

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



Agenda of: September 13, 2007  
Item No.: 8  
Staff: Tim Chamberlain

**REZONE/PLANNED DEVELOPMENT/  
PARCEL MAP**

**FILE NUMBER:** Z06-0034/PD06-0022/P06-0029

**APPLICANT:** El Dorado Hills Professional Center I.L.C

**REQUEST:** A commercial parcel map creating six parcels ranging in size from 0.29 to 0.43 acres. Each parcel would have a new 3,000 or 3,500 square foot office building with a proposed use of general or medical office. The rezone and planned development would change the zoning from Research and Development (R&D) to Research and Development Planned Development (R&D-PD) (Exhibit E).

**LOCATION:** The property is located on the north side of Suncast Lane and the west side of Golden Foothills Parkway, half a mile west of Latrobe Road, in the El Dorado Hills area, Supervisorial District II. (Exhibit A)

**APN:** 117-060-24

**ACREAGE:** 2.0 acres

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

**ZONING:** Research and Development (R&D) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**SUMMARY RECOMMENDATION:** Conditional Approval

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

**Project Description:** The project consists of a zone change to the planned development overlay district and issuance of a planned development permit for six (6) general or medical office buildings. The total development is for 19,500 square feet of office use. A commercial parcel map is proposed that would create six parcels ranging in size from 0.29 acres to 0.43 acres, and each parcel would include development of a 3,000 or 3,500 square foot building. The rezone would change the parcel zoning from Research and Development (R&D) to Research and Development-Planned Development (R&D-PD). This project is within the El Dorado Irrigation District (EID) and would be served by EID public water and sewer.

**Site Description:** The two-acre parcel is located within the El Dorado Hills Community Region inside the El Dorado Hills Business Park. The project site is located at roughly 540 feet elevation and has mild slopes. Native wild grasses are abundant on-site. The project site is currently undeveloped.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
Site	R&D	R&D	Undeveloped Land
North	R&D	R&D	Undeveloped Land
South	R&D	R&D	Golden Hills Elementary School
East	R&D	R&D	Undeveloped Land
West	R&D	R&D	Commercial

The project parcel is bounded on all sides by R&D zoned land. The project would create six (6) parcels for professional office use in a predominantly commercial setting. The project site is located adjacent to Golden Hills Elementary School. Schools are considered to be sensitive receptors; therefore, certain uses located in the vicinity would be prohibited because they have the potential to generate harmful levels of noise, air, and hazardous waste pollution.

As discussed in the Zoning section of the staff report, uses permitted by right in the R&D Zone District do not have the potential to expose sensitive receptors to harmful pollutants. Any use that has the potential to generate harmful pollutants would require a special use permit.

Additionally, to reduce the potential impact to sensitive receptors during project construction, the Air Quality Management District (AQMD) has required a Fugitive Dust Mitigation Plan and an air

monitoring program. The Plan and monitoring would reduce the impact of project construction to less than significant level.

Other adjacent parcels are either undeveloped or conform to the commercial setting in the business park. The project would not create conflicts with the surrounding land uses.

### General Plan

The project is located within the R&D land use designation. The proposed professional office use is consistent with the General Plan land use designation. Similar to other commercial land uses, the General Plan does not require a minimum parcel size. Pursuant to the development standards of Title 17 of the El Dorado County Code, the proposed 0.29 to 0.43 acre size parcels are consistent with the R&D land use designation.

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

Excerpt from Table 2-3: BUILDING INTENSITIES	
Land Use Designation	Floor Area Ratio
Research & Development	.50

Table 2-3 amended April, 2007, by A06-0002

The site area is 87,207 square feet, with a proposed floor area of 19,500 square feet, which equates to a floor area ratio of 0.224. As proposed, the project complies with the 0.50 floor area ratio allowed by General Plan Policy 2.2.1.5

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

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

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

No light spillover onto the adjacent property is expected. The applicant has provided a preliminary lighting plan. This plan conforms to the requirements of General Plan Policy 2.8.1.1. All lighting would comply with County requirements that no off-site light migration occur, and the project shall be conditioned to conform with the submitted lighting plan (Condition 8). There would be no conflict with this policy.

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

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

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

The El Dorado Hills Fire Department has reviewed the project and can provide service to the project site. Conditions from the Fire Department were included with their comments for this project and have been included in Attachment 1.

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

The project would not exceed the performance standards provided in Table 6-2. The project is a commercial use (office) in the El Dorado Hills Business Park and would not create an acoustical conflict with adjacent Research and Development zoned parcels including the elementary school to the south of the subject parcel. The project is in compliance with this policy.

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

Construction activities associated with the project could generate noise levels exceeding El Dorado County General Plan standards. However, the temporary and transitory nature of this noise source would result in a less than significant impact with the included limitation on construction activity. A project condition has been included which complies with the stated policy (Condition 10).

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

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

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

Landscaping consists of a variety of low- to moderate-water-using shrubs, ground cover, medium shade trees, and large shade trees. The parking lot trees required for the project include one tree for each 10 parking spaces. The preliminary landscape plan provides for 24 parking lot trees, in compliance with the shade tree requirement. It does appear that the preliminary landscape plan complies with the County's requirements, but it is for the complete project. The applicant would be required to provide a final landscape plan for the development which shall comply with the County Standards. There would be no conflict with this policy.

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

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

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

**Planned Development**

**Zoning:** The subject site is zoned Research & Development (R&D). The proposed office use in the R&D Zone District is permitted by right. The project includes a rezone of the site to Research and Development-Planned Development. For purposes of the rezone application, the Planning Commission shall not approve or conditionally approve a development plan nor recommend the establishment of a planned development zone unless it meets the required findings for such a request. These findings can be found in Attachment Two, Section 3.3 – Planned Development findings.

The R&D Zone District development standards require a minimum 20-foot front yard setback and an average setback of 30 feet in the front yard. There is no side and rear setback requirement except where required by County building code. The project is to be developed as a planned developed and the setbacks have been viewed as an overall development, in relation to the adjacent uses. The setbacks shown on the site plan are consistent with County zoning requirements.

**Building Elevations:** The proposed structures are to be slab-on-grade stucco buildings. Elevations would be accented with brick columns, dark brown trim with Green Versalux glazed glass windows. There is no proposed roof mounted equipment. All buildings would be 21 feet 8 inches in height.

Color elevations with a color palette for the site has been selected. The palette includes a Downing Sand color (beige), with the accent brick to be Placer Gold Stone Veneer. The trim would be Rockwood Dark Brown, and the roof would be charcoal colored Eagle Roof Tile. The project elevations have been included for review (Exhibit F). Color samples and a color rendering will be available for review at the Planning Commission meeting.

**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 to have 92 parking spaces provided, as detailed in the table below:

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	92	65
Compact Space	35 percent allowed	21
Disabled Space	4	6
Loading Zone	2	0
Totals	94	92

The site is to include 14,498 square feet of general office use and 5,002 square feet of medical office use. The parking required for the general office use is 58 parking spaces (general office parking ratio = 1/250 square feet). The parking required for the medical use is 34 spaces (medical office use parking ratio = 1/150 square feet). The total number of parking spaces required is 92 spaces, with 4

spaces required to be available for the disabled. The applicant has provided 92 parking spaces, 65 standard parking spaces, 21 compact spaces, and 6 disabled spaces. The project complies with the on-site parking requirements with the exception of loading zone requirements addressed below. A joint access and parking agreement would be required to ensure on-going access and maintenance of the parking areas to all property owners (Condition 11).

In addition to the required on-site parking requirements, the Zoning Ordinance requires on-site loading spaces for commercial/industrial uses. The project requires two (2) loading spaces. The applicant is requesting a waiver from the loading space requirement through the planned development process, because it is believed that the general office uses and medical office uses would not have large deliveries on any regular basis. The largest trucks envisioned to service the project would be mail, UPS, and general office service vehicles.

Through the planned development process, the applicant has requested approval of an elimination of the loading requirement from the Planning Commission, as stated in the waiver request dated September 30, 2005 (Exhibit H).

**Signage:** Signs under the Research and Development Zone must comply with the requirements of Section 17.35.030 (F) of the County Code shown below.

- F. Signs. The applicant of a project shall present for approval and shall coordinate the approved uniform sign package for his entire development prior to obtaining a building permit for any structure. The number of signs per business shall not exceed either:
1. One freestanding sign no greater than fifty square feet in area and no greater than twelve feet in height; or
  2. Two signs attached to the face of a building no greater than eighty square feet in aggregate area which shall not extend above the vertical face of any building wall.
- No more than two entry monument signs no greater than ten feet in height and sixty feet in length shall be permitted to identify the entire tract of parcels developed within any industrial subdivision.

