

**ELDORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: December 28, 2006

Item No.: 7.a.

Staff: Tom Dougherty

REZONE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP

FILE NUMBER: Z05-0020/PD 05-0017/P05-0019/Hillsdale Office Park

APPLICANT: Tres Banditos, LLC

REQUEST: Zone change from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD);

Planned development to construct five office buildings ranging in size from 3,250 to 4,800 square feet, one each on the five proposed parcels; and

Tentative parcel map to subdivide the 2.001-acre parcel into five parcels ranging in size from 11,866 to 26,158 square feet.

LOCATION: South and east sides of Hillsdale Circle, approximately 530 feet west of the intersection with Robert Mathews Parkway, in the El Dorado Hills area. (Exhibit A)

APN: 117-085-10

ACREAGE: 2.001 acres

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

ZONING: Research and Development - Design Control (R&D-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Recommend conditional approval

BACKGROUND: The subject parcel was created by Parcel Map 36-115 which was recorded January 7, 1987. This parcel was identified as number 79 on that map which also states that only parcels 43-51 on this map are considered to be within El Dorado Hills Business Park.

STAFF ANALYSIS

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

Project Description

The applicant is requesting a zone change from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD) and a Planned Development to allow the construction of five office buildings ranging in size from 3,250 to 4,800 square feet, one each on the five proposed parcels. Those buildings are proposed to be located on parcels created by a parcel map to subdivide the 2.001-acre parcel into five parcels ranging in size from 11,866 to 26,158 square feet.

The development plan would allow the construction of five separate single-story buildings, 20 feet 4 inches tall at the ridgeline, on five separate parcels. The buildings are proposed to provide offices for various professions. Proposed are brick and stucco buildings surrounded by landscaping to end with a project that fits well into the surrounding built environment without generating excessive noise, air, and ground pollutants or create public hazards. The parking and landscaping areas will be separated by the parcels but will be shared with a common maintenance agreement between each parcel owner.

The following table provides the building and proposed parcel details:

PARCEL NUMBER	PARCEL SIZE (Square Feet)	BUILDING	BUILDING SIZE (Square Feet)
1	15,389	A	3,250
2	14,767	B	3,250
3	26,280	C	4,800
4	11,866	D	3,000
5	18,860	E	3,000

Site Description: The project site is essentially level and slopes down mildly from the southwest to the northeast toward a shallow drainage channel located within a drainage easement on the east edge of the property. The site has been previously graded flat, and no vegetation exists except for annual grasses other than a small grouping of immature volunteer pear trees in the northeast corner. The site boundaries are delineated by Hillsdale Circle on the north and the west and existing office park buildings on the east and south sharing those parcel boundaries.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D-DC	R&D	Undeveloped
North	R&D-DC	R&D	Trans Pacific Golf/Fine Designs-Custom Furniture
South	R&D-DC	R&D	LSK Label Company
East	R&D-DC	R&D	Mini-Schools Early Learning Center, Phoenix Schools (pre-school) on northern half; real estate, electrical contractor, computer services on southern half
West	R&D-DC	R&D	BridgePointe Church

Discussion: Development of the Hillsdale Office Park, and the proposed office uses, would be consistent and compatible with the surrounding office/research and development land uses.

General Plan: The General Plan designates the subject site as Research and Development. General Plan Policy 2.2.1.2 states the purpose of the R&D land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment; and the proposed project is consistent with this land use designation. Additionally, the following General Plan policies also apply to this project:

Policy 2.2.1.5: Table 2-3 establishes a maximum Floor Area Ratio (FAR) of 25 percent. The subject parcel is 87,162 square feet in area, and the total square feet of the building footprints is 17,300 square feet. This equates to a FAR of 19.85 percent. As proposed, the project complies with the 0.25 floor/area ratio allowed by General Plan Policy 2.2.1.5.

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. The subject parcel is adjacent to parcels that have been previously developed in a professional office campus like setting. The proposed project will mirror the adjacent projects in its like design and similar setting. There would be no conflict with this policy.

Policy 2.8.1.1 directs that nighttime light and glare from parking area lighting, signage, and buildings needs to be reduced while combined with related design features, namely directional shielding for parking lot and outside building lighting, that could reduce effects from nighttime lighting. A complete site photometric plan for the parking lot has been provided along with light fixture details. The originally proposed 20-foot tall pole lights have been reduced to 14, 15-foot tall pole lights. All outdoor lighting will be required to

conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. All lights will be shielded and downward directed so light does not spill over onto adjacent parcels. Planning Services will recommend that the project be conditioned to limit nighttime lighting impacts by motion sensors and limiting the number of lights shining after business closure.

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 get done.

A traffic impact study was prepared by Fehr & Peers, dated August 28, 2006, which shows that the project results in significant impacts on the Level of Service of the Latrobe Road/Golden Foothill Parkway intersection and Latrobe Road/White Rock Road intersection (LOS F), to be mitigated by the following improvements:

1. Construct a traffic signal and intersection improvements at the intersection of Latrobe Road and Golden Foothill Parkway (south), to include a northbound left turn lane, a southbound right turn lane, and an eastbound left turn lane.
2. Construct intersection improvements to the intersection of Latrobe Road and White Rock Road, to include a second southbound left turn lane, a northbound right turn lane and a second northbound left turn lane.

Improvements that were identified in the traffic study are currently funded and programmed under the existing CIP WO# 66101, 66102, and 66103 thus satisfying General Plan Policy TC-Xf.

Policy TC-5b requires curbs and sidewalks on all research and development subdivisions. As this project is on an inside corner lot which restricts sight distance for pedestrians and bicyclists, a sidewalk will be required. The El Dorado County Transportation Department has recommended that the project be conditioned to include the construction of six-foot wide sidewalks along the entire project frontage. An encroachment permit will be required for the Hillsdale Circle driveways and sidewalk. As conditioned, there would be no conflict with this policy.

The El Dorado County Department of Transportation has reviewed the project with regard to General Plan Policies TC-Xf, TC-5b and 5.1.2.1 and has recommended conditions to the project development. These requirements have been incorporated in Attachment 1, Conditions 20 through 26.

Policy 5.1.2.1 requires that there be adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or are available to the subject discretionary project. Staff has relied on information from the purveyors of said services and has determined that adequate utilities and services are available. The full discussion of this is contained in the Initial Study. The El Dorado Hills Fire Department has reviewed the

project for emergency access, emergency water and fire hydrants, and has recommended conditions to the project development. These requirements have been incorporated in Attachment 1, Conditions 11 through 19.

General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2 require that the final landscape plan shall meet the intent of the General Plan Policies for inclusion of native El Dorado County plants indigenous to the project vicinity. The proposed project has been conditioned to meet these requirements.

