

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



Agenda of: March 26, 2009
Item No.: 9
Staff: Michael C. Baron

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z06-0018/PD06-0016/P06-0018

APPLICANT: DG Granade

AGENT/OWNER: Doug Granade

REQUEST:

1. Rezone from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD).
2. A Tentative Parcel Map creating five light industrial lots ranging in size from 0.49 acres to 1.95 acres.
3. A Development Plan to allow construction of three warehouse/office buildings to accompany three existing warehouse/office buildings.

LOCATION: On the west side of Commodity Way, approximately 300 feet south of the intersection with Dividend Drive in the Shingle Springs area, Supervisorial District II. (Exhibit A)

APN: 109-480-03 (Exhibit D)

ACREAGE: 4.87 acres

GENERAL PLAN: Industrial (I) (Exhibit B)

ZONING: Industrial-Design Control (I-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The project site is located in the Barnett Business Park. This parcel was created by parcel map (P99-0013) approved January of 2005. The parcel has a development envelope which is recorded on PM48-141C along with two other parcels (Parcels 2 & 7 of PM48-141C). Note 1 on sheet 4 of PM48-141C states that, “The development envelopes shown on this detail sheet may be subject to change as a result of the discretionary design review process.” The envelopes may also change as a result of transplanting or replacement onsite of oak canopy on the individual parcels. The development envelopes may be modified as long as no more than 3.14 acres of oak tree canopy are removed pursuant to condition 11 of parcel map P99-0013. The three existing buildings were designed using the allowable development envelope square footage on Parcel 3. In order to comply with Condition 11 of P99-0013 the applicant has provided a five-acre oak conservation easement on private ranchland. The off-site oak tree conservation easement was forwarded to the Board of Supervisors and approved on November 6, 2007. Three office/warehouse buildings were constructed under a design review (DR05-0026-S) upon County acceptance of the off-site oak tree mitigation easement. This application can move forward with the adoption of the County’s Oak Woodland Management Plan. The application was removed from “On Hold” status August 13, 2008.

STAFF ANALYSIS

Project Description: The project is a proposed zone change from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD), a Development Plan for construction of three additional warehouse/office buildings to accompany three existing warehouse/office buildings ranging in size from 5,365 square feet to 11,700 square feet, shared parking, landscaping and lighting. A Parcel Map to subdivide the 4.87 acre site into five light industrial lots ranging in size from 0.49 acres to 1.95 acres. The project would completely remove the recorded building envelope from P99-0013. The following table provides proposed parcel details:

Parcel Number	Parcel Size (acres)	Building (sq. ft.)
1	0.94	A: 11,700
2	0.86	B: 11,250
3	0.64	C: 11,250
4	0.49	D: 7,200
5	1.95	E: 5,365 & F: 9,000

Development Plan:

Three warehouse/office buildings would be constructed as part of this Development Plan to accompany the three existing warehouse/office buildings (total 55,765 sq. ft.). A total of 88 parking stalls and 3 full size loading zones (9 total) would be available for the entire development. 54 spaces would be required for the total warehouse/office square footage. The project would provide a total of 88 parking stalls with 6 ADA compliant stalls and 34 additional stalls for potential office space within buildings C, D, E, & F. A shared parking and maintenance agreement would be incorporated into CC&R’s for the project.

Site Description:

The project site is a total of 4.87 acres within the Barnett Business Park, characterized by former oak woodland habitat that was cleared prior to this application and adoption of the 2004 General Plan. Slopes extend gently downward to the west with 99.07 percent ranging from 0-10 percent and some isolated areas or 0.76 percent ranging from 11-20 percent. The soil on the project site is classified as Rescue Sandy Loam (ReB) and Rescue Very Stony Sandy Loam (RfB) (*soil Survey of El Dorado County Area, 1974*). According to the soil survey, “soils are 3 to 15 percent slopes and runoff is slow to medium with a slight to moderate erosion hazard with moderately slow permeability.”

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	I-DC	I	Warehouse/Office
North	I-DC	I	Warehouse/Light Industrial
South	I-DC	I	Vacant
East	I-DC	I	Vacant
West	I-DC	I	Vacant

General Plan:

The General Plan designates the subject site as Industrial. General Plan **Policy 2.2.1.2** states the purpose of the Industrial Land Use Designation is to provide areas for a full range of light and heavy industrial uses.