The applicant has provided a sign plan for two (2) monument signs. The first sign would be located at the southeast corner of the property and would be four (4) feet two (2) inches tall by 15 feet six (6) inches long totaling 64.5 square feet. The second sign would be located at the east entrance to the development off of Golden Foothills Parkway and would be four (4) feet tall by nine (9) feet six (6) inches long totaling 38 square feet. Both monument signs would display the El Dorado Hills Professional Center name and the series of addresses of the buildings on this development. Monument signs shall be setback 10 feet from all property lines, and entry monument signs shall be setback 20 feet from all property lines. The proposed signs comply with the county code requirements.

Additional signs for each future business would be applied for at the building permit stage. New tenant signage would be limited to the requirements of Section 17.35.030 (F) of the County Code

shown above. Complete details and sign exhibits for the monument signs are provided in the Sign Plans (Exhibit G).

**Utilities:** The applicant submitted a Facilities Improvement Letter from El Dorado Irrigation District (EID) as part of a complete project submittal. This letter identifies the project as in Assessment District No. 3 and currently has an allotment of four (4) equivalent dwelling units (EDU's) of water service. Four EDU's, however, is not sufficient service for this project which would require six (6) EDU's. As of January 1, 2006, EID had 95 Advanced Funding Agreement EDU's available in the El Dorado Hills Water Supply Region available for purchase from the District to provide additional water for development over their allotment. These Advanced Funding EDU's are still available, and proof of adequate water service must be provided to Planning Services prior to issuance of any building permits (Condition 12).

A 12-inch water line exists in both Suncast Lane and in Golden Foothill Parkway. An 8-inch stub out to the site has been provided off the water line in Suncast Lane. In order to provide adequate fire flow and receive complete services, the applicant must construct an 9-inch water line extension to the site from the existing 8-inch stub. This project would also be required to connect to, and use, recycled water facilities for the irrigation of on-site landscaping. A 10-inch sewer line abuts the south property line of the subject parcel. A service stub is located at the southeast corner of the parcel, and an adequately sized extension of facilities must be constructed.

**Traffic and Circulation:** The Department of Transportation (DOT) reviewed the project during the initial consultation period and determined that, due to the size of the development, a traffic study would be required. A Traffic Impact Study was performed by Dowling Associates dated February 8, 2007. It was determined that the project would have a significant impact to the intersection of Latrobe Road and Town Center Boulevard, and the project has been conditioned to coordinate with DOT traffic operations staff for design optimization improvements of the signal timing at that intersection. DOT found that the project would not have a significant impact on traffic within the Business Park and that internal circulation, as designed, meets the requirements of County Code. The project has been conditioned to require payment of all Traffic Impact Fees prior to issuance of building permits.

### **Parcel Map Findings**

The project includes subdividing a two-acre commercial lot into six parcels ranging from 0.29 to 0.34 acres (Exhibit E). A planned development permit is requested which would allow for the split of the existing two-acre parcel to parcels less than two acres in the R&D Zone District. Section 17.35.030(A)(2)(d) of the Zoning Code requires any parcel proposed to be created less than two acres in size may only be approved when processed with a planned development permit application wherein issues of grading, drainage, access, and other issues which may affect the neighborhood are addressed. The Planning Commission may forward a recommendation of approval to the Board of Supervisors if it can make all of the required findings listed in the Subdivision Ordinance for a



Commercial Parcel Map. Discussion of these findings can be found in Attachment Two, Section 3.4 – Subdivision Ordinance.

## **ENVIRONMENTAL REVIEW**

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

**NOTE:** This project is not located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,800.<sup>00</sup> after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.<sup>00</sup> processing fee is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

**RECOMMENDATION:** Recommend approval

## **SUPPORT INFORMATION**

### **Attachments to Staff Report:**

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Site Plan
Exhibit E.....	Tentative Parcel Map
Exhibit F.....	Elevation Plans
Exhibit G.....	Sign Plans
Exhibit H.....	Loading Zone Waiver Request
Exhibit I.....	Environmental Checklist/Negative Declaration

P06-0017 / Z06-0034 / PD06-0022  
Vicinity Map



Map prepared by:  
Tim Chamberlain  
El Dorado County  
Planning Services

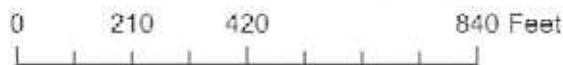
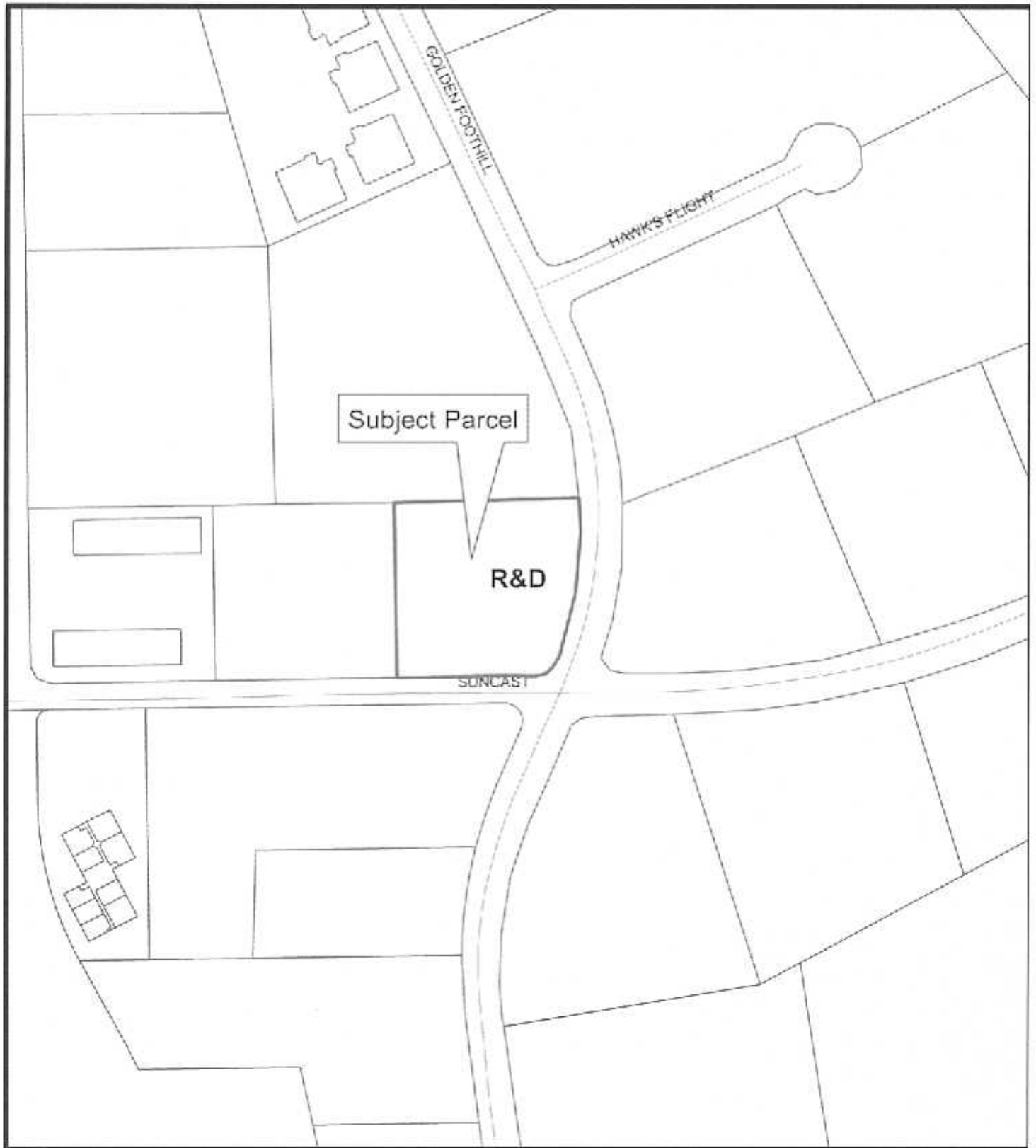