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. There are numerous residential developments either established or planned for the Business Park vicinity, and it would seem prudent to allow at least the inferred opportunity for non-motorized travel to work. There is a Class 2 bike lane proposed for Latrobe Road and Golden Foothill Parkway as shown on the attached Exhibits A-C. Staff recommends that the project be conditioned to require that a minimum of four bicycle spaces/racks be provided within the project area, not necessarily all together, at a location or locations chosen by the applicants in order to help prepare for the future opportunities. It is further recommended that the bike spaces/racks be included in the access and parking agreement.

As discussed above, staff finds that the project, as proposed and conditioned, conforms to the General Plan.

Zoning: The subject site is zoned R&D. The purpose of the R&D Zone District is to provide areas for high technology, non-polluting manufacturing plants, and related facilities in a campus-like setting. The proposed application includes a planned development request. This request is necessary because Section 17.35.030 of the County Code specifies that any parcel proposed to be created which is less than two acres in size may only be approved when processed with a planned development application wherein issues of grading, drainage, access, and other issues which may affect the neighborhood are addressed.

Planned Development Permit: The project submittal of a development plan includes review of the site plan, building elevations, access, signage, landscaping, and other issues which may affect the neighborhood by the Planning Commission. The buildings are analyzed below according to the R&D district architectural design criteria.

Building Designs

Each building exterior includes dark brownish/burgundy brick veneer from the finished floor up to approximately six feet in the areas between the aluminum storefront vistawalls. From six feet up, the walls will be stuccoed a tannish-brown color around the front door entrances that also have parapets and light tannish sandstone color. The roof is proposed to be gray-colored concrete tiles. The design of the buildings shall substantially comply with Exhibits G1 and G2.

Signage

The signage for the development is to comply with the Research and Development Section 17.35.030.F. "Signs," of the County Code which states the number of signs per business in R&D Districts shall not exceed either:

1. One freestanding sign no greater than 50 square feet in area and no greater than 12 feet in height; or
2. Two signs attached to the face of a building no greater than 80 square feet in aggregate area which shall not extend above the vertical face of any building wall.

Said section further states that the development is also permitted no more than two entry monument signs no greater than 10 feet in height and 60 feet in length to identify the entire tract of parcels developed within the industrial subdivision.

The applicant has proposed five two-faced, 30 square-foot free-standing monument signs, one for each of the five proposed parcels, each to be used for up to two tenants only. These monument signs comply with the County Code requirements. All sign copy, locations, and sizes will be required to conform to the sign plan and the "Hillsdale Office Park: Signage Guidelines," included as Exhibits I1 and I2.

Landscaping

Section 17.35.030(D) (4b) of the County Code requires that 50 percent of the parking lot be landscaped with shade trees from the Planning Department approved list and that the tree canopy be achieved within 15 years of securing a building permit. The El Dorado County General Plan requires that a portion of the proposed landscaping be consistent with the predominant plant community and fit the natural vegetation native to the area. The parking lot area is to be 31,245 square feet. The applicant has calculated that with the proposed trees 15,623 square feet is to be shaded (50 percent). The parking lot is to have 70 parking stalls with 21 shade trees. Based on the applicant's calculations, this would be one shade tree for each three parking stalls, complying with the County requirement of one shade tree for each ten parking spaces.

Lighting

A complete site photometric plan for the parking lot has been provided along with light fixture details which shows the proposed lights meet the intent of §17.14.170 of County code. Fourteen, 15-foot tall pole lights are proposed for the full project parking area, and two wall-mounted sconce lights at both sides of the front entrances of the five buildings are proposed (10 total). All lights will be shielded and downward-directed so light does not spill over onto adjacent parcels.

Project Access, Parking and Loading

Access to the proposed project would be from two encroachments onto Hillsdale Circle. No public roadway extensions would be required to accommodate the proposed project. A joint access and parking agreement is to be provided to ensure on-going access and maintenance of the parking to all property owners within the Hillsdale Office Park.

The submitted site plan was reviewed to verify compliance with Section 17.18.060 of the County Code on-site parking requirements. General office use requires one space per 250 square feet of office space. Section 17.35.030 requires that all loading and unloading of goods shall be conducted within a building or an area fenced for out door storage.

The applicant proposes 17,300 square feet of general office use which would require 70 parking spaces of which 3 are required to be A.D.A. compliant, and one of those needs to be van accessible. Of the total of 70 parking spaces required, 35 percent may be compact spaces, which in this case means 25 spaces may be compact. The applicants are proposing 8 handicap/A.D.A. compliant spaces, (4 of those are van accessible), 19 compact spaces (23 percent of the total number of spaces), and 56 standard spaces for a total of 83 parking spaces.

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 to be sure the initial proposed uses were not subjected to a change.

Planned Development Findings

Section 17.14.030(B) of the Zoning Ordinance requires that 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. That the planned development zone request is consistent with the General Plan.
- b. That the proposed development is so designed to provide a desirable environment within its own boundaries.
- c. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.
- d. That the site is physically suited for the proposed uses.
- e. That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.
- f. That the proposed uses do not significantly detract from the natural land and scenic values of the site.

Staff finds that the necessary findings can be made to support the planned development rezone request, and the details of those findings are contained in Attachment 2.

Parcel Map Findings

In accordance with Section 16.44 of the Minor Land Division Ordinance, the Planning Commission can approve the parcel map 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.
- 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.
- c. The site is physically suitable for the proposed type and density of 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.
- e. The design of the parcel map is not likely to cause serious public health hazards.

Staff finds that the necessary findings can be made to support the parcel map request, and the details of those findings are contained in Attachment 2. The El Dorado County Surveyor has reviewed the parcel map request and has recommended conditions to the project development. These requirements have been incorporated in Attachment 1, Conditions 27 through 29.

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 Negative Declaration has been prepared. This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation that the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration, based on the Initial Study prepared by staff; and
2. Approve Z05-0020, PD05-0017, and P05-0019, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval and Mitigation
Attachment 2Findings

Exhibit AVicinity Map
Exhibit BGeneral Plan Land Use Map
Exhibit CZoning Map
Exhibits D1 thru D3Parcel Map 36-115 Recorded January 7, 1987
Exhibit ESite Plan, SA-1.0, dated August 29, 2005, (includes
pole light standard).
Exhibit FTentative Parcel Map labeled December 2005
Exhibit G1Building Elevations SA-3.2, dated August 29, 2005
Exhibit G2Building Elevations SA-3.3, dated August 29, 2005
Exhibit HLandscape Plan revised February 2006
Exhibit I1Colored sign plan elevation and site plan dated
December 28, 2005
Exhibit I2“Hillsdale Office Park: Signage Guidelines,” dated
December 29, 2005. One cover sheet and pages 1-2.
Exhibit JInitial Study

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER Z05-0020/PD05-0017/P05-0019

1. This planned development, zone change, and parcel map approval is based upon and limited to compliance with the project description 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: Zone change (Z05-0020) from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); planned development (PD05-0017) to allow the construction of five office buildings ranging in size from 3,250 to 4,800 square feet, one each on the five proposed parcels; and tentative parcel map (P 05-0019) to subdivide the 2.001-acre research and development lot into five parcels ranging in size from 11,866 square feet to 26,158 square feet.

