 10 parcels ranging in size from 37,409 to 9,082 square feet within the Cameron Park area.

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

The subject application is for a general and medical office development within the CP-DC Zone District. The development has been designed in compliance with the zone district regulations, and complies with the minimum parcel size established within the district. It can be found that the parcel map is consistent with the General Plan policies and land use map.

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

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

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

The site is located within the Cameron Park area and it can be found that the site is suited for the general and medical office development.

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

The Parcel Map would allow the individual ownership of buildings within the development. An Initial Study has been prepared in accordance with the CEQA Guidelines, and it can be found that there would be no impact significant impact on fish or wildlife or their habitat from the project.

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

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

2.4.0 The issuance of the permit is consistent with the General Plan

The 2004 General Plan designates the subject site as Commercial (C). The purpose of the Commercial land use category is to provided a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. It can be found through the discretionary planned development permit process that the project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan. Staff finds that the project, as conditioned, will be compatible with the adjacent and surrounding properties, and conforms to the General Plan.

2.4.1 The proposed use is consistent with the policies in the 2004 El Dorado County General Plan.

The El Dorado County 2004 General Plan designates the subject site as Commercial (C). The following General Plan policies apply to this project:

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

Excerpt from Table 2-3: BUILDING INTENSITIES		
Land Use Designation	Floor Area Ratio	Maximum Impervious Surface in %
Commercial	.25	85

The site area is 149,220 square feet, with a floor area of 35,286 square feet, which equates to a floor area ratio of 0.23. The impervious surface area has been determined to be 118,292 square feet, which is 79 percent of the site area. As proposed, the project complies with the 0.25 floor area ratio and the 85 percent maximum impervious surface intensity allowed by General Plan Policy 2.2.1.5. It can be found that the project complies with the General Plan Policy 2.2.1.5, with the conditions that have been imposed on the project.

Policy 2.2.5.2: Applications for discretionary projects or permits, including land divisions and rezones, shall be reviewed to determine consistency with General Plan policies. No approvals shall be granted unless a finding is made that the Project or permit is consistent with the General Plan.

The project is for a planned development and has been reviewed according to the General Plan policies, and it can be found that the project is consistent with General Plan Policy 2.2.5.2.

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

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

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

A photometric plan has been provided which shows the location of each fixture and the candle power. All lighting will comply with County requirements that no off-site light migration occur. It can be found that the lighting plan is consistent with General Plan Policy 2.8.1.1.

Policy 5.4.1.1: Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and

downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impact to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian area.

A Preliminary Drainage Report has been prepared for the project site and has been reviewed by the Department of Transportation. Final approval of a drainage plan and site improvements will be required prior to issuance of a grading permit for the site, as required by the Department of Transportation. It can be found that the final drainage plan for the site will be in compliance with General Plan Policy 5.4.1.1.

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

The Cameron Park Fire Department has reviewed the project and can provide service to the project site. It can be found that the project is in compliance with General Plan Policy 5.7.2.1.

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

The project will not exceed the performance standards provided in Table 6-2, as the project is not adjacent to noise-sensitive uses. It can be found that the project is in compliance with General Plan Policy 6.5.1.2.

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

Construction activities associated with the project could generate noise levels exceeding El Dorado County General Plan standards. However, the temporary and transitory nature of this noise source would result in a less than significant impact with the included limitation on construction activity. A project mitigation measure has been included in the Mitigated Negative Declaration which states that construction activity shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends and on federally recognized holidays. With the project mitigation measure, it can be found that the Project is in compliance with General Plan Policy 6.6.1.11.

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

A preliminary erosion control plan has been prepared for the project. The final erosion control plan will be reviewed and approved by both the Department of Transportation and the El Dorado County Resource Conservation District prior to issuance of a grading permit. With the project conditions, it can be found that the project is in compliance with General Plan Policy 7.3.2.2.

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

Landscaping consists of a variety of low- to moderate-water-using shrubs, ground cover, broadleaf evergreen trees, evergreen screen trees, small shade trees, medium shade trees, and large shade trees. The parking lot trees required for the project include one tree for each 10 parking spaces. The preliminary landscape plan provides for 26 parking lot trees, in compliance with the shade tree requirement. The project also includes trees and shrubs in compliance with the landscape buffer requirements. It does appear that the preliminary landscape plan complies with the County's requirements, but it is for the complete project. The applicant will be required to provide a Final Landscape Plan for each phase of the development, which shall comply with the County Standards. It can be found that the project is in compliance with General Plan Policy 7.3.5.1.

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

A records search was conducted for the project area through the North Central Information Center of the California Historical Resources Information System. A complete records search was conducted by reviewing the State of California Office of Historic Preservation records, base maps, historic maps, and literature of El Dorado County. Review of the information indicated that the project area contained no recorded Native American or historic-period archaeological resources. Due to the environmental setting, there is a low potential for identifying Native American sites or historic period archaeological deposits in the project area. It can be found that the project is in compliance with General Plan Policy 7.5.1.3.