Exhibit A



P06-0017 / Z06-0034 / PD06-0022  
General Plan Land Use Map



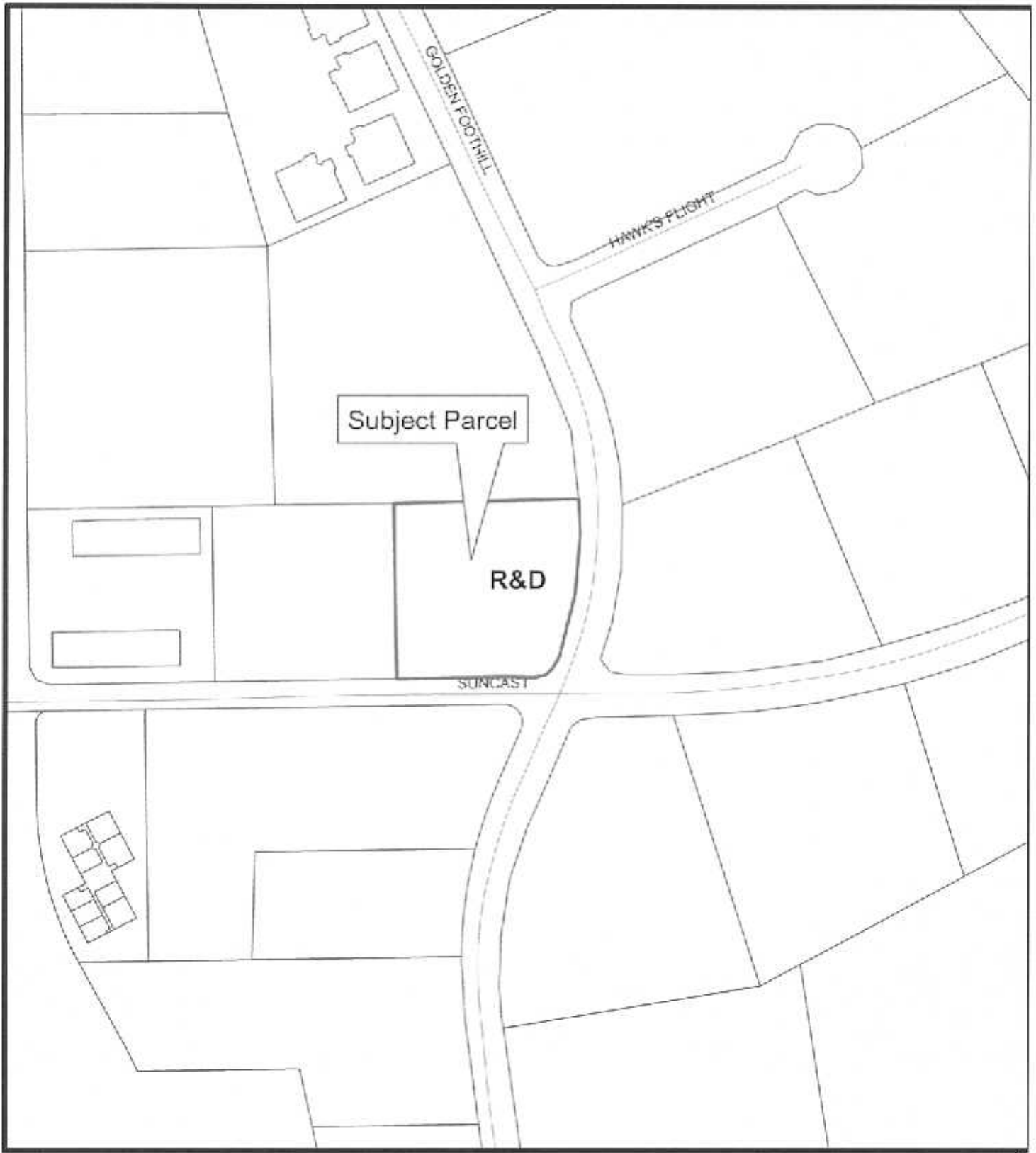
Map prepared by:  
Tim Chamberlain  
El Dorado County  
Planning Services

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Exhibit B



P06-0017 / Z06-0034 / PD06-0022  
Zoning Map



Map prepared by:  
Tim Chamberlain  
El Dorado County  
Planning Services

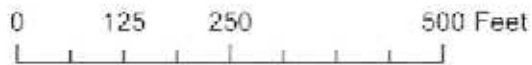


Exhibit C

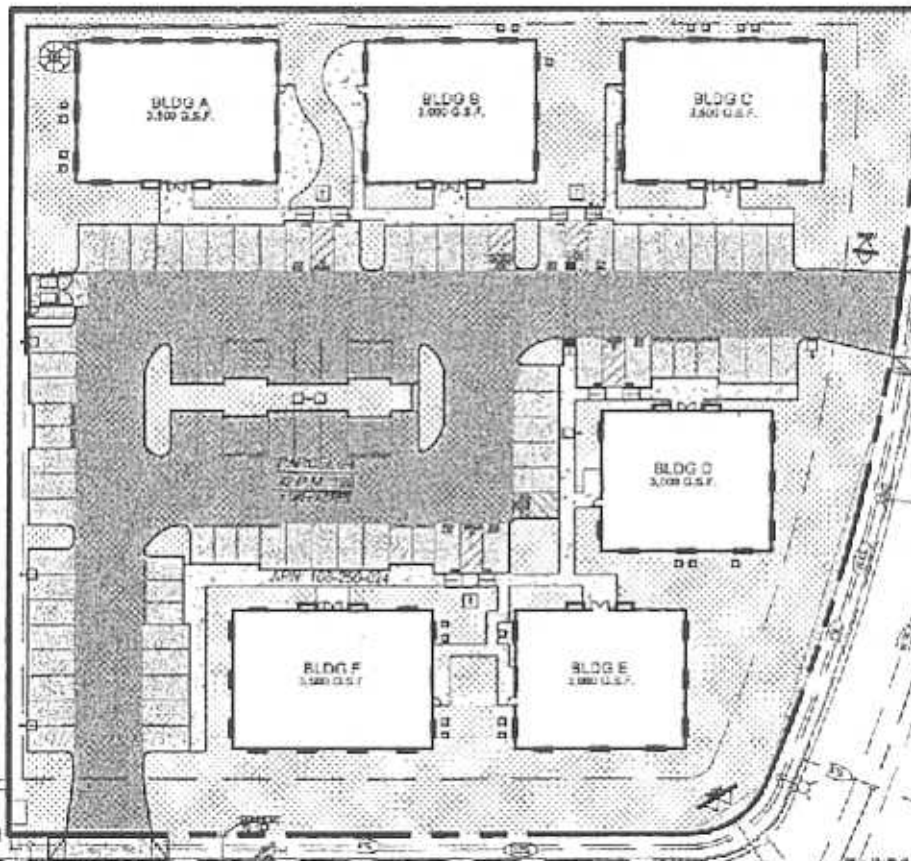


PARCEL 24  
32 P.M. 128

APN: 108-250-025

PARCEL 23  
32 P.M. 128

APN: 108-250-023



GOLDEN FOOTHILLS PARKWAY

SUNCAST LANE

NOT TO SCALE

EL DORADO HILLS  
PROFESSIONAL CENTER  
EL DORADO HILLS,  
CALIFORNIA

**EXHIBIT - D**  
**SITE PLAN**



**RFE Engineering, Inc.**

Civil Engineers • Planners • Surveyors  
8801 Greenback Lane, Suite 120, Orangevale, CA 95602  
Phone: 916-993-3286 Fax: 916-993-3597  
www.RFEEngineering.com

**EL DORADO HILLS  
PROFESSIONAL CENTER**

PARCEL 24  
32 PM 128  
2.002± AC.