As stated in **Policy 2.2.1.5**, the General Plan shall provide for a floor area ratio (FAR) of 0.85 as shown in Table 2-3, as amended by the Board of Supervisors March 7, 2006. The FAR for the entire 4.87 acre site including future development is calculated by taking 85 percent of the total 4.87 acre site which is equal to 4.13 acres or 179,902 square feet of developable floor area. The total floor area ratio of the proposed project totals 0.25 (1.28 acres) or 55,765 square feet of floor area. As proposed, the project would comply with the 0.85 floor area ratio allowed under General Plan **Policy 2.2.1.5** as amended by Resolution Number 061-2006.

The subject parcel is adjacent to parcels that have been previously developed for light industrial uses. The proposed project would mirror the adjacent projects in its design and similar setting. The potential project impacts as they relate to increased traffic would be reduced through future signalization of the Business Drive and Durock Road intersections. There would be no conflict with General Plan **Policy 2.2.3.1**.

General Plan **Policy 2.2.5.3** requires that the County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include; but are not limited to, the following:

1. *Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;*

Discussion: An El Dorado Irrigation District (EID) Facility Improvement Letter, dated November 20, 2008, states that as of January 1, 2007, there were 2,426 equivalent dwelling units (EDU's) were available within the Western/Eastern Water Supply region. The proposed project would require 3 additional Equivalent Dwelling Units to adequately supply each building with water service.

2. *Availability and capacity of public treated water system;*

Discussion: As stated in the Facilities Improvement Letter (FIL), dated November 20, 2008, the El Dorado Irrigation District (EID) states water service stubs would be provided to serve the project.

3. *Availability and capacity of public waste water treatment system;*

Discussion: As stated in the Facilities Improvement Letter (FIL), dated November 20, 2008, the El Dorado Irrigation District (EID) states sewer service stubs would be provided to serve the project.

4. *Distance to and capacity of the serving elementary and high school;*

Discussion: The project site is located within the Buckeye Union School District. The project is a light industrial project, located within an existing business park no impacts to schools is anticipated. The affected school district was contacted as part of the initial consultation process, and no specific comments or mitigation measures were received.

5. *Response time from the nearest fire station handling structure fires;*

Discussion: The El Dorado County Fire Protection District would be responsible for providing fire protection to the subject. The District was contacted as part of the initial consultation process. As such, the District has reviewed the project and indicated that adherence to the applicable building and fire codes, as well as conditions of approval regarding the installation of fire hydrants, and provision of established fire flow, would satisfactorily address all fire related safety issues.

6. *Distance to nearest Community Region or Rural Center;*

Discussion: The project site is located within the Shingle Springs Community Region. As proposed, the project is a light industrial project adjacent to compatible existing light industrial land uses.

7. *Erosion hazard;*

Discussion: The site is gently sloping with site development proposed to occur on grades of less than 30 percent. The applicant supplied a drainage study for review by the Department of Transportation. Drainage issues would be resolved through Conditions of Approval and Improvement Plans reviewed and approved by the Department of Transportation during the building permit phase.

8. *Septic and leach field capability;*

Discussion: The proposed lots would be served by public water and sanitary sewer service provided by the El Dorado Irrigation District (EID). No septic systems are being proposed

9. *Groundwater capability to support wells;*

Discussion: The project would be served by El Dorado Irrigation District (EID) public water facilities. No additional wells are proposed.

10. *Critical flora and fauna habitat areas:*

Discussion: The County's General Plan designates areas within the County that have the potential to affect rare plants. The County's General Plan and General Plan EIR define Rare Plant Mitigation Areas within the County, which designate lands potentially affecting rare plants that are subject to mitigation. The project site is within Rare Plant Mitigation Area 1. Based on the original EIR for the Barnett Business Park the Rare Plant Mitigation fee assessed at the building permit phase would be adequate mitigation for any disturbance.

11. *Important timber production areas:*

Discussion: The project is not located in or near an important timber production area.