The parcel is identified as Assessor’s parcel number 108-108-275-10.

The following table provides the proposed building sizes (from Exhibit E, Site Plan), and proposed parcel sizes (from Exhibit F, Tentative Parcel Map):

PARCEL NUMBER	PARCEL SIZE (Square Feet)	BUILDING	BUILDING SIZE (Square Feet)
1	15,389	A	3,250
2	14,767	B	3,250
3	26,280	C	4,800
4	11,866	D	3,000
5	18,860	E	3,000

Each building exterior includes dark brownish/burgundy brick veneer from the finished floor up to approximately six feet in the areas between the aluminum storefront vistawalls. From six feet up, the walls are stuccoed a tannish-brown color around the front door entrances that also have parapets, and a light tannish sandstone color. The roof is to be gray-colored concrete tiles.

Planning Services

2. All site improvements shall conform to Exhibits E, F, G1, G2, H, I1, I2, and J in the project file on file at Planning Services.

3. 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 of approval 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.
4. The following signs are authorized: Five two-faced, 30 square-foot free-standing monument signs, one for each of the five proposed parcels, each to be used for up to two tenants only. These monument signs comply with the County Code requirements. All sign copies, locations and sizes will be required to meet the El Dorado County Zoning Ordinance as well as the Developer Landlord as described in the "Hillsdale Office Park: Signage Guidelines," included as Exhibits H1 and H2.

The sign plans shall be reviewed for compliance with the approved sign program by the Development Services Director or designee prior to issuance of a building permit.

5. The final landscape plan shall comply with Section 17.35.030D (4b) of the County Code, which requires that 50 percent of the parking lot be landscaped with shade trees from the Planning Department approved list, and that the tree canopy be achieved within 15 years of securing a building permit. Landscaping is required to meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.3.5.1 and 7.3.5.2. The final Landscape Plan shall meet the intent of the General Plan Policies for inclusion of native El Dorado County plants indigenous to the project vicinity. Overhead irrigation shall be replaced by drip irrigation or bubblers. A Final Landscape Plan and Water Conservation Landscape Statement, if applicable, shall be submitted to the Planning Services for review and approval prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
6. All outdoor lighting shall conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. The fourteen pole lights shall not exceed fifteen feet in height from ground level. The applicant shall submit a light fixture detail in compliance with the IESNA standards for review and approval by Planning Services prior to issuance of a building permit. In addition, the following apply:
 - a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
 - b. Lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Security lighting shall be designed with motion-sensor activation.

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

7. Building design and 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 F1 and F2. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require review and approval by the Development Services Director or designee prior to project modifications.
8. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. The uses will be re-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 to be sure the initial proposed uses were not subjected to a change. All loading and unloading of goods shall be conducted within a building or an area fenced for out door storage. Parking shall conform to Exhibit E and shall consist of 56 standard spaces, 19 compact spaces, and 8 handicap spaces.
9. 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 Hillsdale Office Park. A copy of said agreement shall be provided to Planning Services for review and approval prior to issuance of a building permit. The approved agreement shall then be recorded and a copy shall be provided to Planning Services prior to final occupancy and filing of the final parcel map.
10. The applicant shall include provisions for bicycle parking on the site by providing a minimum of four bicycle spaces/racks, not necessarily all together, within the project where they can be shared by all five parcels, at locations at the discretion of the applicants. The bike racks maintenance and access shall be included in the joint access and parking agreement. The bike racks shall be installed prior to final occupancy.

El Dorado Hills Fire Department

11. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,750 gpm with a minimum residual pressure of 20 psi for two-hour duration. This fire-flow rate should be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the Fire Department for review and approval.
12. This development shall install Mueller Dry Barrel fire hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant shall be determined by the Fire Department.

13. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
14. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible materials as specified by the El Dorado Hills Fire Department Standard 103.
15. This development shall be prohibited from installing of any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
16. Each building shall be addressed in accordance with Fire Department requirements.
17. The applicant shall provide the Fire Department with a CD that contains all CAD files for this project.
18. The fire access roadways shall be designed to accommodate a 40-foot inside and a 56-foot outside turning radius.
19. The applicant shall pay an annexation fee to El Dorado County Water District for each additional parcel of land created in accordance with the El Dorado Hills Business Park agreement.

Department of Transportation

20. The applicant shall submit improvement and grading plans, prepared by a professional civil engineer, to the Department for review and approval. The plans shall be in conformance with the County of El Dorado County *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Storm Water Management Plan*, the *Off-Street Parking and Loading Ordinance*, Caltrans Standard Plans, and the State of California Handicapped Accessibility Standards. A commercial grading permit is required.
21. The applicant shall secure an encroachment permit, with the County, and the work must be substantially complete (as determined by the Department of Transportation) for the following improvements on Hillsdale Circle, prior to final occupancy:
 - a. Standard. Plan 103G driveway entrances, modified for maximum five percent ramps and two percent sidewalk cross-fall across the driveway, and adding truncated domes at the edge of the driveway. Driveway widths with shall be a minimum of 12 feet for one-way access and a minimum of 24 feet for two way access, as required by Section 17.18.B.3 of the El Dorado County Zoning Ordinance.

- b. Six-foot wide sidewalks along the entire project frontage
22. Applicant shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision, General Plan Policy TC-Xh.
 23. The applicant shall provide a soils report at time of grading and improvement plan submittals addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
 24. Any import, or export to be borrowed or deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
 25. The applicant shall provide a drainage report at time of grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
 26. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer shall provide a CD to the Department of Transportation with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.

El Dorado County Surveyor

27. The five-foot public utility easement noted on the south boundary line should be noted as 7.5 feet pursuant to note 5 on the Parcel Map Book 36/Page 115.
28. All survey monuments shall be set prior to filing and recording the parcel map.
29. Prior to filing the parcel map, a letter to the County Surveyor shall be required from all agencies that have conditions place on the map. The letter shall state that all conditions placed on the map by that agency have been met.

ATTACHMENT 2
FINDINGS

FILE NUMBER Z05-0020/PD05-0017/P 05-0019

CEQA Findings

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal. The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91 is applicable.
- 1.2 The County finds that through feasible conditions placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base 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 Research and Development (R & D) land use designation of the subject site as defined by General Plan Policy 2.2.1.2 because the R & D land use designation specifically includes office use as a compatible use.
- 2.2 The proposal is consistent with the intent of General Plan Policies 2.2.3.1, 2.2.5.2, 2.8.1.1, TC-Xf, TC-5b, 5.1.2.1, 7.3.5.1, 7.3.5.2, 7.4.4.2, 9.1.2.4. and 9.1.2.8 concerning the requirement for a planned development request, the floor/area ratio, lighting glare, traffic impacts, landscaping, and the inclusions of provisions that promote non-vehicular travel. Because of the project's provisions of adequate access, site design and attention to architectural design features that fit within the context of the surrounding uses, it is consistent with the General Plan policies identified above.

