

**EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR STAFF REPORT**



Agenda of: July 20, 2011

Item No.: 4.a.

Staff: Gina Paolini

PARCEL MAP REVISION

FILE NUMBER: P06-0018-R

APPLICANT: DG Granade Inc.

ENGINEER: Carlton Engineering Inc.

OWNER: Doug Granade

REQUEST: Revision to approved Tentative Parcel Map to amend Condition 10 of the Conditions of Approval.

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 2. (Exhibit A)

APN: 109-480-03 (Exhibit B)

ACREAGE: 4.87 acres

GENERAL PLAN: Industrial (I)

ZONING: Industrial-Design Community (I-DC)

ENVIRONMENTAL DOCUMENT: Previous Negative Declaration pursuant to Section 15162(b) of the CEQA Guidelines.

SUMMARY RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find the project revision is covered by the scope of the previous Negative Declaration and pursuant to Section 15162(b) of the CEQA Guidelines, no further documentation is necessary; and
2. Approve the Conditions of Approval for Parcel Map P06-0018-R as revised by staff and listed in Attachment 1.

BACKGROUND: The project site is located within the Barnett Business Park. The Board of Supervisors approved Rezone Z06-0018, Development Plan PD06-0016, and the Tentative Parcel Map P06-0018 (Exhibit C) on the subject property on May 5, 2009. The approval included a zone change from Industrial-Design Community (I-DC) to Industrial-Planned Development (I-PD), a Development Plan for six warehouse/office buildings and 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 site has been developed with three of the warehouse/office buildings. The following table provides the approved project details:

Parcel Number	Parcel Size (acres)	Building (sq. ft.)
1	0.94	F: 11,700
2	0.86	E: 11,250
3	0.64	D: 11,250
4	0.49	C: 7,200
5	1.95	A: 5,365 & B: 9,600

Phase 1 of the project has been developed. Building Permit No. 170726 was issued on May 6, 2008 for Building A and was finalized on April 20, 2009. Building Permit No. 170727 was issued on May 6, 2008 for Building B and was finalized on May 20, 2009. Building Permit No. 170728 was issued on May 6, 2008 for Building C and was finalized on May 1, 2009. Phase 2 would include Buildings D, E and F.

STAFF ANALYSIS

Condition Modification: The applicant is preparing to record the Parcel Map and is working to complete the Conditions of Approval. Through this process, the applicant has determined that Condition 10 would not be possible due to an economic hardship. Condition 10 states the following:

“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.”

The project is within Barnett Business Park Phase 2. The applicant has stated that all the utilities are installed and stubbed to the project in several locations and that two of the proposed parcels are built-out, therefore Condition 10 should be removed (Exhibit D).

General Plan: The following General Plan policies apply to this project, as it relates to water supply:

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection shall be provided with discretionary development.

Discussion

A Facility Improvement Letter (FIL) dated November 20, 2008 was submitted with the initial project approval. This letter states in order to provide the required fire flow and receive service, the applicant must construct a water line extension connecting to either or both of the 8-inch water lines located in Commodity Way and in Business Drive. A new FIL would be required prior to filing the Parcel Map.

General Plan Policies 5.2.1.3 and 5.2.1.11 requires that all development projects be required to connect to public water systems when located within Community Regions.

Discussion

The project is located within the Shingle Springs Community Region and would be connecting to the El Dorado Irrigation District domestic water system.

Conclusion

Phase 2 of the project includes developing proposed Parcel Nos. 1, 2 and 3. The General Plan requires that adequate quantity and quality of water supply be provided for discretionary projects. The Parcel Map is a discretionary project; therefore, staff is recommending that the Zoning Administrator revise Condition 10 as follows:

“Domestic water shall be supplied by a public entity to the property being divided, and a current Facility Improvement Letter or similar assurance from the water purveyor shall be submitted to the County Surveyor at the time of filing the Parcel Map. The applicant shall provide Development Services with a water meter award letter for each parcel to be developed prior to issuance of a building permit.”

Other Recommended Condition Modifications:

Staff has also identified other corrections to be made to Condition 1 which is the project description. These changes are corrections only and do not modify the project as originally approved. These are shown in strikeout and underline in Attachment 1.

ENVIRONMENTAL REVIEW

Staff has determined that the project revision is covered by the scope of the previous Negative Declaration prepared for Z06-0018/PD06-0016/P06-0018 and pursuant to Section 15162(b) of the CEQA Guidelines, no further documentation is necessary.

SUPPORT INFORMATION

Attachments to Staff Report:

- Attachment 1Conditions of Approval
- Attachment 2Findings
- Exhibit ALocation Map
- Exhibit BAssessor’s Parcel Map
- Exhibit CTentative Parcel Map
- Exhibit DDG Granade Letter Dated April 18, 2011

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

Conditions of Approval

Planning Services

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

A zone change from Industrial-Design Community (I-DC) to Industrial-Planned Development (I-PD), a Development Plan for a ~~construction of three~~ warehouse/office ~~buildings in addition to three existing warehouse/office buildings~~ development, 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	F: 11,700
2	0.86	E: 11,250
3	0.64	D: 11,250
4	0.49	C: 7,200
5	1.95	A: 9,520 5,365 & B: 5,084 9,000

Development Plan: The Development includes two phases. Phase 1 of the warehouse/office development has been developed with three buildings, parking, lighting and landscaping. Phase 2 shall include three new warehouse/office buildings, parking, lighting and landscaping. Phases 1 and 2 shall have a combined building area of 56,004 square feet. The 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.).

Phase 1 parking shall include 35 parking spaces for 21,804 square feet. Parking shall be provided as follows:

Phase 1			
Use	Sq. Ft.	Parking Required	Parking Provided
Office	5,479	22 spaces (1:250)	25 spaces
Warehouse	14,930	7 spaces (1:2,000)	7 spaces
Detail Bay	1,395	3 spaces (3: bay)	3 spaces
Totals	21,804	32 spaces	35 spaces

Phase 2 parking shall include 47 parking spaces for 34,200 square feet. Uses for Phase 2 have not been designated; therefore based on the proposed parking, office and warehouse uses could be designated as follows:

Phase 2			
Use	Sq. Ft.	Parking Required	Parking Provided
Office	8,550	34 spaces (1:250)	34 spaces
Warehouse	25,650	13 spaces (1:2,000)	13 spaces
Totals	21,804	47 spaces	47 spaces

Parking shall be reviewed during the building permit issuance to determine adequate availability for each proposed use.

~~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&Rs 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 to the property being divided, and a current Facility Improvement Letter or similar assurance from the water purveyor shall be submitted to the County Surveyor at the time of filing of the Parcel Map. The applicant shall

provide Development Services with a water meter award letter for each parcel to be developed prior to issuance of a building permit.

~~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&Rs 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 latter 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 P06-0018-R**

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** Staff has determined that the project revision is covered by the scope of the previous Negative Declaration and pursuant to Section 15162(b) of the CEQA Guidelines, no further documentation is necessary.
- 1.2** No significant impacts to the environment as a result of this project were identified in the Previous Initial Study.
- 1.3** 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.