12. *Important agricultural areas;*

Discussion: The General Plan Land Use Designation for the project area is Industrial and the site is presently Zoned Industrial-Design Control (I-DC). There are no active agricultural pursuits within the immediate vicinity and the site itself is within an existing light industrial business park and is not used for agricultural pursuits. Thus, the site is not considered an important agricultural area.

13. *Important mineral resource areas,*

Discussion: The project would not impact an important mineral resource area.

14. *Capacity of the transportation system serving the area,*

Discussion: The El Dorado County Department of Transportation reviewed the project and concluded that the recommended conditions of approval, including improvements to existing roadways, as well as proposed roadways, would sufficiently address traffic issues and ensure that the transportation system is adequate to serve the area.

15. *Existing land use patterns;*

Discussion: The project area is surrounded by existing light industrial land uses. The project is surrounded by the Industrial-Design Control (I-DC) Zone District along all boundaries. Thus, staff has determined that the proposed project is consistent with existing land use patterns within the immediate area.

16. *Proximity to perennial water course;*

Discussion: The project does not contain any perennial water courses.

17. *Important historical/archeological sites;*

Discussion: Four separate Cultural Resources assessments were performed within the project area for previous projects and the original parcel map (P99-0013) which created the current project parcel. The assessment of the project site and immediate vicinity concluded that no significant prehistoric or historic archeological sites, features, or artifacts were found on the property and that no further archeological work is recommended. Therefore, it has been concluded that the project would be consistent with General Plan **Policy 2.2.5.3 & 7.5.1.3.**

18. *Seismic hazards and present active faults; and*

Discussion: As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure, or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.

19. *Consistency with existing Conditions, Covenants, and Restrictions.*

Discussion: No Conditions, Covenants, and Restrictions are effective within the project area. Master CC & R's would be reviewed and recorded prior to filing the Parcel Map.

In order to ensure consistency with General Plan **Policy 2.8.1.1** the applicant has provided a complete site photometric plan for the parking lot along with light fixture details. All outdoor lighting would be conditioned 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. Should final, installed lighting be non-compliant with full shielding requirements, the applicant would be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services. All lights would be shielded and downward directed so light does not spill over onto adjacent parcels. Planning Services would recommend that the project be conditioned to limit nighttime lighting impacts and limiting the number of lights shining after business closure.

As previously discussed and shown in the Adjacent Land Use Table, the proposed light industrial project would be consistent with General Plan **Policy 2.2.5.21**. The project area is surrounded by existing light industrial uses within the business park that would be compatible with the proposed development.

The Department of Transportation determined that the thresholds for the level of service standards, as identified within the Transportation and Circulation Element, would not be exceeded for this project. Also, it has been identified that the project would not "worsen" roadway facilities as defined under General Plan **Policy TC-Xe**.

General Plan **Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2** require that landscape plans meet the intent of the General Plan policies for inclusion of native El Dorado County plants indigenous to the project vicinity and drought resistant plants. A review of a request requires that the proposal is designed to provide a desirable environment within its own boundaries and that the proposed uses do not significantly detract from the natural land and scenic values of the site. Staff has reviewed the preliminary landscape plan and has determined that the plan has been adequately designed to be consistent with **Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2**.

In reference to **Policy 7.4.4.4**, prior to the adoption of the General Plan, the property owner cleared most of the tree canopy from the property in anticipation of future development (111,609 sq. ft.). Prior to removing the oak canopy the applicant had the tree canopy surveyed by Dimension Control (Tree Study dated February 16, 2006). Since removing the canopy was a violation of the original parcel map (Condition 11 of P99-0013) the applicant provided a 5-acre (217,800 sq. ft.) oak conservation easement (DOC# 2007007902) dedicating in excess of a 2:1 replacement ratio (164,314 sq. ft.) for canopy removed in excess of the 60percent required retention (82,157 sq. ft.) under Policy 7.4.4.4. The oak conservation easement is located on APN's: 087-310-24 & 087-020-07 (adm.). The conservation easement agreement was adopted by the Board of Supervisors November 6, 2007 and allowed the applicant to precede with Phase I construction. Of the remaining 25,320 square feet of oak canopy, an additional 7,178 square feet of oak canopy would be removed as part of the current application request (Phase II). The additional removal of oak canopy would be mitigated by the existing offsite oak canopy conservation easement. The sum total removal of oak canopy would be accounted for in excess by the existing oak conservation easement and a total of 18,142 square feet of oak canopy would remain on the site.