3.0 Zoning Findings

- 3.1 The project is consistent with the El Dorado County Zoning Ordinance designation of Research and Development because the proposed office use is permitted pursuant to section 17.35.020©.
- 3.2 The project, as proposed and conditioned, and along with the zone change to Research and Development-Planned Development, are consistent with the El Dorado County Zoning Ordinance Development Standards because the five parcels ranging in size from 11,866

square feet to 26,158 square feet are being addressed with a planned development application and the proposed buildings meet the development standards pursuant to section 17.35.

4.0 ADMINISTRATIVE FINDINGS

4.1 Planned Development PD05-0017 Findings

- 4.1.1 Issuance of a planned development (PD05-0017) for a commercial office park with five office buildings, landscaping, lighting, signage and parking.
- 4.1.2 The planned development request is consistent with the General Plan because the application is for a professional office park, being developed in a campus like setting as required by the General Plan.
- 4.1.3 The proposed development is so designed to provide a desirable environment within its own boundaries providing outdoor landscaping, lighting, pedestrian traffic, and subdued design features which will enhance the environment for the tenants within the business park; therefore, it can be found that the proposed development will provide a desirable environment within its own boundaries.
- 4.1.4 The project is being developed or conditioned to comply with all County code requirements. No exceptions are being requested.
- 4.1.5 That the site is physically suited for the proposed uses since it is located within a business park environment; therefore, it can be found that the site suited for the office development.
- 4.1.6 All required utilities are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.
- 4.1.7 That the proposed uses do not significantly detract from the natural land and scenic values of the site since it devoid of trees and shrubs and has previously been mass graded and the proposal will provide the required landscaping, enhancing the natural environment.
- 4.1.8 The proposed project, including design and improvements, is consistent with the General Plan policies and land use map since it is for a professional office park, being developed in a campus like setting as required by the General Plan. As required by the R&D Zone District, a planned development has been applied for, to allow for the creation of parcels less than two acres in size.

4.2 Parcel Map P05-0019 Findings

- 4.2.1 Issuance of a parcel map (P05-0019) to subdivide a 2.001-acre research and development parcel into five parcels ranging in size from 11,866 to 26,158 square feet.

- 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 because the project site has been evaluated in accordance with the R&D development regulations and it has been found that the project complies with the minimum design standards, as conditioned.
- 4.2.3 The site is physically suitable for the proposed type and density of development because the site is located within a business park, 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 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. 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.
- 4.2.5 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 business park. It can be found that the improvements would not be detrimental to the public health, safety and welfare or injurious to the business park because the surrounding infrastructure is in that can support it.

EXHIBIT J



**EL DORADO COUNTY PLANNING DEPARTMENT
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z05-0020/ PD 05-0017/ P05-0019 – Hillsdale Office Park

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Tom Dougherty, Associate Planner

Phone Number: (530) 621-5355

Project Owner/Applicants Name and Address: Tres Banditos, LLC, 4169 Douglas Blvd., Ste. 200, Roseville, CA 95746

Project Agent's Name and Address: Lane Borges-Borges Architectural Group, Inc., 1508 Eureka Road, Ste. 150, Roseville, CA 95661

Project Location: South and east side of Hillsdale Circle, approximately 530 feet west of the intersection with Robert Mathews Parkway, in the El Dorado Hills area.

Assessor's Parcel No: 117-085-10

Zoning: Research and Development/Design Control District (R&D/DC)

Section: 14 **T:** 9N **R:** 8E

General Plan Designation: Research and Development (R&D)

Description of Project: Zone Change from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD). A parcel map is requested to subdivide the 2.001-acre research and development lot into five parcels ranging in size from 11,866 to 26,158 square feet. Also proposed is a planned development to allow the construction of five office buildings ranging in size from 3,250 to 4,800 square feet, one each on the five proposed parcels.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	RD-DC	R&D	Trans Pacific Golf/Fine Designs-Custom Furniture
East:	RD-DC	R&D	Mini-Schools Early Learning Center, Phoenix Schools (pre-school) on northern 1/2/real estate, electrical contractor, computer services on southern 1/2
South:	RD-DC	R&D	LSK Label Company
West:	RD-DC	R&D	BridgePointe Church

Briefly Describe the environmental setting: The project site is essentially level and slopes down mildly from the southwest to the northeast toward a drainage channel on the east edge of the property. The site has been previously graded flat and no vegetation exists except for annual grasses. The site boundaries are delineated by Hillsdale Circle on the north and the west, and existing office park buildings on the east and south sharing those parcel boundaries.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): El Dorado County Department of Transportation, El Dorado County Surveyor, El Dorado Hills Fire Department

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: November 3, 2006

Printed Name: Tom Dougherty, Associate Planner For: El Dorado County

Signature: _____ Date: November 3, 2006

Printed Name: Peter Maurer, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction: This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from rezoning a Research and Development/ Design Control to Research and Development/ Planned Development zoning and subdividing the 2.001-acre parcel into five parcels ranging in size from 11,866 square feet to 26,158 square feet, in Hillsdale Office Park within El Dorado Hills, California (proposed project).

Project Location: The approximately 2.001-acre project site is located at the northwest bend in the road on Hillsdale Circle in El Dorado Hills, California. The site boundaries are delineated by Hillsdale Circle on the north and west, with existing light manufacturing and school development on the south and east respectively.

Project Characteristics: The project would include subdividing the single 2.001-acre lot into five individual parcels. The proposed project would consist of a planned development for the proposed Hillsdale Office Park to include the construction of five, single-story office buildings to be located, one each, on the five newly created parcels. The property would be rezoned with a Planned Development overlay.

Transportation/Circulation/Parking: Access to the proposed project would be from two encroachments onto Hillsdale Circle. No public roadway extensions would be required to accommodate the proposed project. A joint access and parking agreement is to be provided to ensure on-going access and maintenance of the parking areas to all property owners within the Hillsdale Office Park. Please see Item XV in the Initial Study checklist for a discussion of traffic impacts.

Utilities and Infrastructure: Water, sewer, drainage, and power utilities are available on Hillsdale Circle. The water and sewer service will need to have outlets installed at the property.

Visual Elements and Landscaping: The project site is to be developed with five office buildings, landscaping, signage, and parking. The following table provides the building and parcel details:

PARCEL NUMBER	PARCEL SIZE (SQ. FT.)	BUILDING	BUILDING SIZE (SQ. FT.)
1	15,389	A	3,250
2	14,767	B	3,250
3	26,280	C	4,800
4	11,866	D	3,000
5	18,860	E	3,000

Each building exterior includes dark brownish/burgundy brick veneer from the finished floor up to approximately six feet in the areas between the aluminum storefront vistawalls. From six feet up, the walls will be stuccoed a tannish-brown color around the front door entrances that also have parapets, and light tannish sandstone color. The roof is proposed to be gray-colored concrete tiles.

