

**ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 25, 2007

Item No.: 8.b.

Staff: Jonathan Fong

REZONE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP

FILE NUMBER: Z06-0023/PD06-0018/P06-0020/Carson Creek Business Park

APPLICANT: Carson Creek Business Park, LLC

REQUEST: Request for a rezone, planned development and parcel map

Rezone from Research and Development (R&D) to Research and Development- Planned Development (R&D-PD);

Planned development for a commercial condominium development consisting of 11 buildings totaling 152,603 square feet. The buildings would range in size from 8,920 to 14,593 square feet; and

Tentative parcel map to subdivide each of the buildings into a total of 88 individual parcels. Parcels would range in size from 1,250 to 2,057 square feet. The one common parcel would be 8.03-acres in size.

LOCATION: The property is located on the south side of Sandstone Court, southwest of the intersection with Golden Foothill Parkway, in the El Dorado Hills Area, Supervisorial District II. (Exhibit A)

APN: 117-081-05

ACREAGE: 11.03 acres

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

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

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION:

Recommend conditional approval

BACKGROUND: The project parcel originally consisted of three separate parcels (APN 108-271-02, 03, 04). Boundary Line Adjustment BLA 05-0087 was approved in 2005 to merge the parcels into a single parcel (APN117-081-05).

Permit History: The site is currently under developed in accordance with issued building permits. The site has been previously graded under approved Grading Permit 165741 which was issued on June 17, 2005. Additionally, building permits for seven of the proposed eleven buildings are either in process or have been issued.

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

Project Description

The application request is for a Rezone, Planned Development and Parcel Map.

The Rezone would add the Planned Development (PD) overlay to the parcel to change the zoning from Research and Development (R&D) to Research and Development-Planned Development (R&D-PD).

The Planned Development would allow for the construction of a commercial condominium development plan. A total of 11 buildings would be constructed in the development. The buildings would range in size from 8,950 square feet to 14,593 square feet. The buildings would be constructed with interior dividing walls creating a total of 88 units. Each of the 88 units would become separate parcels. The development would allow a mix of office and warehouse uses. As discussed in the Zoning Section below, the PD is required in order to create parcels of less than two acres within the R&D zone and to allow for modification to the development standards of the R&D zone district.

The Parcel Map would create 88 parcels from the units within the buildings. Additionally, one, 8.03-acre common parcel would be created. The common parcel would include the common access and parking areas and the exterior of the buildings, stairways, and landscaped areas. These common features would be controlled by a maintenance association created for the development.

The following table provides the building suites and proposed parcel details:

Building Number	Number of Units	Building area (sq. ft.)
A	8	14,593
B	8	14,593
C	10	14,352
D	8	14,593
E	8	12,211
F	8	12,211
G	8	12,221
H	8	12,221
I	8	8,920
J	8	8,920
K	6	9,085
Total Buildings:	Total Units:	Total Square Footage
11	88	152,603

Site Description: The site is located at an elevation of approximately 496 feet and is flat. The project site is situated approximately 10 feet below the finish grade of Golden Foothills Parkway and Sandstone Drive. Lanscaped slopes and retaining walls are located along the periphery of the site where the topography slopes steeply to meet the frontage roads.

Seven of the 11 proposed buildings are under construction. Vegetation onsite is limited to the landscaping required for the issued building permits.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D	R&D	Construction of seven buildings in progress.
North	R&D	R&D	Undeveloped
South	CC-SP	AP	Carson Creek Specific Plan Area (undeveloped)
East	R&D	R&D	El Dorado Hills Fire Department Station (construction in progress)
West	R&D	R&D	Existing manufacturing development

The project is located within the El Dorado Hills Business Park and is bounded to the north, east, and west by parcels within the business park. To the south are parcels within the Carson Creek Specific Plan which have been designated as residential land uses. Development applications are currently in process; however, the land is currently undeveloped. As discussed in the Zoning Section below, the project would be required to provide additional landscape buffers between the project site and the residential land uses to the south. The proposed office and warehouse land uses would be consistent within the business park and would not conflict with the future residential land uses to the south.

General Plan: The General Plan designates the subject site as Research and Development (R&D). General Plan Policy 2.2.1.2 states the purpose of the R&D designation is to provide for a range of office and light manufacturing in a campus setting. The proposed development would provide for office and warehouse uses which would be consistent within the R&D district.

Policy 2.2.1.3 establishes a maximum Floor Area Ratio (FAR) of 50 percent within the R&D district. The maximum allowable FAR for the 11.03-acre parcel would be 5.52-acres (240,233 square feet). The development would construct 152,603 square feet of building space on the 11.03-acre parcel. This would yield a FAR of 32% which would be consistent with Policy 2.2.1.3

Policy 2.8.1.1 directs that nighttime light and glare from parking area lighting, signage, and buildings be reduced while combined with related design features, namely directional shielding for parking lot and outside building lighting, that could reduce effects from nighttime lighting. The lighting for the project has been reviewed and approved as part of the submitted building permits for the constructed buildings. Future lighting for the remaining buildings would be consistent with those fixtures already installed onsite.

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The subject site is zoned Research and Development (R&D). The purpose of the R&D Zone District is to provide high technology, non-polluting manufacturing plants, and related facilities in a campus-like setting. Pursuant to Section 17.35.020, the proposed office and warehouse uses would be consistent within the R&D zone.

Section 17.35.030 A through M of the Zoning Ordinance establishes development standards for projects within the R&D Zone District. Below is an analysis of those standards.

A. Minimum Lot Area.

- d. Any parcel proposed to be created which is less than two acres in size may only be approved when processed with a planned development application wherein issues of grading, drainage, access and other issues which may affect the neighborhood are addressed.**

In order to be consistent with this requirement, the applicant has submitted a Planned Development application with the project. This is necessary because the proposed parcels would be less than two acres.

B. Building Coverage.

- 2. Inside urban area on long range plan, no more than fifty percent of the site;**
- 3. Development or improvement of a site within the El Dorado Hills Business Park shall not result in a runoff coefficient greater than 0.70, calculated in conformance with "Mannings Equations." In the event the proposed development generates a runoff coefficient in excess of 0.70, the department of transportation may require redesign, off-site improvements or fees to accommodate impacts of increased runoff on the existing drainage system.**

The project would allow for 11 buildings with a total Floor Area Ratio of 32 percent. The FAR includes two buildings with a split level design. Therefore, total building coverage would be less than 32 percent which is consistent with this section of the Ordinance.

C. Minimum Lot Width. One hundred feet measured at the front property line except that on a pie-shaped lot the width shall be measured at the front setback line.

The lot width of the existing 11.03-acre parcel meets the 100 foot requirement along the Frontage on Golden Foothills Parkway and on Sandstone Court.

The parcel map would create individual parcels for each of the units within the proposed 11 buildings. These separate units would not meet this requirement. However, the PD application would allow for flexibility with the development standards of the R&D zone district. Findings of Approval for these requests have been made and are included in Attachment 2 of the staff report.

D. Minimum Setbacks and Buffers.

1. Front Setback: 30 feet.

The front setback within the R&D zone district is calculated as an average setback of 30 feet. This provision allows for portions of a building to encroach into the front setback provided other portions are setback greater than the required 30 feet. As shown on the site plan, Building I is consistent with the average setback. The northeast corner of the building is approximately 22 feet from the property line, however the southeast corner of the building approximately 45 feet from the property line. Therefore, Building I would be consistent with the average setback of 30 feet. All other buildings within the development would be consistent with the 30 foot setback.

2. Side and rear setback: no setback required except if adjacent to an existing residential use or a zone which permits residential uses by right.

The project abuts the Carson Creek Specific Plan to the south which allows residential uses. As discussed in Item 3 below, the project would be consistent with the setbacks for separation of residential and R&D uses.

3. Landscape buffers.

a. When adjacent to residential zones, a thirty- foot setback landscaped with at least three trees and nine shrubs per one hundred feet of length;

The property abuts residential-zoned parcels to the south. The southern property line is 949 feet which would require at least 13 trees and 19 shrubs along the setback. As shown on the Landscaping Plan, the project would install 32 trees and over 50 shrubs along the southern setback. Buildings F, H, and J are the closest to the southern property line. As shown on the Site Plan, these buildings would be setback at least 70 feet from the southern property line.

d. The front setback area shall be landscaped with at least three trees of fifteen-gallon size and nine shrubs per each one hundred feet of length;

The project has frontage on Golden Foothill Parkway and Sandstone Drive. The combined frontage on these two roads would be approximately 1,300 feet. As shown on the Landscaping Plans, an adequate amount of trees and shrubs have been proposed to be consistent with this requirement. The Preliminary Landscaping Plan and corresponding Plant Legend have been included as Exhibit H included with this staff report.