General Plan **Objective 10.1.5** and **Policies 10.1.5.1** and **10.1.5.2** all seek to encourage and emphasize the importance of promoting and encouraging projects that have the potential to support, assist, and encourage the economic expansion and addition of businesses, and also enable and encourage existing companies, businesses, and/or industries to expand and economically thrive in El Dorado County. The proposed project would benefit and support the interests of the commercial business in the vicinity because the applicant has an established light industrial company within the County and is working to expand the enterprise.

Conclusion: The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies, and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 1.

Zoning: The proposed project is permitted in the Industrial Zone District, pursuant to Sections 17.34 and 17.74. Since the applicant is requesting a parcel map included with the project the County requires that both a Rezone and Planned Development application be processed. The permitted uses, when the Planned Development is used in conjunction with the Industrial Zone District, would be limited to those uses allowed by right within the Industrial Zone District with which the Planned Development Zone is combined. With the addition of the Planned Development Overlay, Section 17.04.030.B of the Zoning Ordinance requires that any future development or plan modification require the submittal of a Development Plan, reviewed by the Planning Commission, unless modifications are determined substantially consistent to the originally approved Development Plan by the Development Services Director.

Planned Development

The initial submittal of a Development Plan includes review of the site plan, building elevations, access, signage, landscaping plans and other issues by the Planning Commission as a component of the Planned Development review process. Adding the Planned Development Overlay to the project as part of the rezone application is a necessary component in order to create separate parcels in this case as well as allow some exceptions to the Industrial Zone District Development Standards. Although the Planned Development Overlay would replace the Design Review District, the analysis required using the Planned Development concept carries a higher level of review and discretion than a Design Review project and more analysis is required in some cases. The uses and most of the design standards allowed by right under the Industrial Zone District would still apply to the property in this case. A Development plan authorizes the use of the property as well as the physical development of the site.

Building Materials and Colors

Each building exterior consists of sandstone colored insulated metal panel siding from the finished floor up to a classic green ribbed metal exterior system, including classic green gutters, and white roll-up doors. The roof of each building would consist of polar white metal panels. Exterior building elevations and designs are referenced on Exhibits F1, F2, F3, F4, F5, & F6.

Signage

The applicant has proposed one double-sided, 25 square-foot free-standing monument sign (Exhibit I). The monument sign complies with the County Code requirements. Each tenant would be allowed one sign fixed on the face of each building above their entrance. Further, each sign shall not exceed the roof line and not exceed twenty four square feet. No tenant signs would be illuminated as proposed by the applicant. Additional monument signs would require additional review and/or approval by the Development Services Director for substantial compliance with County Code.

Landscaping

The applicant has submitted a Preliminary Landscape Plan (Exhibit G1 & G2) for the proposed development. Landscaping would be required to meet Zoning Code Chapter 17.18.090, as well as, require a Water Conservation Landscape Form filled out by the landscaper and enclosed in the file. The applicant would be required to provide substantial compliance documentation as part of the building permit process to prove consistency with the County Landscape Standards.

Lighting

A Preliminary Lighting Plan was provided that shows the proposed project meets the intent of Section 17.14.170 of the County Code (Exhibit J1 & J2). As discussed in the General Plan section for Policy 2.8.1.1, all lights will be shielded and downward-directed so light does not project onto adjacent parcels. The applicant would be required to provide substantial compliance documentation as part of the building permit process to prove consistency with the County Lighting Ordinance.

Project Access, Parking and Loading

Access to the proposed project would be from encroachments onto both Business Drive and Commodity Way (Exhibit E). 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 area to all property owners within the proposed development.