Section 17.35.030D4b of the County Code, requires that 50 percent of the parking lot be landscaped with shade trees from the Planning Department approved list and that the tree canopy be achieved within 15 years of securing a building permit. The El Dorado County General Plan requires that a portion of the proposed landscaping be consistent with the predominant plant community and fit the natural vegetation native to the area. The parking lot area is to be 31,245 square feet. The applicant has calculated that with the proposed trees 15,623 square feet is to be shaded (50 percent). The parking lot is to have 70 parking stalls, with 21 shade trees. Based on the applicant's calculations, this would be 1 shade tree for each 3 parking stalls, complying with the County requirement of one shade tree for each ten parking spaces.

A complete site photometric plan for the parking lot has been provided along with light fixture details. Fourteen 15-foot tall pole lights are proposed. All outdoor lighting shall conform to § 17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. 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 the Planning Department. All lights will be shielded and downward-directed so light does not spill over onto adjacent parcels.

The signage for the development is to comply with the Section 17.35.030.F. Signs of the County Code. The number of signs per business shall not exceed either:

1. One freestanding sign no greater than 50 square feet in area and no greater than 12 feet in height;
or
2. Two signs attached to the face of a building no greater than 80 square feet in aggregate area which shall not extend above the vertical face of any building wall.

The development is also permitted no more than 2 entry monument signs no greater than 10 feet in height and 60 feet in length to identify the entire tract of parcels developed within the industrial subdivision.

The applicant has proposed five two-faced, 30 square-foot free-standing monument signs, one for each of the five proposed parcels, each to be used for up to two tenants only. These monument signs comply with the County Code requirements. All sign copies, locations and sizes will be required to meet the El Dorado County Zoning Ordinance as well as the Developer Landlord.

Project Schedule and Approvals: This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards,

and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c. **Mitigation Measures.** For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. **Supporting Information Sources:** A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>			
a. Have a substantial adverse effect on a scenic vista?			X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X
c. Substantially degrade the existing visual character quality of the site and its surroundings?		X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X	

Discussion: A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a. **Scenic Vista.** The project site is not adjacent to U.S. Highway 50. The project site and vicinity is not identified by the County as a scenic view or resource.¹ There would be no impact as a result of development of the proposed project.
- b. **Scenic Resources.** The project site is flat, and is surrounded by developed, urban uses. There are no rock outcrops, trees, or historic buildings that would contribute to exceptional aesthetic value. There would be no impact.
- c. **Visual Character.** The approximately 2.001-acre site is situated between research and development/commercial/office/public service/educational types of businesses on all four sides. Short- to long-range views of the project site are dominated by the existing development. Rezoning the property to Planned Development and subdividing the land would not be inconsistent with the surrounding visual environment and would not result in any topographic alteration that would change the natural landscape. Impacts would be less than significant.
- d. **Light and Glare.** The applicant has prepared a photometric plan and has provided lighting details of the light standards that will be provided in the parking lot to ensure that the lights comply with County requirements that no off-site light migration occurs. There is no residential development that could be affected by light spillover.

Finding: No impacts from light and glare are expected and no mitigation is required. The project has been designed to be compatible with the surrounding Research and Development district. For this “Aesthetics” category, the thresholds of significance have not been exceeded.

¹ El Dorado County Planning Department, *El Dorado County General Plan Draft Environmental Impact Report* (SCH # 2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural District (A) General Plan land use overlay designation and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not considered to be “Prime Farmland” nor is there properties designated as being within the Agricultural District (A) General Plan land use overlay designation area adjacent to the project site. The project will not result in the conversion of farmland to nonagricultural uses.
- b. **Williamson Act Contract.** The project will not conflict with existing zoning for agricultural use, and will not affect any properties under a Williamson Act Contract because the site is not designated for residential or agricultural use.
- c. **Non-Agricultural Use.** The project site is in an urbanized area where no agricultural operations or lands designated for agricultural uses are present. The site is classified as Urban and Built-Up Land under the Farmland Mapping Program.²

Finding: No impacts to agricultural land are expected and no mitigation is required. The project is compatible with the surrounding neighborhood. For this “Agriculture” category, the thresholds of significance have not been exceeded.

² State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program Map, 2002.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?	X		
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X		
d. Expose sensitive receptors to substantial pollutant concentrations?	X		
e. Create objectionable odors affecting a substantial number of people?	X		

Discussion: A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1.
- a. **Air Quality Plan.** El Dorado County has adopted the El Dorado County California Clean Air Act Plan establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O3). This plan also contains a schedule for implementation and funding of Transportation Control Measures (TCM) to limit mobile source emissions. The proposed project will not conflict with or obstruct the implementation of this plan. Implementation measures from this plan are required to be implemented at the project level. In addition, a project is required to comply with the National Ambient Air Quality Standards as required under the Federal Clean Air Act as well as the State of California Ambient Air Quality Standards, which are equal to or more stringent than the National Standards.
- b. **Air Quality Standards.** El Dorado County is classed as being in “severe non-attainment” status for Federal and State ambient air quality standards for ozone. Additionally, the County is classified as being in “non-attainment” status for particulate matter (PM₁₀) under the State’s standards. The California Clean Air Act of 1988 requires the County’s Air Pollution Control Program to meet the State’s ambient air quality standards. The El Dorado County Air Pollution Control District administers point source air pollution control. The County requires project emissions of ROG, No_x, and PM₁₀ be quantified using URBEMIS 7G or other approved model acceptable to the District. The project would include subdividing the single 2.001-acre lot into five individual parcels, with common open space and shared parking. The proposed project would consist of a planned development for the proposed Hillsdale Office Park to include the construction of five, single-story office buildings to be located, one each, on the five newly created parcels. The property would be rezoned with a Planned Development overlay. The applicants have provided air quality analysis.³ That report determined that the project’s emissions of ozone precursor pollutants, ROG and NO_x, would below the Air Quality Management’s significance thresholds. The El Dorado County Air

³North Fork Associates, Air Quality Analysis for the Hillsdale Office Park, March 2006.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Pollution Control District thresholds for implementation of mitigation measures for operational emissions are 10 lbs. per day of ROG and Nox emissions. The URBEMIS modeling results shown in Table 4 of said study for the proposed project indicates that the daily operational and area emissions would not exceed these thresholds.