4. Landscaped Parking Areas.

% of Total Parking

Parking Spaces Required Area to be Landscaped:

50+ spaces 10.0% minimum

The project would provide a total of 318 parking spaces for the site. As shown on the Landscaping Plan, the project would install landscaping within the parking areas. Landscaping would be installed within decorative planters at the corners of each of the buildings as well planters at the encroachments. The proposed landscaping would be consistent with this requirement.

E. Maximum Building Height: 50 feet.

The project would construct single story and two-story buildings. The maximum height of any of the buildings would not exceed 27 feet. The proposed buildings would not exceed the maximum height requirement.

F. Signs. The developer 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.**

A total of four signs have been approved and installed through the approved building permits. These signs include two monument signs adjacent to the encroachment onto Golden Foothill Parkway and Sandstone Drive. These signs are five feet wide by three feet six inches tall and identify the project site as "Carson Creek." Elevations of the sign have been included as an attachment to the staff report. Two signs have been installed within the site which provides a map of the development addressing information for the units within the site. The signs are 5 feet wide by 3'6 feet tall.

No additional signage is proposed as part of this application. The installed signage was reviewed and approved through submittal of building permits and are consistent with this requirement.

G. Loading. All loading and unloading of goods shall be conducted within a building or an area fenced for out door storage.

Each of the units would have a roll-up door and loading area located at the rear of each unit. All loading and unloading activities would occur within these areas and would not require outdoor storage. The project would be consistent with the loading requirements within the R&D zone district.

Planned Development Permit Request: Section 17.35.030 A2D of the Zoning Ordinance requires submittal of a Planned Development application for projects which would create parcels of less than two acres within the R&D zone district.

The project has submitted the PD application to be consistent with this requirement. The project would parcelize each of the 88 units within the proposed buildings. No other modifications to the development standards of the R&D zone district would be required as part of the project.

Parking: The project would allow for a commercial development allowing for a mixture of office and warehouse uses. Chapter 17.14 of the Zoning Ordinance requires a parking ratio of 1 space per 250 square feet of office space and 1 space per 2,000 square feet for warehouse. The 152,603 square foot development would require a total of 313 spaces based on the mixture of office and warehouse uses.

As shown on the site plan, the project would construct a total of 318 spaces. A total of 102 compact spaces would be provided and 11 handicap accessible spaces.

For projects which exceed 150,000 square feet of commercial space, five 12 foot wide by 40 foot long loading spaces are required. The project would install the required five loading spaces throughout the development.

The proposed parking would be consistent with the parking requirements of the Zoning Ordinance.

Colors: The R&D Zone District allows for two basic exterior colors and one accent color. As shown in elevations (Exhibit K) two base colors and one accent color have been proposed. The future buildings have been designed to be consistent with the constructed buildings.

Lighting: The applicant has submitted a site lighting plan. Lighting on the site and on the constructed buildings has been reviewed and approved as part of the building permit review process. The four proposed buildings would have lighting consistent with the constructed buildings. The lighting has been conditioned to comply with the outdoor lighting section of the Zoning Ordinance which requires future lighting to be downward shielded to reduce glare on the adjacent land uses.

Trash Enclosures: The Zoning Ordinance requires trash enclosures to be screened with a six-foot-high masonry or similar material to screen the enclosures from view. As shown on the site plan, the trash enclosures would be located at the rear of each of the buildings. The enclosures would be fenced and screened from view.

Other Issues/ Agency Comments:

Access/ Circulation: The Department of Transportation has reviewed the project and has determined that no additional road improvements would be required in the project area. The project would be required to obtain encroachment permits for the proposed encroachments onto Golden Foothill Parkway and Sandstone Court. DOT project specific and standard conditions have been included as Conditions 23 through 40 in Attachment 1 of this staff report.

Fire Protection: The El Dorado Hills Fire Department has reviewed the project and has required additional fire hydrants, addressing standards, and site improvements as part of the project. The Department has determined that completion of the required improvements would provide adequate fire protection of the site. Department requirements have been included as Conditions 10 through 22 in Attachment 1 of this staff report.

El Dorado Transit: Transit has reviewed the application and has not required additional site improvements for alternative transportation.

Air Quality Management District: The District has determined that the project would have an insignificant impact on air quality and has not required any conditions of approval.

Environmental Health: The Department has no comment. The project would be required connect to public water and sewer and would require no additional review by the Department.

Resource Conservation District: The District has reviewed the project and had no comment.

Surveyors Office: The Surveyors Office has required that all monuments be set prior to filing the final map. Letters from all agencies requiring conditions of approval would be required to submit a letter to the Surveyors Office stating that that agency's conditions have been completed.

Infrastructure: The project would be served by public water and sewer. The El Dorado Irrigation District has determined that adequate services exist within the El Dorado Hills Business Park to serve the project. No new utilities or services would be required to provide service for the project.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project.

The project would not result in significant impacts to natural resources in the area. The project would not impact native oak canopy or any rare or endangered species. The site has been disturbed under a previously approved grading permit. Staff has determined that there is no substantial evidence that the proposed project as conditioned would have a significant effect on the environment, and a Negative Declaration has been prepared.

In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

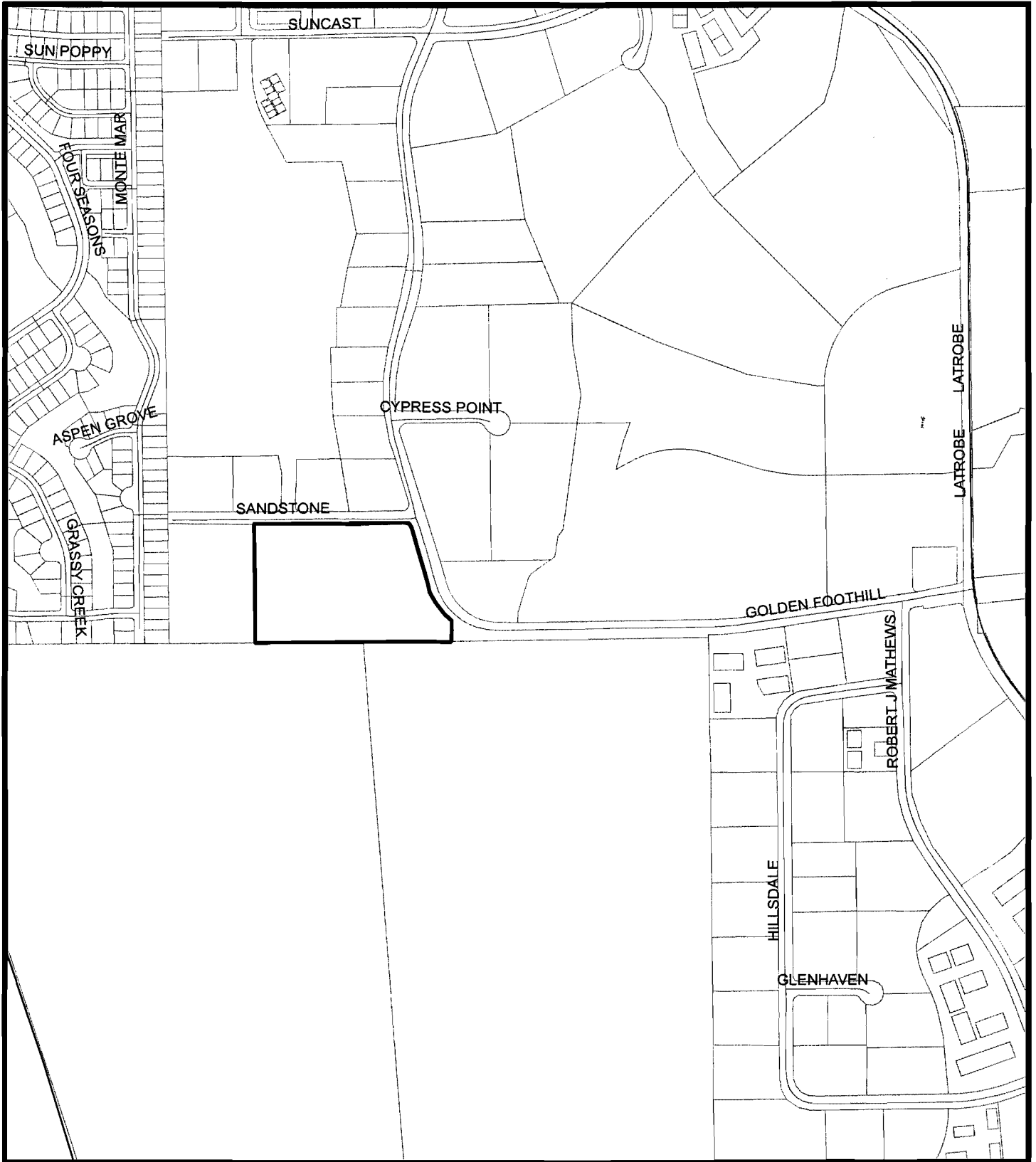
RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A	Vicinity Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibits E	Site Plan
Exhibit F.....	Tentative Parcel Map (Overall Map)
Exhibit G	Tentative Parcel Map Exhibit A (typical)
Exhibit H	Landscaping Plan
Exhibit I.....	Elevations (typical)
Exhibit J.....	Signage Elevations
Exhibit K.....	Color Palette
Exhibit L.....	Environmental Checklist