APN: 108-250-024

4301 GOLDEN FOOTHILLS PARKWAY  
EL DORADO HILLS, CALIFORNIA

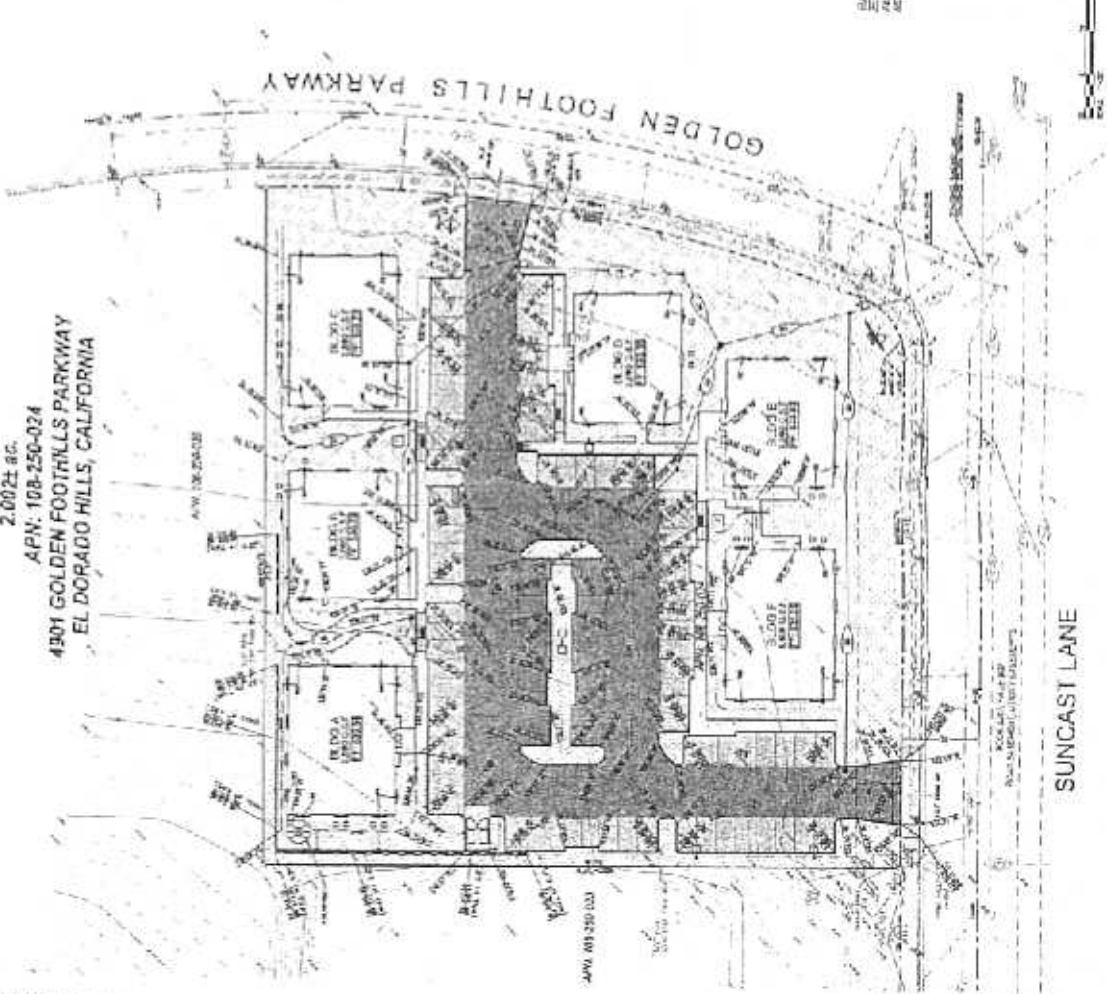
**LEGEND**

SYMBOL	DESCRIPTION
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[Symbol]	Proposed Parking Spaces
[Symbol]	Proposed Driveways
[Symbol]	Proposed Walkways
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Utilities
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Access Points
[Symbol]	Proposed Easements
[Symbol]	Proposed Setbacks
[Symbol]	Proposed Other Features

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**ASSUMPTIONS**

1. All proposed features are shown as intended.
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10. All proposed features are shown as intended.



DATE: 08/11/2011  
TIME: 10:00 AM  
PROJECT: EL DORADO HILLS PROFESSIONAL CENTER

**PLANNING DEPARTMENT**  
CITY OF EL DORADO HILLS  
10000 GOLDEN FOOTHILLS PARKWAY  
EL DORADO HILLS, CA 92620  
TEL: 925-781-1000

**SEAL OF THE ENGINEER**  
Professional Engineer  
No. 12345  
State of California  
Exp. 12/31/2011

**ROWE**  
CIVIL ENGINEERS  
11115 Rowland Ave.  
Rowland, CA 92668  
TEL: 925-942-1111

**EL DORADO HILLS  
PROFESSIONAL CENTER**  
10000 GOLDEN FOOTHILLS PARKWAY  
EL DORADO HILLS, CA 92620

**APPROVED**  
CITY OF EL DORADO HILLS

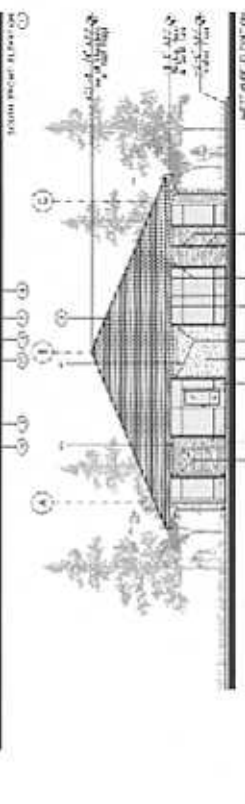
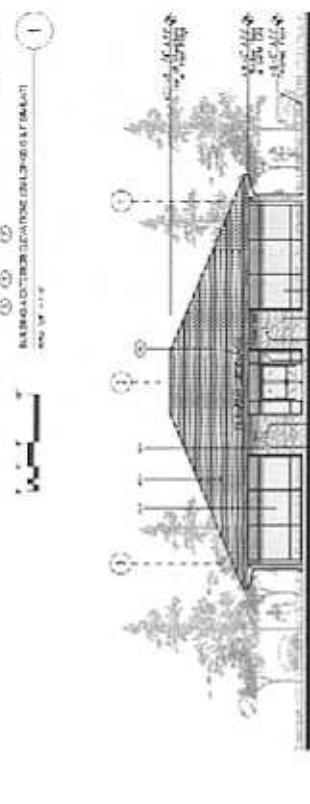
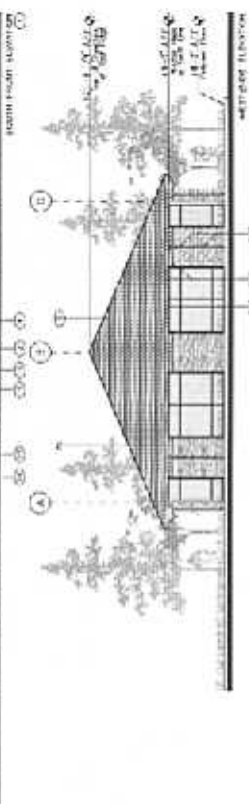
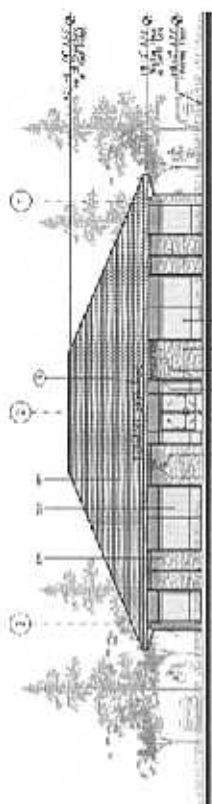
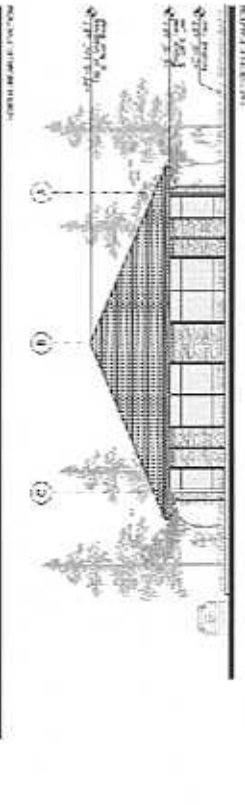
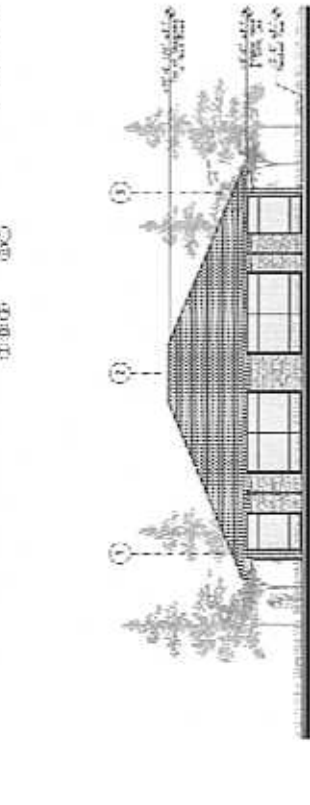
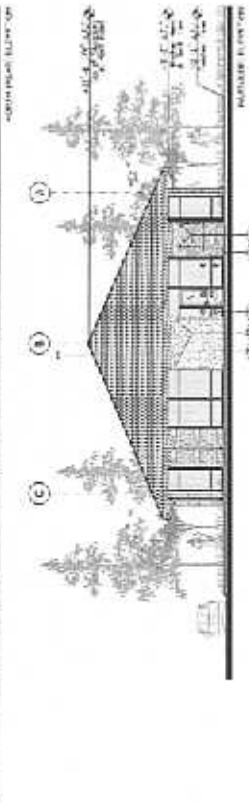
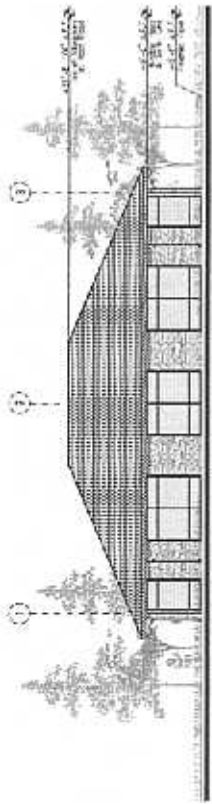
NO.	DATE	DESCRIPTION
1	08/11/2011	ISSUED FOR PERMITTING
2	08/11/2011	REVISIONS
3	08/11/2011	REVISIONS
4	08/11/2011	REVISIONS
5	08/11/2011	REVISIONS
6	08/11/2011	REVISIONS