- c. **Ambient Air Quality.** The El Dorado County Air Quality Management District reviewed the project proposal and will again review the final submitted development plans during the ministerial building permit process and will address all impacts to air quality during that building permit review process. The rezoning of the property to Planned Development and the further subdividing of the property and construction of office buildings will not permanently impact air quality in a significant way.
- d. **Sensitive Receptors.** Sensitive receptors include such groups as young children, the elderly, schools, hospitals, day-care centers, convalescent homes, and high concentrations of single-family residences. There is a pre-school on the adjoining parcel to the east. The proposed project grading will temporarily impact that sensitive receptor during the construction phase. Pursuant to a consultation with the El Dorado County Air Quality Management District, there could potentially be intermittent short term diesel exhaust emissions during construction but not long term. The dust temporarily kicked up during the grading and trenching stages should be controlled by the applicant adhering to District Rules 223 and 223.1 which they are required to do.
- e. **Objectionable Odors.** The rezoning of the property to Planned Development and the subdividing of the property will not directly involve any processes that would generate any odors. Pursuant to Section 17.35.010, the purpose of the R&D zone district is to provide areas “for the location of high technology, non-polluting manufacturing plants, and related facilities in a campus-like setting.” The proposed office uses are not anticipated to create objectionable odors.

Finding: A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, as conditioned, no impacts on air quality are expected and no mitigation is required. For this “Air Quality” category, the thresholds of significance have not been exceeded.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion: A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a & b. **Special Status Species and Sensitive Natural Communities.** Review of the California Natural Diversity Database and Important Biological Resources map available at Planning Services, in combination with a site visit that revealed a previously graded site that is flat and devoid of trees and shrubs, did not reveal the likelihood of special status species and sensitive natural communities. There would be no impact.

c. **Wetlands.** There is a drainage channel running along the project site parallel to the eastern parcel boundary, although it appears to be man made. The project will not change that drainage because the project is for rezoning of the property to Planned Development and a subdivision of the property and that drainage has been included in the preliminary development plan. There would be no impact.

d. **Wildlife Interference.** Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan EIR Exhibit 5.12-17 indicate that the project is not located within an important migratory deer herd habitat. The proposed project will not impair the deer herd due to loss of habitat, increase harassment, or disturb migratory movement. The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

e. **Biological Resources.** There are no native trees or shrubs on the site, nor protected herbaceous plants located on the subject parcel and thus there will be no conflict with any county ordinance or preservation plan.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- f. **Habitat Conservation Plan.** The proposed project will not conflict with the provisions of a proposed or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan since there are neither in the project vicinity. There would be no impact.

Finding: As conditioned, no impacts from biological resources are expected and no mitigation is required. For this “Biological” category, the thresholds of significance have not been exceeded.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a&b. **Historic Resources.** A record search supplied by the applicant from the North Central Information Center, dated November 28, 2005, revealed a low possibility of identifying prehistoric or historic-period cultural resources and recommended that no further archival study or field study is necessary. The project will be conditioned by the grading permit, as well as these subject applications, to deal with any potential cultural resources unearthed during the construction phase.

c. **Paleontological Resources.** The project site does not have any known paleontological sites or known fossil locales.

d. **Human Remains.** There are no historic period structures or buildings within the project site. No human remains were unearthed during the site grading.

Finding: As conditioned, no impacts on cultural resources are anticipated with the proposed project and no mitigation is required. For this “Cultural Resources” category, the thresholds of significance have not been exceeded.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion: A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

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- a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.⁴ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁵ Although there are no known faults on the project site, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The west branch of the Bear Mountains Fault Zone is the closest fault to the site at approximately 0.75 mile to the east. No evidence of recent shear movement, such as soil off-set, springs, seeps, sag ponds or other indications of recent ground rupture were observed on the project site. The Bear Mountains Fault is considered only “potentially active”, with the last activity estimated at more than 2 million years ago. The nearest active fault, according to Alquist-Priolo criteria, is the Dunnigan Hills Fault 45 miles to the northwest.⁶

The project site is flat, so there would be no risk of landslide, the impacts would be less than significant.

- b&c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado - Grading, Erosion, and Sediment Control Ordinance (Ordinance No. 3983, adopted 11/3/88). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During site grading and construction of the foundation and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

The project being considered is for a rezoning of the property to Planned Development and for a subdivision of the property. The parcel is currently graded flat and minimal finish grading is anticipated. All grading would be subject to the requirements of a grading permit, which include erosion control measure being incorporated. There would be no impact related to erosion or loss of topsoil.

- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high.

The U.S. Department of Agriculture, “Soil Survey of El Dorado County” lists the soil type as Auburn very rocky silt loam (AxD) which has moderate permeability and a low shrink-swell capacity. The building permit application that will follow will require a geotechnical report to be reviewed prior to issuance. There would be no impact related to expansive soils.

- e. **Septic.** The subject site does not require the use of septic facilities as adequate sewer facilities will be provided by the El Dorado Irrigation District.

⁴ El Dorado County Planning Department, *El Dorado County General Plan Draft Environmental Impact Report* (SCH # 2001082030), May 2003, p.5.9-29.

⁵ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03*, 2001, Plate 1.

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Finding: No significant geophysical impacts are expected from the project. For this “Geology and Soils” category, the thresholds of significance have not been exceeded.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion: A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

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- a & b. **Hazardous Substances.** The project being considered is for rezoning of the property to Planned Development and a subdivision of the property, which does not directly involve physical changes to the environment. There would be no impact related to the routine use, transport, storage, or disposal of hazardous materials in such quantities that would create a hazard to people or the environment. Impacts would be less than significant.
- c. **Hazardous Emissions.** The proposed project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.
- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.⁷ No activities that could have resulted in a release of hazardous materials to soil or groundwater at the building site are known to have occurred. There would be no impact with the approval of this project.
- e. **Public Airport Hazards.** The project site is not within any airport safety zone or airport land use plan area. There would be no impact.
- f. **Private Airstrip Hazards.** There are no private airstrips in the vicinity of the project site. There would be no impact.
- g. **Emergency Response Plan.** El Dorado Hills Fire Department requested conditions of approval to be added to the project that will result in a less than significant impact to an emergency response plan.
- h. **Fire Hazards.** The project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk under normal circumstances of office usage. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

Finding: No Hazards or Hazardous conditions are expected with the project and no mitigation is required. For this “Hazards” category, the thresholds of significance have not been exceeded.

⁷ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List, accessed September 23, 2004; California Regional Water Quality Control Board, Central Valley Region, Leaking Underground Storage Tanks Quarterly Report, April 2004; California Regional Water Quality Control Board, Central Valley Region, Site Cleanup List, April 2004.