Carson Creek Business Park
Z06-0023/ PD06-0018/ P06-0020
Vicinity Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

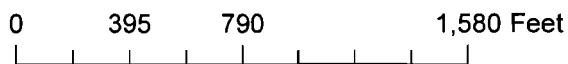
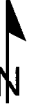
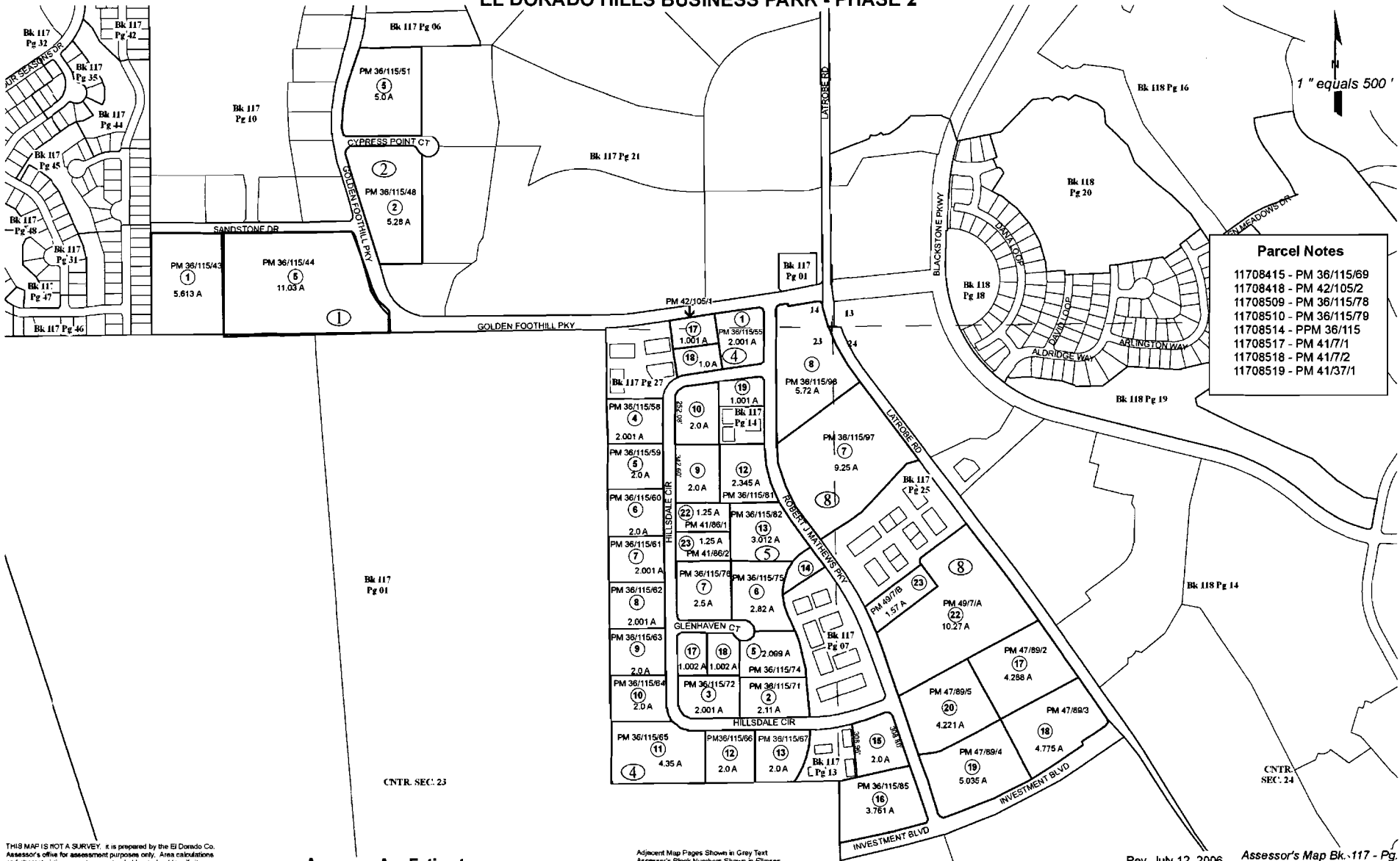
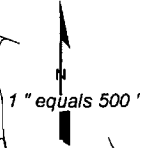


Exhibit A



POR. SECS. 14, 23 & 24, T.9N., R.8E., M.D.M.
EL DORADO HILLS BUSINESS PARK - PHASE 2

117:08



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

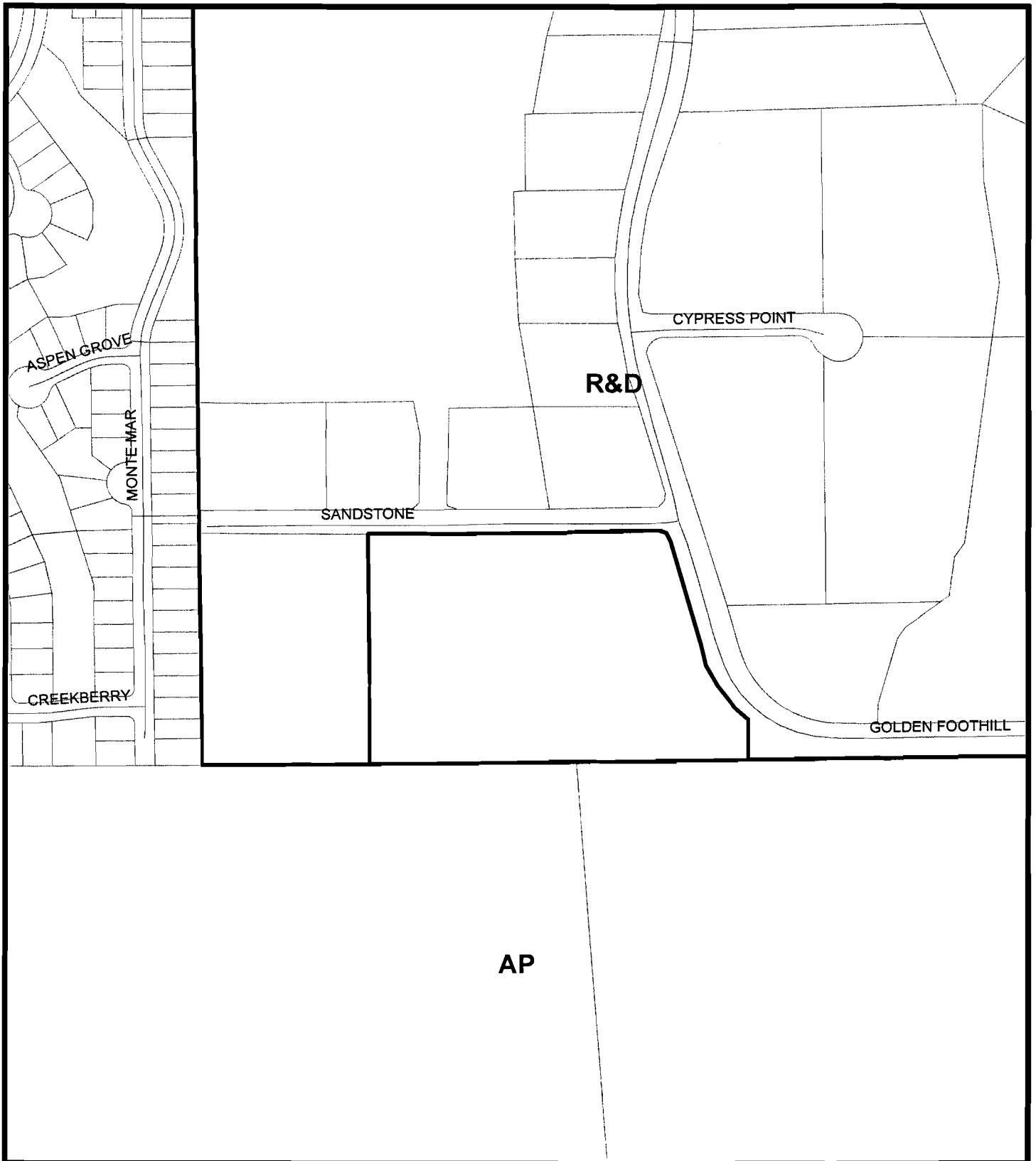
Adjacent Map Pages Shown in Gray Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. July 12, 2006