DATE: 08/11/2011  
TIME: 10:00 AM



PROJECT: EL DORADO HILLS PROFESSIONAL CENTER  
SHEET NO.: 108-250-024-01

**EXHIBIT - E**



**FRASH LEDE-IC**

- 1. 1/2" x 1/2" x 1/2" LEDE-IC
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**KEYNOTES**

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- 14. 1/2" x 1/2" x 1/2" LEDE-IC
- 15. 1/2" x 1/2" x 1/2" LEDE-IC
- 16. 1/2" x 1/2" x 1/2" LEDE-IC
- 17. 1/2" x 1/2" x 1/2" LEDE-IC
- 18. 1/2" x 1/2" x 1/2" LEDE-IC
- 19. 1/2" x 1/2" x 1/2" LEDE-IC
- 20. 1/2" x 1/2" x 1/2" LEDE-IC

**MODULAR**



LED Lighting

AWILLINGTON ENTERPRISES U.S. LIGHTING SYSTEMS

10000 1/2" x 1/2" x 1/2"

3



BMW ARCHITECTURE  
10000 1/2" x 1/2" x 1/2"

EL DORADO HILLS  
PROFESSIONAL CENTER, LLC  
10000 1/2" x 1/2" x 1/2"

EL DORADO HILLS  
PROFESSIONAL  
CENTER  
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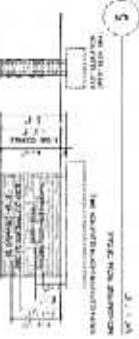
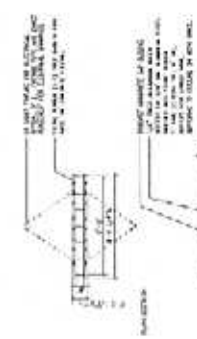
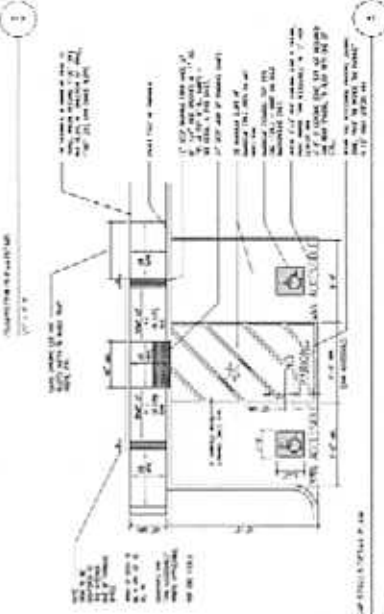
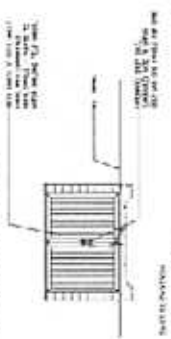
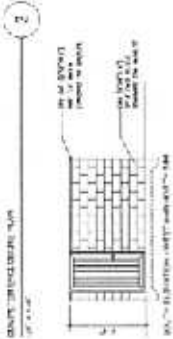
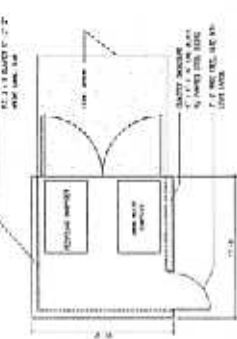
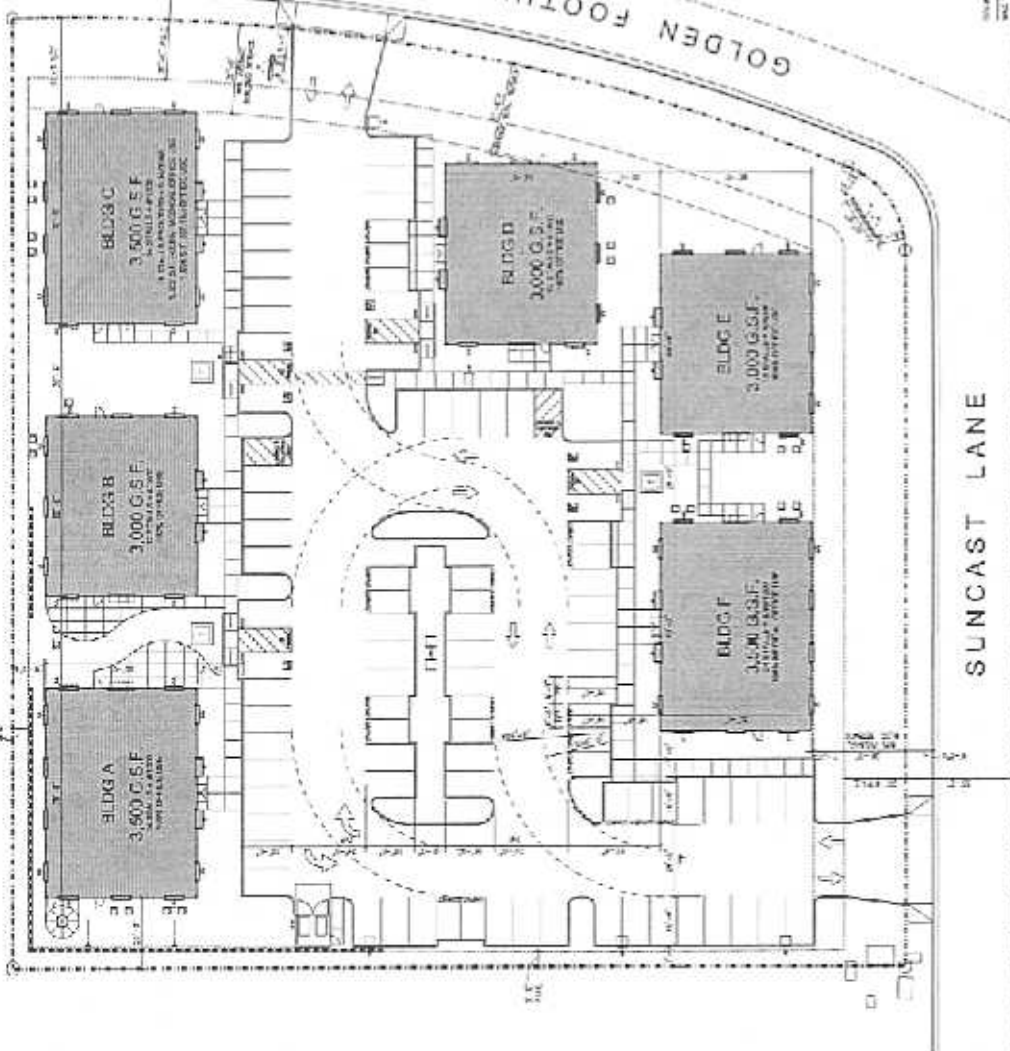
PRELIMINARY  
EXTERIOR  
ELEVATIONS