The submitted site plan was reviewed to verify compliance with County Code on-site parking requirements. Section 17.18.060 of the County Code lists the parking requirements by use. A parking analysis has been completed for the proposed development and it has been determined that there would be adequate parking for the proposed warehouse/office uses. The project proposes 88 parking spaces including adequate handicapped stalls. Section 17.18.060, #33 establishes that General Warehousing requires one space plus one space per each 2,000 square feet of gross area devoted to warehousing. In addition, a total of 34 extra parking spaces would be available for potential office space in buildings C, D, E, & F, where Section 17.18.060, #14 establishes that General Office requires 1 space per each 250 square feet of gross floor area. Section 17.18.080 (C), requires three loading zones for up to 90,000 square feet of industrial building square footage. For Phase II the applicant has proposed three full size loading zones. This would ensure that each individual tenant improvement is provided an adequate number of parking stalls required by the County Parking Ordinance.

The applicant proposes 55,765 square feet of warehouse/office, which would require 54 parking spaces. The applicant is proposing 6 handicap/A.D.A. compliant spaces, (all handicapped spaces are van accessible) and 82 standard spaces.

Any future uses would be evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking would be available for each use. Each applicant would accompany individual building permits with substantial compliance documentation to show consistency with County Parking Ordinance.

Conclusion

The proposed Development Plan would be consistent with the Development Standards for the Industrial Zone District as well as the required Findings under Section 17.040.030 (B) (1-6) for the approval of a Development Plan. Findings for approval of the Development Plan are provided in Attachment 2.

Agency and Public Comments: The following agencies provided comments on this application:

The El Dorado County Fire Protection District expressed concerns over the addition of more buildings and increased fire flow within the Barnett Business Park prior to the construction of the Business Drive intersection street light project. However the Fire District was able to provide conditions of approval to address additional fire flow in the Barnett Business Park.

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which would be discussed at that time.

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 has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,993.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,993.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

RECOMMENDATION

Staff recommends that the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Z06-0018 based on the findings in Attachment 2;
3. Approve Planned Development application PD06-0016, adopting the Development Plan as the official Development Plan, based on the findings in Attachment 2, subject to the conditions in Attachment 1; and
4. Approve Parcel Map P06-0018 based on the findings in Attachment 2, subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Assessor's Map
Exhibit E	Site Plan
Exhibit F1, F2, F3, F4, F5, F6	Elevations
Exhibit G1, G2	Preliminary Landscape Plan
Exhibit H1, H2	Pre and Post Phase II Oak Tree Canopy
Exhibit I	Sign Plan
Exhibit J1 & J2	Lighting Plan
Exhibit K	Tentative Parcel Map
Exhibit L	Environmental Checklist and Discussion of Impacts

ATTACHMENT 1
CONDITIONS OF APPROVAL
REZONE/DEVELOPMENT PLAN/PARCEL MAP
FILE NUMBER Z06-0018/PD06-0016/P06-0018

Conditions of Approval

Planning Services

1. The project, as approved, consists of the following:

A zone change from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD), a Development Plan for construction of three warehouse/office buildings in addition to three existing warehouse/office buildings, shared parking, landscaping and lighting. A Parcel Map to subdivide the 4.87 acre site into five lots ranging in size from 0.49 acres to 1.95 acres. The following table provides proposed parcel details:

Parcel Number	Parcel Size (acres)	Building (sq. ft.)
1	0.94	A: 11,700
2	0.86	B: 11,250
3	0.64	C: 11,250
4	0.49	D: 7,200
5	1.95	E: 5,365 & F: 9,000

Development Plan: Three warehouse/office buildings would be constructed as part of this Development Plan, in addition to three existing warehouse/office buildings (total 55,765 sq. ft.). Buildings C, D, E, & F, would only be allowed a total of 34 parking spaces for potential tenant office space to ensure consistency with County parking ordinance. There are a total of 88 parking stalls including 6 handicapped stalls of the required 54 spaces for the whole development. A shared parking and maintenance agreement would be incorporated into CC&R's for the project.

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

2. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County

may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

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

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

3. Prior to issuance of a grading permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services if deemed necessary prior to issuance of a grading permit for verification of compliance with applicable conditions of approval.
4. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.
5. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

Development Plan

6. All site improvements shall conform to Exhibit E Site Plan, F1-F6 Building Elevations, G1 & G2 Preliminary Landscape Plans, H1 & H2 Pre and post Phase II Oak Canopy, I Sign Plan, J1 & J2 Lighting Plan.
7. Construction activities shall be limited to the hours of 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on Saturday. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards. Planning Services shall verify this requirement is placed on the Grading Plans prior to issuance of a grading permit.