Assessor's Map Bk. 117 - Pg. 08
County of El Dorado, CA

EXHIBIT B

**Carson Creek Business Park
Z06-0023/ PD06-0018/ P06-0020
General Plan Land Use Map**



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

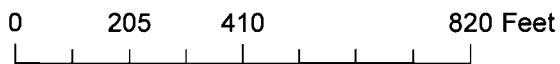
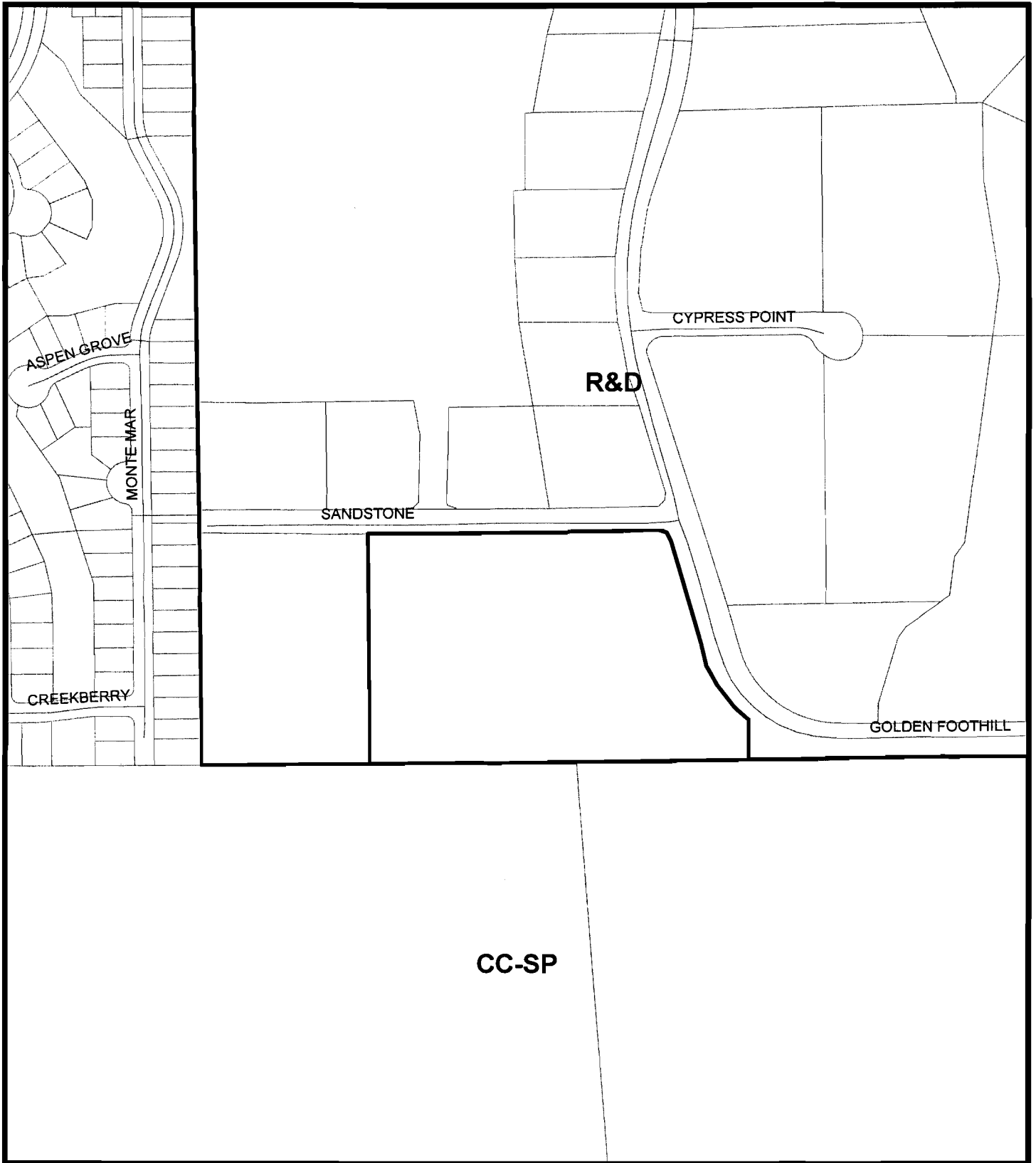


Exhibit C



**Carson Creek Business Park
Z06-0023/ PD06-0018/ P06-0020
Zoning Map**



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

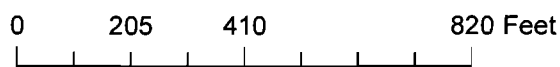
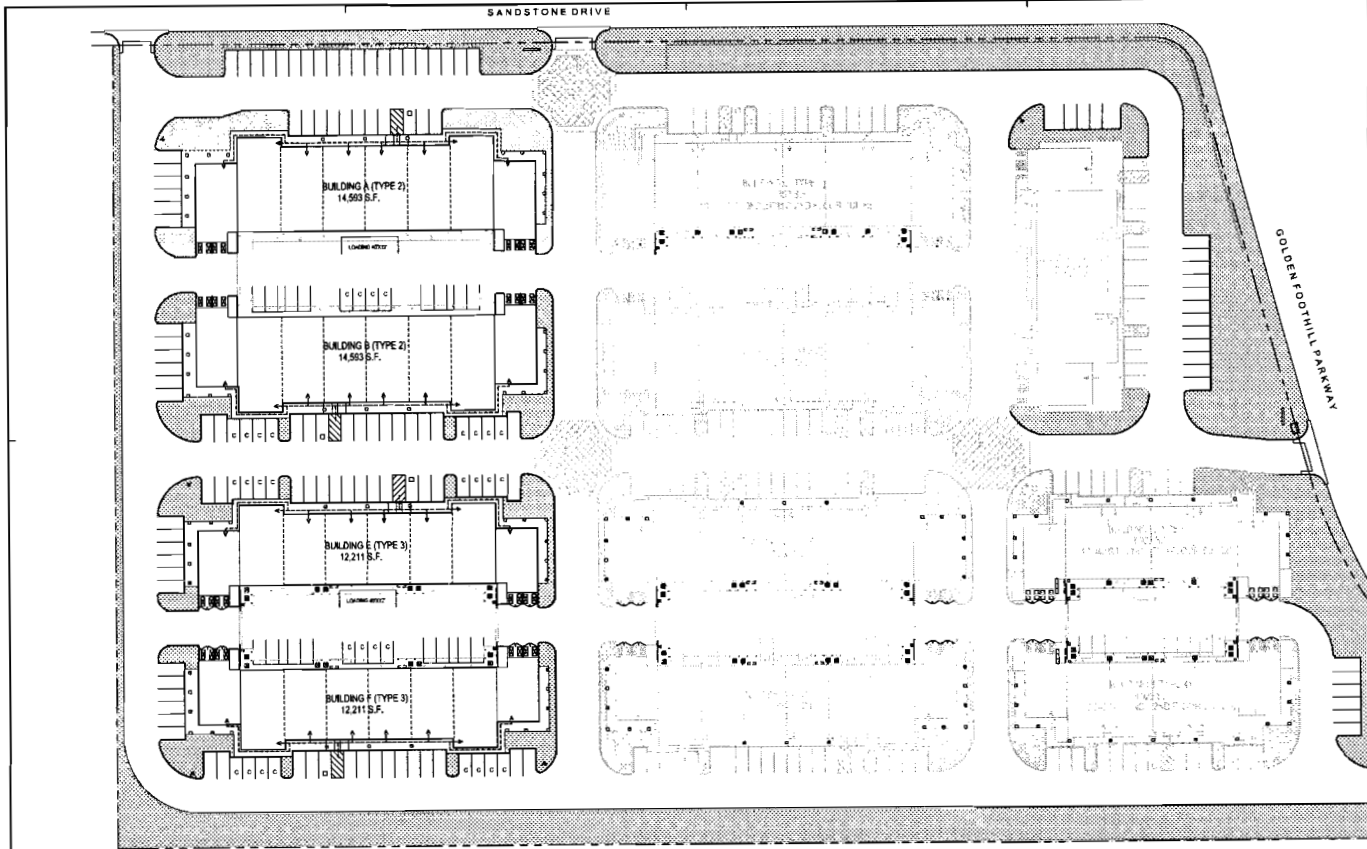