A03.1

**EXHIBIT F**

# GOLDEN FOOTHILLS PARKWAY

# SUNCAST LANE



**RMM**  
Richard M. Mendenhall  
Professional Engineer  
No. 12345  
No. 12345  
No. 12345

**EL CORONADO HILLS  
PROFESSIONAL CENTER, LLC.**  
12345 G.S.F. TOTAL  
12345 G.S.F. TOTAL

**EL CORONADO HILLS  
PROFESSIONAL  
CENTER**  
12345 G.S.F. TOTAL  
12345 G.S.F. TOTAL

NO.	DESCRIPTION	DATE



**DIMENSIONED  
SITE PLAN**  
NO. 12345  
NO. 12345  
NO. 12345

# EXHIBIT G



May 10, 2007

Tim Chamberlain  
El Dorado County Planning Services  
2850 Fairlane Court, Building C  
Placerville, CA 95667

Re: El Dorado Hills Professional Center  
Golden Hills Parkway at Suncoast Lane  
El Dorado County, California

Dear Mr. Chamberlain:

In regard to the above mentioned project, I wish to submit for your consideration, a request that the requirement for on site loading and unloading zones be eliminated via a design waiver. The project requires two (2) loading spaces per the El Dorado County zoning code. We are requesting a waiver because the office and medical office uses proposed will not have a large amount of site deliveries. The largest trucks envisioned to service this project would include US mail service, UPS and general office service vehicles. Based on the project uses and the associated truck sizes, we feel that this justifies the waiver request.

Please feel free to contact me should need clarification or if you have any questions.

Thank you in advance for consideration of this matter.

Sincerely,



Jeff Leonhardt, Principal  
RMW architecture & interiors

1718 Third Street  
Suite 101  
Sacramento, CA 95834

Tel: 916.449.1400  
Fax: 916.449.1414

**EXHIBIT H**



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

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** Z06-0034/PD06-0022/P06-0029 EDH Professional Center Parcel Map

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

**Contact Person:** Tim Chamberlain

**Phone Number:** (530) 621-5355

**Property Owner's Name and Address:** EDH Professional Center LLC, 8680 Greenback Lane, Suite #108, Orangevale, CA 95662

**Project Applicant's Name and Address:** EDH Professional Center LLC, 8680 Greenback Lane, Suite #108, Orangevale, CA 95662

**Project Agent's Name and Address:** EDH Professional Center LLC, 8680 Greenback Lane, Suite #108, Orangevale, CA 95662

**Project Engineer's / Architect's Name and Address:** RFE Engineering, Inc. 8680 Greenback Lane, Suite #107, Orangevale, CA 95662

**Project Location:** The property is located on the North side of Suneast Lane and the West side of Golden Foothill Parkway, half a mile west of Latrobe Road in the El Dorado Hills area.

**Assessor's Parcel No:** 117-060-09

**Zoning:** Research and Development (R&D)

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

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

**Description of Project:** A commercial parcel map creating six parcels ranging in size from 0.29 to 0.43 acres. Each parcel would have a new 3,000 or 3,500 square foot office building with a proposed use of general or medical office. The Rezone and Planned Development would change the zoning from Research and Development (R&D) to Research and Development Planned Development (R&D-PD).

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	R&D	R&D	Undeveloped Land
North:	R&D	R&D	Undeveloped Land
East:	R&D	R&D	Undeveloped Land
South:	R&D	R&D	School
West:	R&D	R&D	Commercial Office

**Briefly Describe the environmental setting:** The two-acre parcel is located within the El Dorado Hills Community Region inside the El Dorado Hills Business Park. The project site is located at roughly 540 feet elevation and has mild slopes ranging from 0-10%. Native wild grasses are abundant on-site. The project site is currently undeveloped.

**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**

1. El Dorado County Development Services: Grading permit of on-site road improvements.
2. El Dorado County Air Quality Management District: require an approved Fugitive Dust Mitigation Plan for air quality impacts during project construction.

**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: March 26, 2007

Printed Name: Tim Chamberlain For: El Dorado County

Signature: \_\_\_\_\_ Date: March 26, 2007

Printed Name: Gina Hunter 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 a proposed three lot parcel map and re-zone. The project would allow the creation of three residential parcels.

### Project Location and Surrounding Land Uses

The project site is located at the intersection of Golden Foothill Parkway and Suncastr Lane in the El Dorado Hills Area. The project is located within the Research and Development (R&D) General Plan Land Use Designation. To the north and east are undeveloped parcels, to the south is an elementary school, and to the west is an office development. The subject parcel is located in the El Dorado Hills Business Park.

### Project Characteristics

This proposal would create six (6) separate parcels ranging in size from 0.29 acres to 0.43 acres. The project is located in the El Dorado Hills Business Park and there are no road improvements required.

#### 1. Transportation/Circulation/Parking

Access to the project parcel is provided along both Suncastr Lane and Golden Foothill Parkway. The project has a parking and circulation plan that would be in compliance with the applicable development standards.

#### 2. Utilities and Infrastructure

The project site is currently undeveloped and is part of the El Dorado Irrigation District (EID). As part of the project, the extension of water and sewer utility services would be required. The El Dorado Irrigation Facilities Improvement Letter requires the construction of an 8-inch water line extension to the site from the existing 8-inch stub. Additionally, EID requires that this project utilize recycled water for landscape irrigation. The sewer line has adequate capacity to serve this project and will need an extension to connect to the existing 10-inch line abutting the southern property boundary. The resultant parcels from the proposed map would be served by public water and sewer.

#### 3. Construction Considerations

Construction of the project would consist of grading for on-site roadways and driveways and construction of the commercial buildings.

The project applicant would be required to obtain permits for grading from the Development Services and obtain an approved Asbestos Dust Mitigation Plan from the Air Quality Management District.

### 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 would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would 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 would 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, then 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**

<b>I. AESTHETICS. <i>Would the project:</i></b>				
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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**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. The project is for a six lot Parcel Map and a Rezone. The surrounding land uses are predominantly residential.

- a. **Scenic Vista.** The project site is located on Suncoast Lane and Golden Foothill Parkway in the El Dorado Hills Business Park. The project site and vicinity is not identified by the County as a scenic view or resource.<sup>6</sup> There would be no impact.
- b. **Scenic Resources.** The project site is not adjacent or visible from a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site.<sup>7</sup> There would be no impact.
- c. **Visual Character.** The proposed Parcel Map, Rezone, and Planned Development for commercial offices would not affect the visual character of the project vicinity. There would be no impact.
- d. **Light and Glare.** The proposed Planned Development would create six (6) commercial parcels, each with a commercial office building. This project has been conditioned to require that all external lighting, including parking lot lighting, be shielded to prevent the light from spilling onto adjacent properties or into the right of way. Exterior lighting shall be consistent with Section 17.14.170 of County Code. Therefore, the impacts of existing light and glare created by the project would be less than significant.

**Finding**

No impacts to aesthetics are expected with the Parcel Map and Rezone either directly or indirectly. For this "Aesthetics" category, the impacts would be less than significant.

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

<sup>6</sup> El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.  
<sup>7</sup> California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwyl.html>).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>II. AGRICULTURE RESOURCES.</b> <i>Would the project:</i>			
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 (A) General Plan land use overlay district 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 within an Agricultural zone or Agricultural overlay. There would be no impact.
- b. **Williamson Act Contract.** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.
- c. **Non-Agricultural Use.** No conversion of agriculture land would occur as a result of the project. There would be no impact

**Finding**

For this "Agriculture" category, there would be no impact.



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<sub>x</sub>, 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. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a-c.

**Air Quality Plan and Standards.** Improvements to the on-site and off-site road improvements could generate short-term fugitive dust and exhaust from construction equipment. Short-term air quality impacts result from emissions generated by construction related equipment. Emissions of NO<sub>x</sub> and ROG from construction equipment are the primary pollutants. However, short-term thresholds for these would most likely not exceed 82 pounds per day as identified as a significant threshold for air quality impacts for El Dorado County and would require conformance to District Rule 523. Furthermore, Construction fugitive dust emissions would be considered not significant and estimation of fugitive dust emissions is not required if complete mitigation is undertaken as part of the project (or mandatory condition of the project) in compliance with the requirements of Rule 403 of the South Coast AQMD, such that there would be no visible dust beyond the boundaries of the project. (EDC APCD-CEQA Guide, 1<sup>st</sup> Ed, 2002) In addition, the El Dorado County Air Quality Management District would require road construction activities to be in conformance with District Rules 223, 223.1, and 223.2 for fugitive dust prevention and track out prevention as well as Rule 300 for open burning if applicable. Prior to any road grading and road improvements, an approved Asbestos Dust Mitigation Plan would be required prior to issuance of a grading permit. If road improvements meet the requirements of the District Rules, the grading and road improvements would not involve the creation of significant smoke, ash or odors. The Parcel Map and Rezone would not create significant additional vehicle traffic and emissions. Therefore, short-term and long-term air quality impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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d-e. **Sensitive Receptors and Objectionable Odors.** The project is located inside the El Dorado Hills Business Park which is generally a non-residential area. The project site is located adjacent to Golden Hills Elementary School. Schools are considered to be sensitive receptors and this project has been reviewed to determine potential impacts to the school. The proposed office use would not produce objectionable odors and would not expose the sensitive receptor to substantial pollutants. There would be a less than significant impact.