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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?		X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion: A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;

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- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

- a. **Water Quality Standards.** The proposed development that could potentially occur because of the approval of the subject applications will generate wastewater that would connect to a public wastewater treatment system. Site-specific waste discharge requirements are applicable to the proposed project until building and grading permits are applied for. Stormwater runoff from potential future development is required to be directed to an engineered drainage system and to contain water quality protection features in accordance with an NPDES stormwater permit if it is deemed applicable. These requirements would need to be met during the ministerial building permit process. The amount of runoff and types of constituents that would be discharged to the storm drain system would be conditioned so as to not violate water quality standards. There would be no impact.
- b. **Groundwater.** Potable water for the commercial development is to be provided by the El Dorado Irrigation District, which has determined that the project can be adequately served. There would be no increased demand on groundwater resources as a result of project implementation. There would be no impact.
- c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. A grading permit through the Department of Transportation would be required for any future development to address grading, erosion and sediment control.
- d. **Existing Drainage Pattern.** The proposed project encompasses 2.01 acres. The existing man-made drainage channel exists within an existing drainage easement that will remain. With the implementation of the future Drainage, Erosion Control and Grading Plans by the Department of Transportation through the ministerial building permit process, the rate of surface runoff from potential future development site will be minimized therefore, there would be no impact.
- e. **Stormwater Runoff.** . There would be no impact from stormwater runoff.
- f. **Water Quality.** Wastewater and stormwater runoff from any future potential development would be managed through existing facilities for which water quality protection standards have been established. The project being considered is for rezoning of the property to Planned Development and a subdivision of the property, which does not directly involve physical changes to the environment and any future wastewater and stormwater discharges created by future development, would be analyzed during the building permit process. There would be no impact.
- g, h and i. **Flooding.** No portion of the project is within the limits of the floodplain, as identified on the Flood Insurance Rate map, dated October 18, 1995. Therefore, no flooding impacts are expected.

FIRM. The Flood Insurance Rate Map (Panel No. 060040 0700 D) for the project area establishes that the project site is not within a mapped 100-year floodplain.

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- j. **Inundation.** A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami is considered less than significant because the project site is not located within the vicinity of a water body. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. The potential for a mudflow is considered to be less than significant because the project site is not located within the vicinity of a dam or other water body.

Finding: Any future development plans submitted for a building permit would be analyzed by the Department of Transportation to address erosion and sediment control. No significant hydrological impacts are expected with the project. For this “Hydrology” category, the thresholds of significance have not been exceeded.

IX. LAND USE PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion: A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- a. **Established Community.** The project site is in an area developed with commercial office and research and development uses. The project site adjoins two developed parcels and would not physically divide an established community. There would be no impact.
- b. **Land Use Plan.** Land Use designation for the site is Research and Development. The purpose of this category is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. The site is currently proposed to be

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developed with office buildings in a business park setting, consistent with the adopted General Plan land use designation for the site. The zoning designation for the site is Research and Development and Community Design Control. This zone is combined with the Design Control District to ensure a high quality, aesthetic environment. The commercial development is to be developed with five (5) office buildings, landscaping, signage, parking and common open space.

The project includes a Parcel Map to subdivide the property into five commercial parcels. The following table provides the building and parcel details:

PARCEL NUMBER	PARCEL SIZE (SQ. FT.)	BUILDING	BUILDING SIZE (SQ. FT.)
1	15,389	A	3,250
2	14,767	B	3,250
3	26,280	C	4,800
4	11,866	D	3,000
5	18,860	E	3,000

Section 17.35.030.A.(d.), “Development Standards” of the County Code, requires any parcel proposed to be created which is less than two acres in size may only be approved when processed with a Planned Development application where issues of grading, drainage, access and other issues which may affect the neighborhood are addressed. The project site includes the creation of five parcels which are less than two acres in size; therefore, a Planned Development application rezone application has been requested.

The Planned Development zoning would allow use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development. The permitted uses, when the Planned Development is used in combination with other zones, will be limited to those listed within the basic zone with which the Planned Development zone is combined. In this case, the Research and Development and Community Design Review District would be the base zone for the site, with the Planned Development as an overlay zone. Therefore, there would be no change in the basic land use with the zone change to Planned Development.

The proposed project is for rezoning of the property to Planned Development and a subdivision of the property, which does not directly involve physical changes to the environment. There would be no impact.

- c. **Habitat Conservation Plan.** The proposed project is not located in an area covered by a Habitat Conservation Plan. There would be no impact to rare plants with the project.

Finding: The proposed use of the land will be consistent with the zoning and the General Plan. There will be no significant impact from the project due to a conflict with the General Plan or zoning designations for the use of the property. No significant impacts are expected. For this “Land Use” category, the thresholds of significance have not been exceeded.

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X. MINERAL RESOURCES. <i>Would the project:</i>			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X

Discussion: A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

a. & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist are present,⁸ and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.⁹ There are no mining activities adjacent to or in the vicinity of the project site. There would be no impact.

Finding: No impacts to energy and mineral resources are expected and no mitigation is required. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

XI. NOISE. <i>Would the project result in:</i>			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X

⁸ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03*, 2001.

⁹ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR* (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

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XI. NOISE. <i>Would the project result in:</i>			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Discussion: A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
 - Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
 - Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.
- a. **Noise Standards.** Future construction would temporarily raise noise levels, but the proposed uses for offices do not inherently involve increased noise levels. The project will not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan.
- b. **Groundborne Noise.** Persons adjacent to the project vicinity will not be subjected to long-term, excessive groundborne noise or groundborne vibration as a result of future project construction or upon completion of the project, although short-term, intermittent impacts can be anticipated during the construction phases.
- c and d. **Ambient Noise.** The proposed project is offices for uses which do not typically introduce excessive noise. There could be temporary, intermittent noises from construction not untypical with any development project, but the end project with office uses will not result in a substantial increase in existing ambient noise levels in the project vicinity.
- e. **Airport Noise.** The Project is not located within an airport land use plan, or within two miles of a public airport or public use airport.
- f. **Private Airstrip Noise.** The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected excessive noise from a private airport.

Finding: As discussed above, no significant noise impacts are expected with the Project. For this “Noise” category, the thresholds of significance have not been exceeded.

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XII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a - c. **Population Growth.** The project site is in an area zoned for Research and Development use, and utility services are available at the project site. No housing or people would be displaced, and no extensions of infrastructure would be required with the project. There would be no impact.

Finding: The project will not displace housing. There is no potential for a significant impact due to substantial growth either directly or indirectly with the Project. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?				X
d. Parks?				X
e. Other government services?				X

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Discussion: A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

- a. **Fire Protection.** The El Dorado Hills Fire Department currently provides fire protection services to the project area. The Fire Department has reviewed the parcel map to determine compliance with fire standards, El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the Uniform Fire Code. It has been determined by the Fire Department that the level of service would not fall below the minimum requirements, as a result of the project.
- b. **Police Protection.** The project site will be served by the El Dorado County Sheriff’s Department with a response time of 8 minutes to 80 percent of the population located in the Community Regions. For the rural areas, there is no standard minimum level of service or response time. Currently, the County has 0.89 sworn officers per 1,000 daytime population. The subdivision of the property and the rezoning to Planned Development would not significantly impact current response times to the project area.
- c. **Schools.** The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project will not generate the need for additional school facilities and will not impact school enrollment, as the project is not for residential purposes.
- d. **Parks.** Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, and an in-lieu fee amount for the subdivision of land. Provisions to provide parkland were not included as part of the project design in accordance with Section 16.12.090 of County Code because the project is not for a residential subdivision. The project will not increase the demand for parkland.
- e. **Other Facilities.** No other public facilities or services will be substantially impacted by the project.