Exhibit D





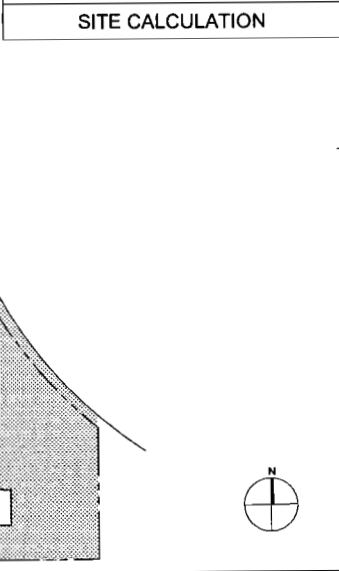
FLOOR AREA RATIO

Total Square Footage of Floor Area on Site: 152,603 SF
 Total Square Footage for Building A: 14,563 SF
 Total Square Footage for Building B: 14,563 SF
 Total Square Footage for Building E: 14,406 SF
 Total Square Footage for Building F: 14,406 SF

Total Square Footage of Site: 402,740 SF
 Floor Area Ratio: .30

Impervious Surfaces

Total Square Footage of Impervious Surfaces: 398,412 SF
 Percentage of Impervious Surface on Site: 99%



WLC Architects
 ARCHITECTS
 NORTHERN CALIFORNIA
 1110 Iron Point Road
 Suite 200
 Folsom
 California 95630-8301
 Tel: 916-355-9922
 Fax: 916-355-9950

Carson Creek Park
 Southfork Development Group
 El Dorado Hills, California



CONSULTANT

TOTAL REQUIRED PARKING FOR COMPLEX: 312 PARKING STALLS

Building	Sq. Ft.	Parking Ratio	Parking Req.
Building A Warehouse Office	14,563 / 5,895	1 = 10,000 SF / 10,000 SF	0 / 0
Building B Warehouse Office	14,563 / 5,895	1 = 10,000 SF / 10,000 SF	0 / 0
Building E Warehouse Office	14,406 / 5,895	1 = 10,000 SF / 10,000 SF	0 / 0
Building F Warehouse Office	14,406 / 5,895	1 = 10,000 SF / 10,000 SF	0 / 0

PROVIDED ON-SITE PARKING: 318 PARKING STALLS

Regular Parking Stalls: 205
 Accessible Parking Stalls: 11
 Compact Parking Stalls: 48
 Employee Parking Stalls: 28

ACCESSIBLE PARKING REQUIREMENT

REQUIRED ACCESSIBLE PARKING STALLS: 7 (PER CBC TABLE 11B-4)
 ACCESSIBLE PARKING STALLS PROVIDED: 11

COMPACT PARKING CALCULATION

TOTAL COMPACT PARKING STALLS: 102
 TOTAL PARKING STALLS: 318
 PERCENTAGE OF COMPACT PARKING: 102/318 = .32 = 32% < 35%

BUILDING TYPE 1

BUILDING A
 BUILDING B

BUILDING TYPE 2

BUILDING E
 BUILDING F

BUILDING TYPE 3

BUILDING C
 BUILDING D

BUILDING TYPE 4

BUILDING G

PARKING REQUIREMENT ANALYSIS

CODE ANALYSIS

LEGEND

SITE PLAN 1" = 40'-0" 1

GENERAL NOTES

- WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL.
- ARE CONTINUOUSLY ACCESSIBLE.
- HAVE MAXIMUM 1/2" CHANGES IN ELEVATION.
- ARE A MINIMUM OF 48" IN WIDTH AND
- WHERE NECESSARY TO CHANGE ELEVATION AT A 90 DEGREE CORNER, 1/2" SHALL HAVE RAMPS COMPLYING WITH CBC 1007, SHEET S.1, CBC 1033 AND 1034.

NO	DATE	BY	DESCRIPTION

REVISIONS

NO	DATE	BY	DESCRIPTION

DRAWN: PS CHECKED: JMB
 DATE: AUGUST 2006 SCALE: 1" = 40'-0"
 PROJECT NUMBER: 0420800

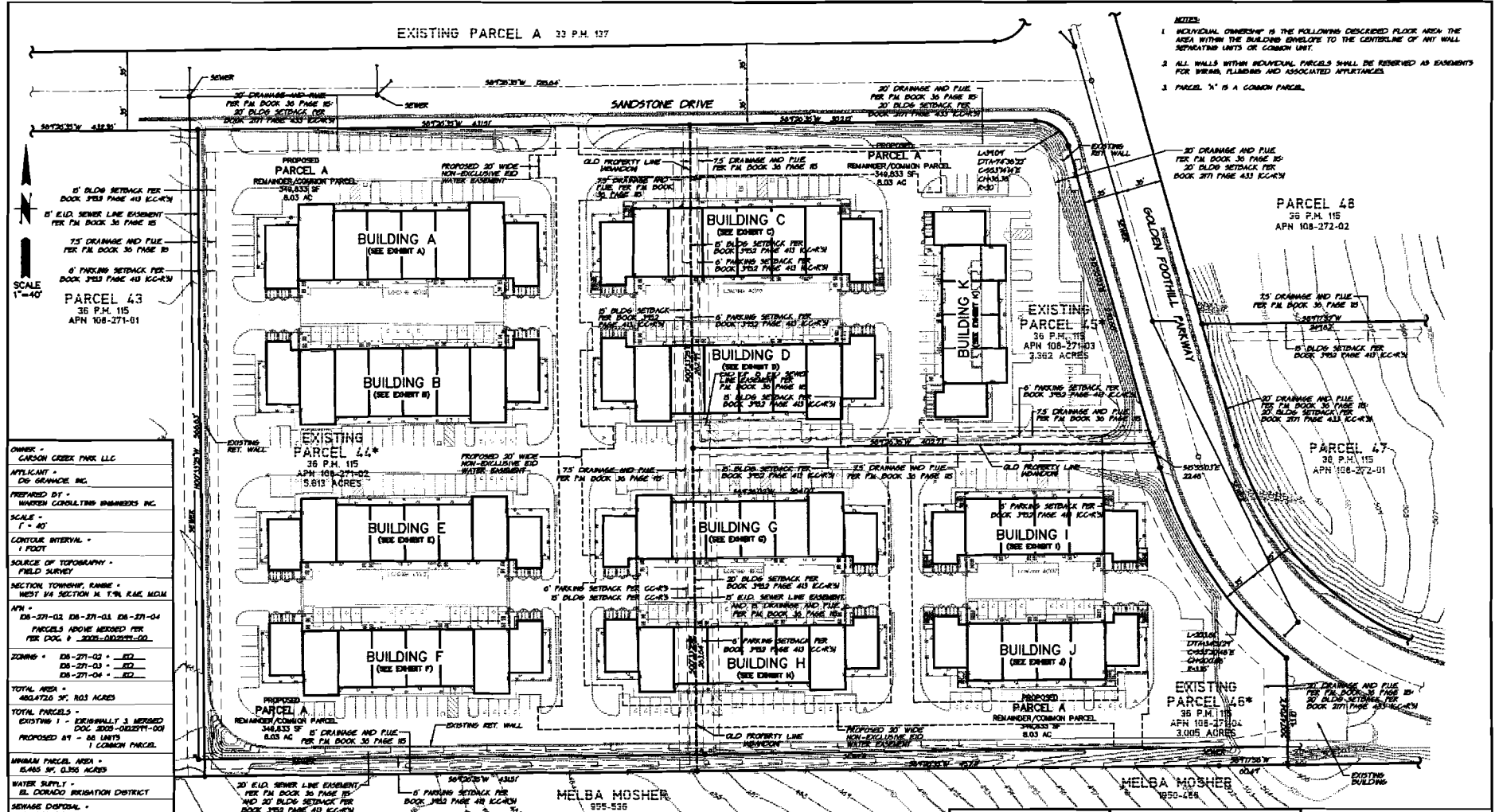
SITE PLAN

DRAWING NUMBER: **A1.1**

EXHIBIT E

EXISTING PARCEL A 33 P.M. 127

- NOTES:**
1. INDIVIDUAL OWNERSHIP IS THE FOLLOWING DESCRIBED FLOOR AREA THE AREA WITHIN THE BUILDING ENVELOPE TO THE CENTERLINE OF ANY WALL SEPARATING UNITS OR COMMON UNIT.
 2. ALL WALLS WITHIN INDIVIDUAL PARCELS SHALL BE RESERVED AS EASEMENTS FOR BERMS, FLOODING AND ASSOCIATED APPLIANCES.
 3. PARCEL 'A' IS A COMMON PARCEL.