**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, the proposed project would not impact air quality. For this "Air Quality" category, the thresholds of significance have not been exceeded.

<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
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
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;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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. **Special Status Species and Sensitive Natural Communities.** The project site is located within Mitigation Area 2 which are lands not known to have rare plants or suitable soil types but within the El Dorado Irrigation District service area. The resultant commercial development would be required to pay the Mitigation Fee as required by the El Dorado County Zoning Ordinance prior to building permit issuance. There would be a less than significant impact to any special status species or natural communities as a result of the project.

b-c. **Riparian Habitat.** There are no mapped riparian habitats within the project site boundaries. The nearest mapped riparian feature is Carson Creek which is approximately 1/2 mile to the east of the project site. There would be no impact.

d. **Wildlife corridors.** Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan DEIR Exhibit V-8-4 indicate no mapped deer migration corridors exist on the project site. The project would 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 in any manner that does not currently exist. There would be no impact.

e. **Biological Resources.** The site has no oak tree canopy and is not impacted by Oak Woodland retention requirements. The proposed project would 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. The project site is not located in an area identified as critical habitat for the Red-legged Frog (*Rana aurora draytonii*), or for the Gabbro soil rare plants which are subject to draft Recovery / Habitat Conservation Plans proposed by the U.S. Fish and Wildlife Service.

There are no special status species and sensitive natural communities that would be adversely affected by the proposed parcel map. Impacts to biological resources would be less than significant.

**Finding**

No Special-status plant species were found on-site. For this "Biological" category, the thresholds of significance have not been exceeded.

<b>V. CULTURAL RESOURCES. <i>Would the project:</i></b>			
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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>V. CULTURAL RESOURCES. <i>Would the project:</i></b>			
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-d. The cultural resources study completed for the project site indicates that there is a low to moderate possibility of cultural resources in the project vicinity.<sup>8</sup> The project has been conditioned that in the event that archeological resources or human remains are found on site, the applicant shall follow strict guidelines to ensure that the resources or remains are protected. The impacts to cultural resources would be less than significant.

**Finding**

Based upon the archaeological survey report prepared for the site, it is determined that all feasible conditions have been incorporated in the project to reduce potential impacts on cultural resources to a level of insignificance. For this "Cultural Resources" category, the thresholds of significance have not been exceeded.

<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>			
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

<sup>8</sup> Record Search Results for El Dorado Hill Professional Center: Job #05-226-01 APN: 117:060:24 September, 2006.

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>			
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 ground shaking, 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.

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.<sup>9</sup> No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.<sup>10</sup> There would be no impact related to fault rupture. There are two known faults within the project vicinity; however, the project site is located in a region of the Sierra Nevada foothills where

<sup>9</sup> *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, p.5.9-29.*

<sup>10</sup> *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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numerous faults have been mapped. The project site is located within the West Bear Mountain Faults Zone. All other faults in the County, including those closest to the project site are considered inactive.<sup>11</sup>

Earthquake activity on the closest active could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.<sup>12</sup> While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project site is located.<sup>13</sup> The project site where the existing dwelling units are located is relatively flat, while the rest of the property is comprised of rolling terrain; and based upon the soil survey and metamorphic rock comprising the site, there would be no risk of landslide.<sup>14</sup>

The proposed Parcel Map and Rezone would result in six (6) separate parcels for commercial development situated in an area subject to low to moderate groundshaking effects. The proposed project would not include uses that would pose any unusual risk of environmental damage either through the use of hazardous materials or processes or through structural design that could be subject to groundshaking hazard. There would be no significant impacts that could not be mitigated through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. Impacts would be less than significant.

- b & c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 50 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. 4719, adopted 3/13/07). 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 any on-site and off-site road improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

The El Dorado County Resource Conservation District reviewed the application in 2006 and did not have any issues with the proposed Parcel Map and Rezone.

Adherence to the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* would reduce the potential impacts to less than significant.

<sup>11</sup> *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, p. 5.9-5.*

<sup>12</sup> *California Department of Conservation, California Geological Survey, Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002.*  
(<http://www.consrv.ca.gov/cgs/rghnv/pshu>)

<sup>13</sup> *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, pages. 5.9-6 to 5.9-9.*

<sup>14</sup> *El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, pages. 5.9-6 to 5.9-9.*

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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 project site has been classified per the USDA Soil Survey as Auburn series soils AxD and AkC. The Auburn Series soil types are characterized by a low shrink-swell potential. Impacts would be less than significant.

e. **Septic Systems.** The project would be served by public water and sewer. There would be no impact.

**Finding**

No significant geophysical impacts are expected from the proposed Parcel Map and Rezone either directly or indirectly. For this "Geology and Soils" category, the thresholds of significance have not been exceeded.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>			
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	

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**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.

- a-b. **Hazardous Substances.** No hazardous substances are involved with the Parcel Map and Rezone. Temporary use of heavy equipment for road improvements would be required. A diesel fuel storage tank may be located on-site for the heavy equipment. The potential storage and transport of diesel fuel in such quantities that would create a hazard to people or the environment would require an approved hazardous material business plan issued from the El Dorado County Environmental Management Department. Said hazardous material business plan would identify potential impacts to the environment and require mitigation measures to reduce any potential impacts. Based on the amount of road improvements required and the duration of heavy equipment on-site and off-site to complete the road improvements, and that fuel storage would most likely not occur, impacts would be less than significant. Impacts related to diesel fuel spillage would be less than significant with an approved hazardous materials business plan.
- c. **Hazardous Emissions.** Golden Hills Elementary school is located across Suncastr Lane from the Subject parcel and is a sensitive receptor. However, the proposed office buildings would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. Air Quality Management District has reviewed the project and required conditions relating to the construction of this project. These conditions would reduce the impact of pollutants from construction vehicles to a less than significant level.
- 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.<sup>15</sup> There would be no impact.
- 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 is no private airstrip(s) in the immediate vicinity that is identified on a U.S. Geological Survey Topography Map. There would be no impact.

<sup>15</sup> California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), [http://www.dtsc.ca.gov/database/Calsites/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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- g. **Emergency Response Plan.** The parcel is accessed via Suncast Lane and Golden Foothill Parkway. The nearest major County-maintained road is Latrobe Road. Fire response and fire safety issues have been reviewed by the El Dorado Hills Fire Department. The Fire Department would require a Fire Safe Plan be prepared prior to building permit issuance. Based upon the Fire Department conditions of approval, impacts would be less than significant.
- h. **Fire Hazards.** The project site located in an area classified as having a low fire hazard.<sup>16</sup> As part of the conditions of approval for the Parcel Map and Rezone, the applicants would be required to provide an approved Fire Safe Plan and provide fire access roadways able to accommodate the required turning radii for Fire Department trucks. Impacts related to wildland fire hazard would be less than significant.

**Finding**

No Hazards or Hazardous conditions are expected with the Parcel Map and Rezone either directly or indirectly. For this "Hazards" category, the project has been conditioned to ensure that impacts of hazards and hazardous materials would be less than significant.

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			X

<sup>16</sup> El Dorado County Planning Department, El Dorado County General Plan Draft Environmental Impact Report (SCH #2001082030), May 2003, Exhibit 5.8-4.