Parcel Map

8. All fees associated with the Tentative Parcel Map shall be paid prior to filing the Parcel Map.
9. This Tentative Parcel Map shall expire in 36 months from date of approval unless a timely extension has been filed.
10. Domestic water shall be supplied by a public entity with a minimum six-inch water line to the property being divided, and a water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to the County Surveyor at the time of filing the Parcel Map.
11. At time of filing the Parcel Map, CC & R's shall be submitted and reviewed by Planning Services.

County Surveyor

12. All Survey monuments shall be set prior to filing the Parcel Map.
13. Prior to filing the Parcel Map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter shall state that all conditions placed on the Parcel Map have been met.

El Dorado County Fire Protection District

14. Applicant shall submit a \$300.00 site plan review fee.
15. Minimum fire flow shall be 1,500 gpm @20 psi for 2 hours.
16. Additional fire hydrants will be required for this project. The Fire District will determine hydrant locations prior to issuance of a building permit.

Department of Transportation

17. The developer shall obtain an encroachment permit and construct a modified Std. Plan 103G driveway for the access connection onto Commodity Way. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any unit of this project.

18. The applicant shall provide a reciprocal access and parking agreement, guaranteeing access for all parcels involved in this parcel map to use all access points from Commodity way and Business Drive, prior to the filing of the map.
19. All applicable existing and proposed easements shall be shown on the project plans.
20. The proposed project must form an entity for the maintenance of any shared or common area including: private roadways, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roadways, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.
21. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Conditions and Restrictions (CC&Rs).
22. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
23. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
24. The developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the Department of Transportation for onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the PMIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map. This condition shall appear as a note on the recorded parcel map.
25. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
26. A commercial grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the DOT and/or Development Services (whichever is applicable) for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be

paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of the DOT and/or Development Services (whichever is applicable) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

27. Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation or Development Services (whichever is applicable). The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
28. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation or Development Services (whichever is applicable) shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
29. At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation or Development Services (whichever is applicable). Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
30. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation or Development Services (whichever is applicable).
The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:
 - The site can be adequately drained;

- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

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

31. Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the parcel map.
32. Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and or on the final map.
33. At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
34. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

35. The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

ATTACHMENT 2
FINDINGS
FILE NUMBER Z06-0018/PD06-0016/P06-0018

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

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1** El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2** No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3** The project will not affect wetlands, watercourses, 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.
- 1.4** The documents and other materials which constitute the record of proceedings upon which this decision is based are in custody of the Development Services Department- planning Services at 2850 Fairlane Court, Placerville, CA 95667.

2.0 General Plan Findings

- 2.1** The proposed use and design conforms to the Industrial General Plan Land Use Designation. The project area is located within the Shingle Springs Community Region, the proposed use and developmental density are consistent with both land use designation and floor area ratio policies as well as the natural resources on site being protected pursuant to General Plan Policies 2.2.1.2 regarding Land Use Designations, 2.2.3.1 regarding Planned Developments, 2.2.1.5 regarding building intensities, 2.2.5.3 regarding general policies for evaluating Zone Changes, 2.2.5.21 regarding compatibility with surrounding land uses, Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2 regarding adequate Landscape Plans, 7.4.4.4 regarding oak woodlands and Objective 10.1.5 and Policies 10.1.5.1 and 10.1.5.2 regarding the importance of promoting and encouraging commercial growth within the County.
- 2.2** As proposed, the project is consistent with the Industrial land use designation of the subject site as defined by General Plan Policy 2.2.1.2, because the Industrial land use designation includes light industrial uses as compatible.
- 2.3** In accordance with State law and pursuant to General Plan Policy 2.2.5.3, the County has evaluated the subject Zone Change request based on the requirements of the General Plan

relating to minimum parcel size or maximum allowable density and to assess whether changes in conditions are present that would support the addition of the Planned Development Overlay. Based on the analysis contained in the staff report and the conclusions reached, the site is found to be suitable to support the addition of the Planned Development Overlay (-PD).