OWNER - CARSON CREEK PARK, LLC
APPLICANT - DQ GRANDE, INC.
PREPARED BY - WARREN CONSULTING ENGINEERS, INC.
SCALE - 1" = 40'
CONTOUR INTERVAL - 1' FOOT
SOURCE OF TOPOGRAPHY - FIELD SURVEY
SECTION TOWNSHIP, RANGE - WEST 1/4 SECTION 14, T.9N. R.4E. NDM
APN - 08-271-02, 08-271-03, 08-271-04
PARCELS ABOVE MERGED PER PER DOC # 2008-002291-02
ZONING - 08-271-02 - J22, 08-271-03 - J22, 08-271-04 - J22
TOTAL AREA - 480,472.36 SQ. FT. 1.10 ACRES
TOTAL PARCELS - EXISTING 1 - EXISTENTIALLY 3 MERGED DOC 2008-002291-02
PROPOSED BY - 66 UNITS 1 COMMON PARCEL
MINIMUM PARCEL AREA - 0.4005 AC, 0.255 ACRES
WATER SUPPLY - EL. DORADO IRRIGATION DISTRICT
SEWERAGE DISPOSAL - EL. DORADO IRRIGATION DISTRICT
FIRE PROTECTION - HYDRANTS, EL. DORADO HILLS F.D.
DATE OF PREPARATION - 6/19/07

A.P.N. 108-271-02, 03, 04

DESIGNED:	6/19/07
DRAWN:	
CHECKED:	
DATE:	7/10/07

NO.	REVISION	APP'D	DATE

HORIZONTAL SCALE:	AS NOTED
VERTICAL SCALE:	1" = 40'
JOB NO.:	17461



WCE
WARREN CONSULTING ENGINEERS, INC.
 160 BLUE RAVIDE ROAD, SUITE C
 FOLSOM, CA 95630 (916) 985-1870

BASIS OF DIMENSIONS
 THE BASIS OF DIMENSIONS FOR THIS MAP ARE IDENTICAL TO THAT CERTAIN PARCELS MAP FILED IN THE RECORDERS OFFICE OF EL. DORADO COUNTY, IN BOOK 30 OF PARCEL MAPS, PAGE 85.

ZONING ADMINISTRATOR	BOARD OF SUPERVISORS
APPROVAL / DONALD DATE	APPROVAL / DONALD DATE

TENTATIVE PARCEL MAP FOR CARSON CREEK BUSINESS PARK OVERALL MAP

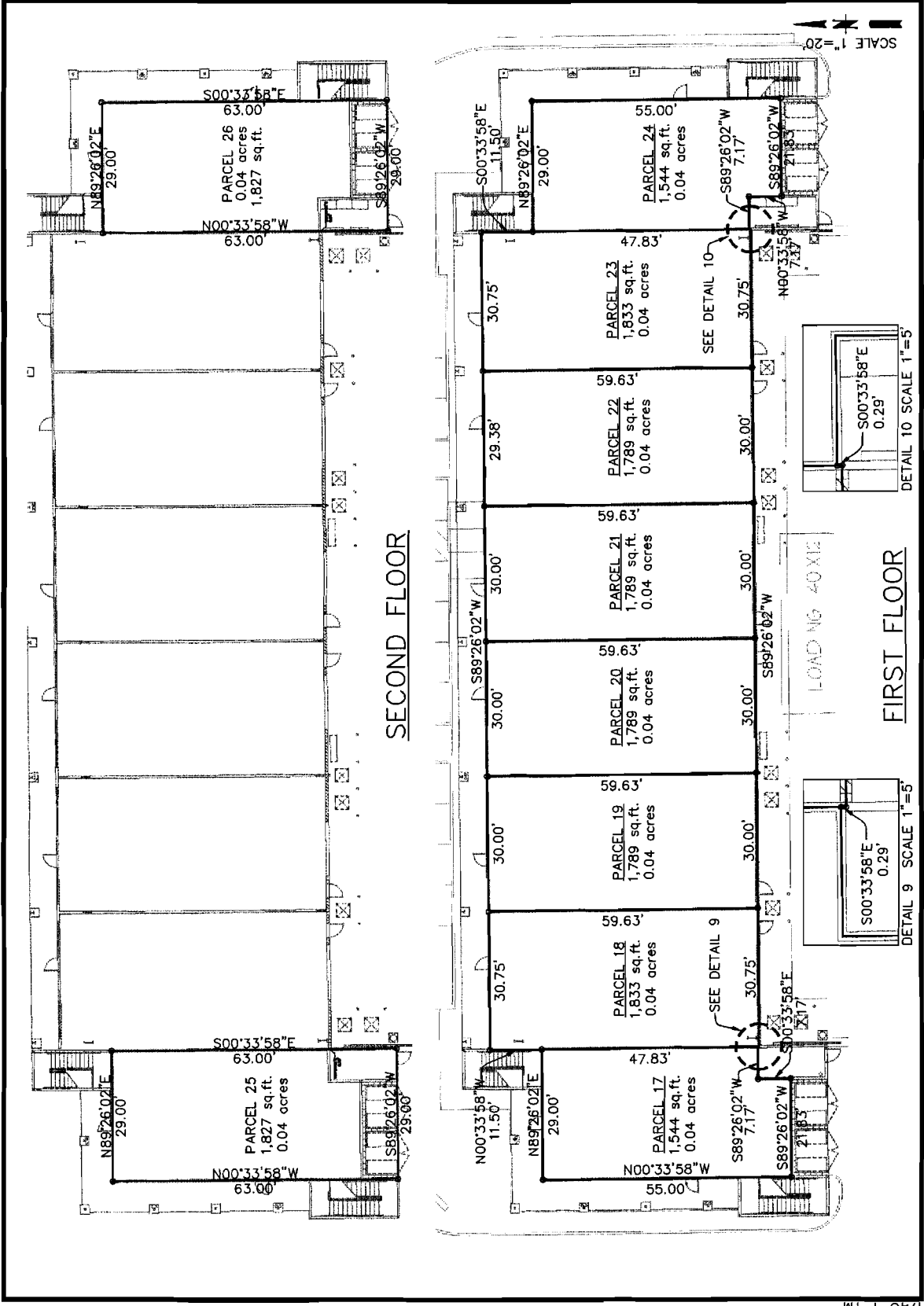
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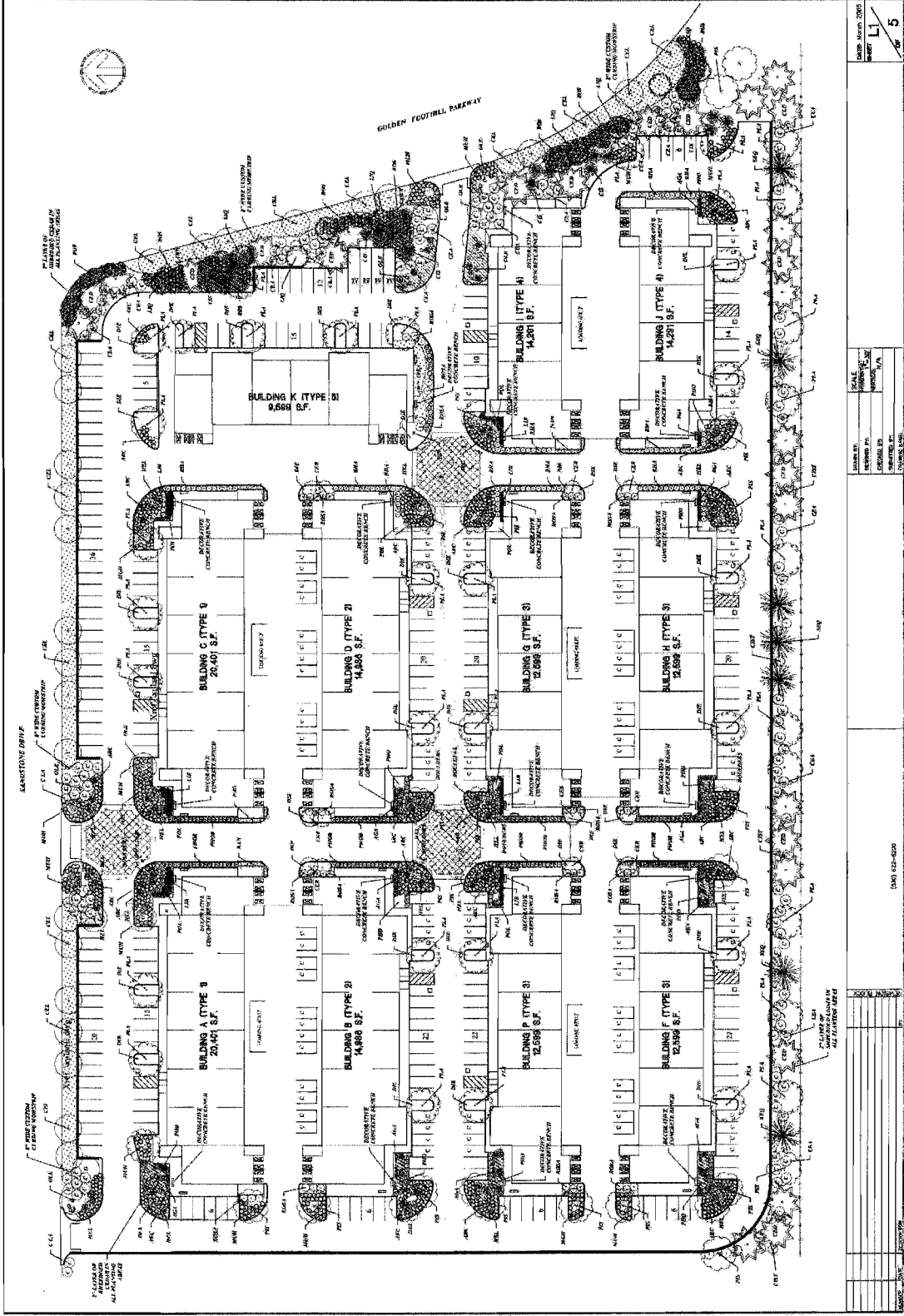
EXHIBIT F