Finding: As discussed above, as conditioned, no significant impacts are expected with the project either directly or indirectly. For this “Public Services” category, the thresholds of significance have not been exceeded.

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XIV. RECREATION.			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

Discussion: A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a & b. The proposed project is for rezoning of the property to Planned Development and a subdivision of commercial property and construction of office buildings, therefore, the proposed project would not substantially contribute to an increase in demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

Finding: No significant impacts to recreation and open space resources are expected with the project. For this “Recreation” category, the thresholds of significance have not been exceeded.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X	
e. Result in inadequate emergency access?			X
f. Result in inadequate parking capacity?		X	

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XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

Discussion: A substantial adverse effect on Traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a & b. **Capacity and Level of Service.** The proposed project is for rezoning of the property to Planned Development and a subdivision of the property, and construction of five office buildings. A traffic impact study was prepared by Fehr & Peers, dated August 28, 2006, which shows that the project results in significant impacts on the Level of Service of the Latrobe Road/Golden Foothill Parkway intersection and Latrobe Road/White Rock Road intersection (LOS F), to be mitigated by Mitigation Measures EP-1, BP-1 and BP-2.

The following improvements that were identified in the traffic study, are currently funded and programmed under the existing CIP WO# 66101, 66102 and 66103, thus satisfy General Plan Policy TC-Xf and therefore reduce the proposed project’s impacts to a less than significant impact:

1. Construct a traffic signal and intersection improvements at the intersection of Latrobe Road and Golden Foothill Parkway (south), to include a northbound left turn lane, a southbound right turn lane, and an eastbound left turn lane.
2. Mitigation Measure BP-1: Construct intersection improvements to the intersection of Latrobe Road and White Rock Road, to include a second southbound left turn lane, a northbound right turn lane and a second northbound left turn lane.

c. **Traffic Patterns.** The project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing fields in the project vicinity. The project site is not within an airport safety zone. There would be no impact.

d. **Hazards.** Policy TC-5b requires that curbs and sidewalks are required on all research and development subdivisions. As this project is on an inside corner lot which restricts sight distance for pedestrians and bicyclists, a sidewalk will be required. The El Dorado County Transportation Department has requested that the project be conditioned to include the construction of eight foot wide sidewalks along the entire project frontage. An encroachment permit will be required for the Hillsdale Circle driveways and sidewalk. As so conditioned, there would be no conflict with this policy and any line of sight problems will be required to be addressed.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. **Emergency Access.** The project site is situated on Hillsdale Circle. The project does not involve physical changes to access roads and the thru road proposed between the five buildings will be required to be approved by the El Dorado Hills Fire Department as well as meet the requirements of the El Dorado County zoning Ordinance. There would be no impact.
- f. **Parking.** The submitted site plan was reviewed to verify compliance with Zoning Ordinance on-site parking requirements. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. The project site is proposed to have 83 parking spaces. The five buildings are proposed for office uses. A parking analysis has been completed for the site and it has been determined that there will be adequate parking for the general office use. Section 17.18.060, #14 establishes that general office use requires one space per 250 square feet of office space. The applicant proposes 17,300 square feet of general office use which would require 70 parking spaces of which 3 are required to be A.D.A. compliant, and one of those needs to be van accessible. Of the total of 70 parking spaces required, thirty-five percent may be compact spaces, which in this case means 25 spaces may be compact. The applicants are proposing 8 handicap/A.D.A. compliant spaces, (4 of those are van accessible), 19 compact spaces (23% of the total number of spaces), and 56 standard spaces for a total of 83 parking spaces. A parking analysis has been completed for the site and it has been determined that there will be adequate parking for the general office uses. There would be no significant parking impacts.
- g. **Alternative Transportation.** There are no public transportation systems on the segment of Suncastr Lane that fronts the project site. No bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation.

Finding: As discussed above, no significant traffic impacts are expected with the project. For this "Transportation/Traffic" category, the thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X

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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?		X	
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.		X	

Discussion: A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a, b & e **Wastewater.** The commercial development would generate wastewater that would connect to a public wastewater treatment system. There would be no discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff from the project site would be directed to an engineered drainage system that would be required to contain water quality protection features in accordance with a NPDES stormwater permit should it be required. The amount of runoff and types of constituents that would be discharged to the storm drain system would be further analyzed during the grading and building permit processes. There would be no impact directly until then from the approval of the subject permits.

c. **Stormwater Drainage.** The commercial development would generate increased stormwater flows as a result of the creation of new impervious surfaces. All required drainage facilities for the proposed development would be required to be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation, in conjunction with a Commercial Grading Permit issued for the development. The project itself is for rezoning of the property to Planned Development and a subdivision of the property, which does not directly involve physical changes to the environment. There would be no significant impact.

d. **Potable Water.** Municipal water supply and wastewater conveyance and treatment demands of the commercial development can be accommodated within the current El Dorado Irrigation District system

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using existing facilities.¹⁰ No new or expanded facilities would be required. Impacts would be less than significant.

- f. **Landfill.** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility / Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) are allowed to be dumped at the Union Mine Waste Disposal site. All other waste materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years. The project is for rezoning of the property to Planned Development and a subdivision of the property, which does not involve physical changes to the environment. There would be no impact.
- g. **Solid Waste.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. The project is for rezoning of the property to Planned Development and a subdivision of the property, which does not involve physical changes to the environment. There would be no impact.
- h. **Power and Telecommunication Facilities.** Power and telecommunication facilities are available at the project site. The project is for rezoning of the property to Planned Development and a subdivision of the property, which does not involve physical changes to the environment. There would be no impact.

Finding: No significant utility and service system impacts are expected with the project. For this “Utilities and Service Systems” category, the thresholds of significance have not been exceeded.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

¹⁰ Facility Improvement Letter, El Dorado Irrigation District, September 26, 2005.

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Discussion:

- a. As discussed in Item V (Cultural Resources), the proposed project would have no significant effect on historical or unique archaeological resources. There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV).
- b. Due to the existing site specific conditions and type of project proposed and types of activities proposed, which have been disclosed in the Project Description and analyzed in Items I through XVI, there would be no significant impacts related to agriculture resources, air quality, geology/soils, hazards/hazardous materials, land use/planning, mineral resources, population/housing, public services, recreation, traffic that would combine with similar effects such that the project's contribution would be cumulatively considerable.
- c. Due to the site specific conditions and types of activities proposed, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly.

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SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Planning Services in Placerville.

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

North Fork Associates, Air Quality Analysis for the Hillsdale Office Park, March 2006.

Record Search from the North Central Information Center, dated November 28, 2005.

Facility Improvement Letter, El Dorado Irrigation District, September 26, 2005.