3.0 Zoning Findings

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

The proposed land uses are permitted by right within the Industrial Zone District. The project would be consistent with the Development Standards of the Industrial Zone District. The Rezone to add the Planned Development Overlay (-PD) and associated Development Plan would allow the creation of individual parcels and shared parking.

4.0 Administrative Findings

4.1 Planned Development

The proposed use and Development Plan conforms to the Zoning Ordinance as follows:

4.1.1 That the PD zone request is consistent with the General Plan;

The project parcel is already zoned Industrial-Design Control (I-DC), so a zone change request to Industrial-Planned Development (I-PD) would not change the base zone district. The General Plan land Use Designation is Industrial and this proposed Development Plan requires the Planned Development process. Based on the analysis, it has been found that the project is consistent with the General Plan.

4.1.2 That the proposed development is so designed to provide a desirable environment within its own boundaries;

The Development Plan has been reviewed by staff and is consistent with the intent of the Barnett Business Park based on adequate development standards for lighting, landscaping, parking, signs, and overall project design. The project would be developed as a light industrial park, providing landscaping which would enhance the environment for the tenants within the business park; therefore, it can be found that the proposed development would provide a desirable environment within its own boundaries.

4.1.3 That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

The project does not propose any exceptions from the development standards of the Industrial Zone District.

4.1.4 That the site is physically suited for the proposed uses;

The topography of the parcel is sloped in a westerly direction with 96.6 percent slopes ranging from 0-29 percent and some isolated areas or 3.3 percent slopes ranging from 30-40 percent, which would be avoided by the developer with only a small percentage being impacted using retaining walls for parking circulation. The site is located within the Barnett Business Park; therefore, it can be found that the site is suited for the light industrial development.

4.1.5 That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities;

The project site is located within the Barnett Business Park and as such has all necessary infrastructure in place to support the proposed use. The Facility Improvement Letter of November 20, 2008 indicates that water, sewer, and fire flow requirements are of adequate capacity to serve the project in both availability of equivalent dwelling units (EDU's) and in existing infrastructure. A traffic study submitted to the County Department of Transportation indicates that the project will not negatively impact current levels of service for the business park.

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

The project would provide the required landscaping, enhancing the existing environment. Upon review of landscape plans and the existing site, it can be found that the proposed buildings are compatible with the surrounding development and would provide an architecturally consistent appearance to the site.

4.2 Parcel Map Findings

4.2.1 *The proposed Tentative Parcel Map, including design and improvements, is consistent with the General Plan policies and Land Use Map.*

The proposed application is for a light industrial park. A Development Plan has been submitted in order to allow for the creation of parcels consistent with General Plan policies and land use map.

4.2.2 *The proposed Tentative Parcel Map conforms with the applicable standards and requirements of the County's Zoning Regulations and the Minor Land Division Ordinance.*

The proposed project has been reviewed by staff and is considered to be consistent with the intent of the Barnett Business Park based on the Industrial Zone District Development Standards for lighting, landscaping, parking, signs, and overall project design. The project

would be developed as a light industrial park, providing landscaping which would enhance the environment for the tenants within the business park; therefore, it can be found that the proposed development would provide a desirable environment within its own boundaries.

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

The site is located within the Barnett Business Park, and it has been determined that the site is suited for the light industrial development based on the moderately sloped topography, lack of tree canopy, and access availability.

4.2.4 *The proposed Tentative Parcel Map is not likely to cause substantial environmental damage, as it is a commercial Parcel Map for a development within an established business park.*

The Parcel Map subdivides a partially developed site to allow the individual ownership of five lots within the overall development. The Parcel Map is a component of the Development Plan and Zone Change, for which, an Initial Study has been prepared in accordance with the CEQA Guidelines. The Initial Study identified that there would be no significant impact on fish, wildlife or habitat from the project.

4.2.5 *The design of the Tentative Parcel Map is not likely to cause serious public health hazards.*

The design of the Parcel Map is unlikely to create public hazards based on the review by the Department of Transportation and the El Dorado County Fire Protection District.