SCALE: 1"=20'
 DRAWN BY: WCE
 DATE: 7/16/07

CARSON CREEK
 BUSINESS PARK
 TENTATIVE MAP APPLICATION
 BUILDING C
 (EXHIBIT "C")

WCE
 WARREN CONSULTING ENGINEERS, INC.
 160 BLUE RAINE ROAD, SUITE C
 FOLSOM, CA 95630 (916) 985-1870





05 JUN 26 AM 10:00
 RECEIVED
 PLANNING DEPARTMENT

PLANT LEGEND

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CED	Cedrus deodara	Deodar Cedar	35	15 Gallon	
CEL	Celtis occidentalis	Common Hackberry	23	15 Gallon	
CER	Cercis canadensis	Eastern Redbud	8	15 Gallon	Magenta Flower in Late Winter and Early Spring
FRA	Fraxinus uhdei	Evergreen Ash	7	15 Gallon	
LIQ	Liquidambar styraciflua 'Burgundy'	American Sweet Gum	12	15 Gallon	Fall Color: Burgandy, Yellow, and Pinks
OLE	Olea europaea 'Swan Hill'	Swan Hill Olive	9	24" Box	
PIS	Pistacia chinensis	Chinese Pistache	20	15 Gallon	Fall Color: Burgandy, Yellow, and Reds
PLA	Platanus acerifolia 'Bloodgood'	London Plane Tree	35	15 Gallon	
PIN	Pinus ponderosa	Ponderosa Pine	21	15 Gallon	
SHRUBS					
AGA	Agapanthus africanus 'Peter Pan'	Dwarf Lily of the Nile	109	1 Gallon	18" Apart-Blue Flower in Late Spring Early Summer
ARCT	Arctostaphylos 'Sunset'	Sunset Manzanita	38	5 Gallon	Small White Flower in Spring
CIS	Cistus x purpureus	Orchid Spot Rockrose	32	1 Gallon	Medium Pink Flower in Spring
DIE	Dietes vegeta	Butterfly Iris	81	5 Gallon	White Iris Type Flower
NAN	Nandina domestica	Heavenly Bamboo	30	5 Gallon	Small Cluster of White Flowers W/ Red Berries in Winter
NER	Nerium oleander	Oleander	107	5 Gallon	Purple to Pinkish Lilac Type Flower in Summer
PHOR	Phormium 'Tom Thumb'	Tom Thumb Flax	139	1 Gallon	
PHO	Phormium tenax 'Rainbow Warrior'	Rainbow Warrior New Zealand Flax	34	5 Gallon	
RHA	Rhaphiolepis indica 'Ballerina	Rhaphiolepis ballerina	142	5 Gallon	Cluster of Pink Flowers in Spring
ROSA	Rosa 'Iceburg'	Iceburg Shrub Rose	40	5 Gallon	Single Pedaled White Rose Flowers in Spring and Summer
GROUND COVERS AND GRASSES					
ARC	Arctostaphylos 'Massachusetts'	Bearberry	537	1 Gallon	3' Apart / Blue Flowers in Spring
CEA	Ceanothus gnseus horizontalis	Carmel Creeper	185	1 Gallon	6' Apart / Clusters of Blue Lilac Type Flowers in Early Spring
HEL	Helictotrichon sempervirens	Blue Oat Grass	49	1 Gallon	
LIR	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Blue Lilyturf	104	1 Gallon	18" Apart / Small Blue Flowers in Spring
ROS	Rosmarinus officinalis	Rosemary	845	1 Gallon	3' Apart / Small Blue Flowers in Spring
POL	Polystichum munitum	Western Sword Fern	20	1 Gallon	
MUH	Muhlenbergia rigens	Deer Grass	115	1 Gallon	

FILE COPY

Z 06-0023, PD 06-0018

P 06-0020

EXHIBIT H



CONSULTANT

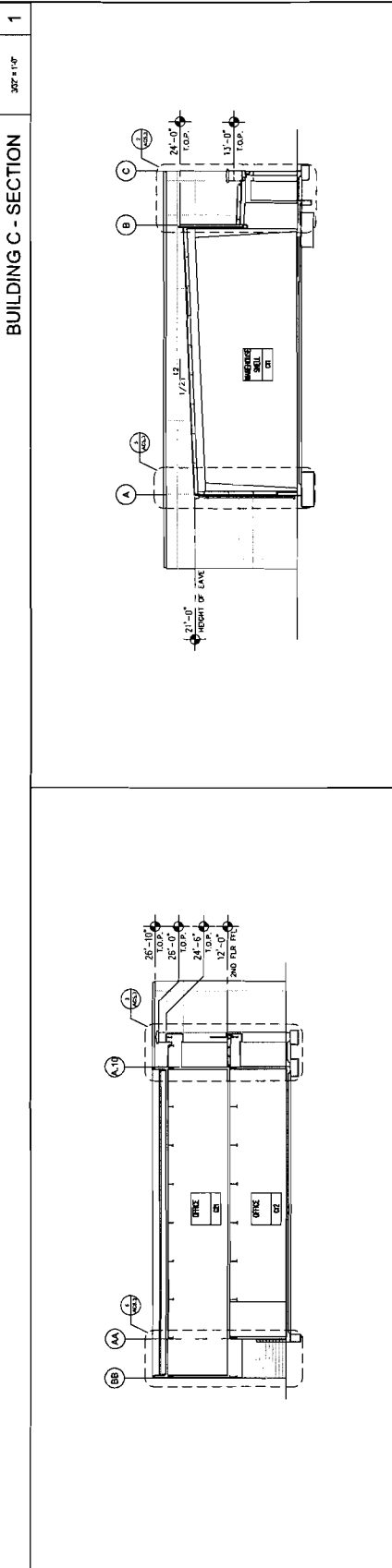
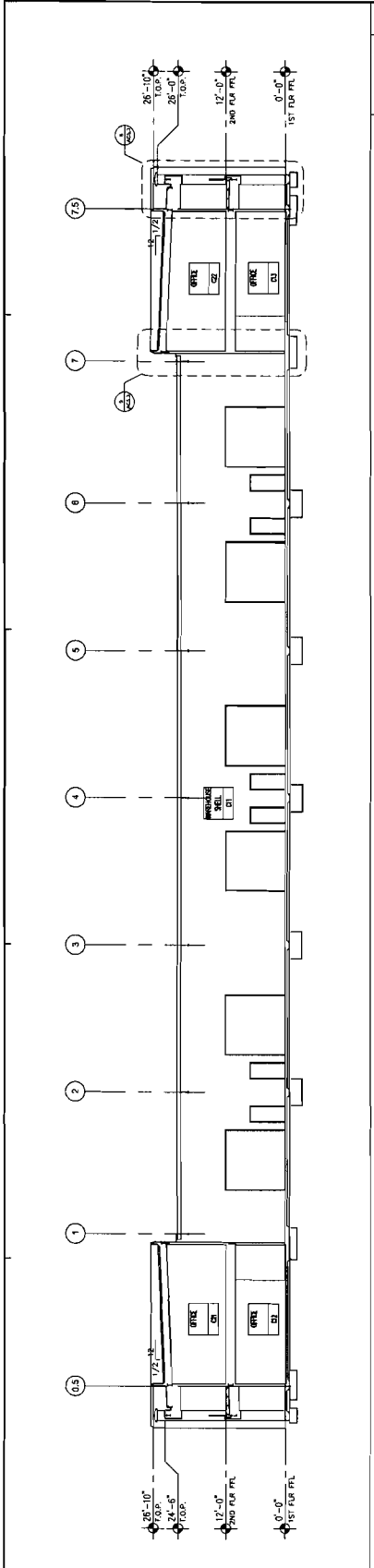
DATE: JULY 2005
 SCALE: 1/2" = 1'-0"