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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
delineation map?			
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;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical storm water pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a & f. **Water Quality Standards.** The project would be required to connect to public water. The public water service has reviewed the project and has determined that there is adequate water to service the project. Impacts would be less than significant.

b. **Groundwater.** The project would be served by public water and sewer. The proposed development impacts to ground water in the area would be less than significant.

c. **Erosion Control Plan.** The purpose of the erosion control program is to limit storm water runoff and discharge from a site. The 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. The Department of Transportation has reviewed the proposed project and has required a Grading Plan for any proposed road improvements. The Grading Plan is required to be in conformance with the *Grading, Erosion and Sediment Control Ordinance*. Adherence to the standards of the Ordinance would reduce potential erosion impacts to a less than significant level.

d. **Existing Drainage Pattern.** The El Dorado County Department of Transportation has reviewed the project and has required a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval, prior to the issuance of any building permit for this project. Adherence to the plan would reduce impacts to a less than significant level.

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- e. **Storm Water Run-off.** Based on the soil types, surface runoff has been characterized as being slow to moderate. Erosion control shall be reviewed with the site improvement/grading plan prior to building permit issuance to ensure that erosion control measures are being followed. Adherence to the erosion control measures would reduce the impacts to a less than significant level.
- g, h, & i. **Flooding.** The project is outside of mapped flood plains, impacts would be less than significant.
- FIRM.** The Flood Insurance Rate Map (Panel No. 060040 0700 D, last updated December 4, 1986) for the project area establishes that the project site is not within a mapped 100-year floodplain.
- j. **Seiche, tsunami, or mudflow.** The potential impacts due to a seiche, tsunami, or mudflow are remote. Impacts would be less than significant.

**Finding**

No significant hydrological impacts are expected with the Parcel Map and Rezone either directly or indirectly. For this "Hydrology" category, the project has been conditioned to ensure that impacts to hydrology and water quality materials would be less than significant.

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.

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- a. **Established Community.** The project site is located within the El Dorado Hills Business Park. The proposed Parcel Map and Rzone for the project is consistent with the land use pattern and the EDH Business Park plan. Impacts would be less than significant.
- b. **Land Use Plan.** The parcel is zoned Research and Development (R&D) and allows general and medical office use development. The project would include a re-zone request to change the zoning from R&D to R&D-PD (Planned Development) which is consistent within the General Plan Designation and the El Dorado Hills Community Region. A Planned Development application is required when splitting a R&D zoned parcel into smaller than two acre parcels. Impacts would be less than significant.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project would not affect any biological resources. Impacts would be less than significant.

**Finding**

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

<b>X. MINERAL RESOURCES. <i>Would the project:</i></b>			
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 is present.<sup>17</sup> The project site has not been delineated in the General Plan or

<sup>17</sup> California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

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in a specific plan as a locally important mineral resource recovery site.<sup>18</sup> There are no mining activities adjacent to or in the vicinity of the project site that could affect existing uses. There would be no impact.

**Finding**

No impacts to energy and mineral resources are expected with the proposed Parcel Map and Rezone either directly or indirectly. 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	
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-d. **Noise Standards.** The on-site and off-site road improvements would generate temporary construction noise from the large heavy equipment, trucks, bulldozer) at a potentially significant level (greater than 60 dB L<sub>eq</sub>

<sup>18</sup> 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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and 70 dB  $L_{max}$  between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-5 for maximum allowable noise exposure for non transportation noise sources in rural regions-construction noise). Construction operations for road improvements would require adherence to construction hours as required by General Plan Policy 6.5.11. Construction activities would be limited to 7:00 a.m. to 7:00 p.m. during weekdays and 8:00 a.m. to 5:00 p.m. on weekends and federally recognized holidays. Short-term noise impacts would therefore be less than significant. The long-term noise impacts would be related to current vehicle traffic along Suncastr Lane and Golden Foothill Parkway which would be under the maximum noise level thresholds in the 2004 General Plan Table 6-1 of 60 dB  $L_{dn}$ /CNEL or less. No known changes in traffic-generated noise levels along Suncastr Lane or Golden Foothill Parkway would occur. Short-term and long-term impacts would be less than significant.

c & f. **Airport Noise.** The project site is not within the airport land use plan. There would be no impact.

**Finding**

Potential short and long term noise sources would be required to comply with established noise standards and policies. For this "Noise" category, the thresholds of significance have not been exceeded.

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 is designated as Research and Development land use under the 2004 General Plan. No residential development is proposed as part of this project, however a less than significant increase in population may occur due to the increase of employment in the region. No housing or people would be displaced, and no extensions of infrastructure would be required. Impacts would be less than significant.

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**Finding**

The project would not displace housing. There is no potential for a significant impact due to substantial growth with the proposed Parcel Map and Rezone either directly or indirectly. For this "Population and Housing" category, the thresholds of significance have not been exceeded.

<b>XIII. PUBLIC SERVICES.</b> <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

**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. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire District that the level of service would not fall below the minimum requirements as a result of the project. The responsible Fire District would review building permit plans to determine compliance with their fire standards. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts would be less than significant.
- b. **Police Protection.** The proposed Parcel Map would create six commercial lots. Impacts to police protection services would be less than significant.

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c-e. **Schools, Parks and Other Facilities.** The proposed Parcel Map and Rezone is located within the El Dorado Hills Community Service District. Impacts would be less than significant.

**Finding**

As discussed above, no significant impacts are expected to public services either directly or indirectly. For this "Public Services" category, the thresholds of significance have not been exceeded.

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. **Parks and Recreation.** The proposed Parcel Map and Rezone would increase population that would substantially contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. Park facilities are maintained by the El Dorado Hills Community Services District. The El Dorado Hills Community Services District charges park impact fees in conjunction with building permits. There would be a less than significant impact.

**Finding**

No significant impacts to recreation and open space resources are expected either directly or indirectly. For this "Recreation" category, the thresholds of significance have not been exceeded.



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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
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 Department of Transportation has reviewed the proposed Parcel Map and has conditioned the project to include offsite improvements to reduce the traffic impact so it would not exceed the thresholds established in the 2004 General Plan. The off-site improvement would optimize the signal timing operation at the intersection of Latrobe Road with Town Center Boulevard and shall be completed prior to issuance of building permits. Additionally, all traffic impact fees shall be paid prior to issuance of building permits. Impacts would be less than significant.

c. **Traffic Patterns.** The project site is not within an airport safety zone. No changes in air traffic patterns would occur or be affected by the proposed project. There would be no impact.

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- d. **Hazards.** The project site is readily accessible from Golden Foothill Parkway and Suncastr Lane. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. Impacts would be less than significant.
- e. **Emergency Access.** The project site receives access off Golden Foothill Parkway and Suncastr Lane. Existing Road widths are adequate for emergency access and the project has been conditioned to provide necessary turning radii for emergency vehicles. There would be no impact.
- f. **Parking.** The proposed on-site parking plan would provide adequate parking for the proposed offices. There would be no impact.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

**Finding**

As discussed above, no significant traffic impacts are expected either directly or indirectly. 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	
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	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>			

**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. **Wastewater.** The Parcel Map and Rezone would require connection to a public wastewater system. Storm water runoff would be negligible (see Item c, below). Impacts would be less than significant.
- b., d., e. **New Facilities** The project would require connections to public water and sewer. The utilities provider has reviewed the application and has determined that adequate services exist to serve the project. Impacts would be less than significant.
- c. **Storm Water Drainage.** All required drainage facilities for the project would be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation. Impacts would be less than significant.
- f & g. **Solid Waste.** No anticipated increases of solid waste generated from the existing residential units and proposed residential unit once the parcel is divided into three or affect recycling goals. Impacts would be less than significant.
- h. **Power.** Power and telephone facilities are currently in place and utilized at the project site. No further expansion of power anticipated from Parcel Map and Rezone. Impacts would be less than significant.

**Finding**

No significant utility and service system impacts are expected either directly or indirectly. For this "Utilities and Service Systems" 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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<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>			
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

**Discussion**

- a. As discussed in Item V (Cultural Resources), the proposed project would have a less than significant effect on historical or unique archaeological resources. There would be no effects on fish habitat (Item IV). There would be a less than significant effect on special-status plant or animal species (Item IV).
- b. Due to the size of the proposed project, types of activities proposed, and site-specific environmental conditions, 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, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant.
- c. Due to the size of the proposed project, types of activities proposed, and site-specific environmental conditions, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**SUPPORTING INFORMATION SOURCE LIST**

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

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

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. 4719)

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.)

Record Search Results for El Dorado Hill Professional Center: Job #05-226-01 APN: 117:060:24 September, 2006

Tentative Parcel Map prepared by RFE Engineering Inc, August 2006.

Air Quality Analysis for the El Dorado Hills Profession Center Office Development APN: 117-060-24 Jones and Stokes. December 2006