NO	DATE	BY	DESCRIPTION

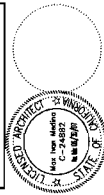
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 CHECKED: MM
 DATE: JULY 2005
 SCALE: 1/2" = 1'-0"
 PROJECT NUMBER: 040300

BUILDING C SECTIONS

DRAWING NUMBER: **AC5.2**



NO	DATE	BY	DESCRIPTION



CONSULTANT

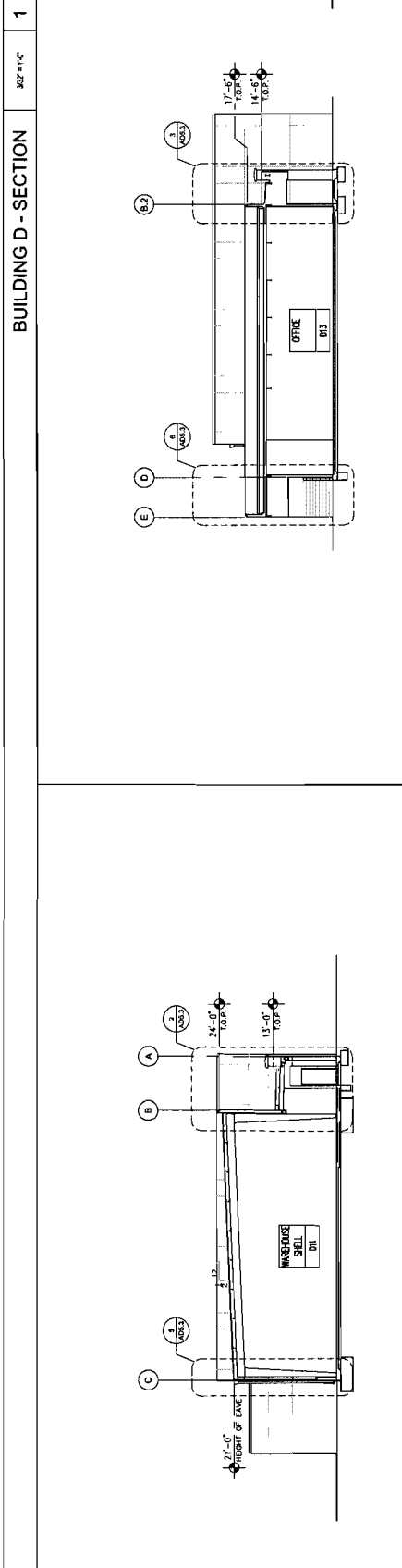
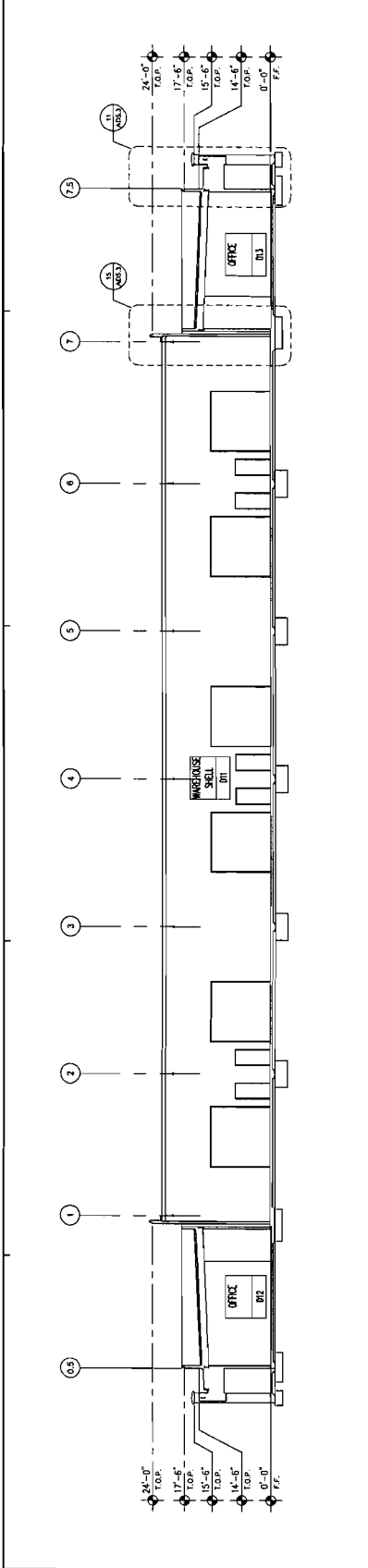
DATE: JULY 2005
 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 0420000

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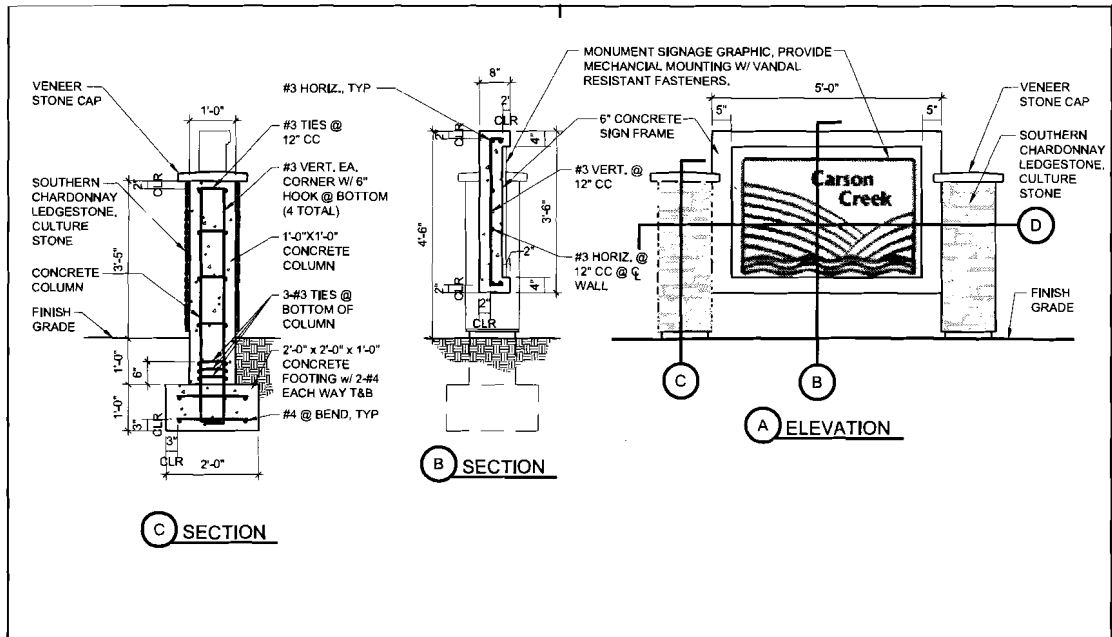
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 DATE: JULY 2005
 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 0420000

BUILDING D SECTIONS

DRAWING NUMBER: **AD5.2**



SECTION	SCALE	GENERAL NOTES	REFERENCE NOTES	LEGEND
BUILDING D - SECTION 1	3/8" = 1'-0"			
BUILDING D - SECTION 2	3/8" = 1'-0"			



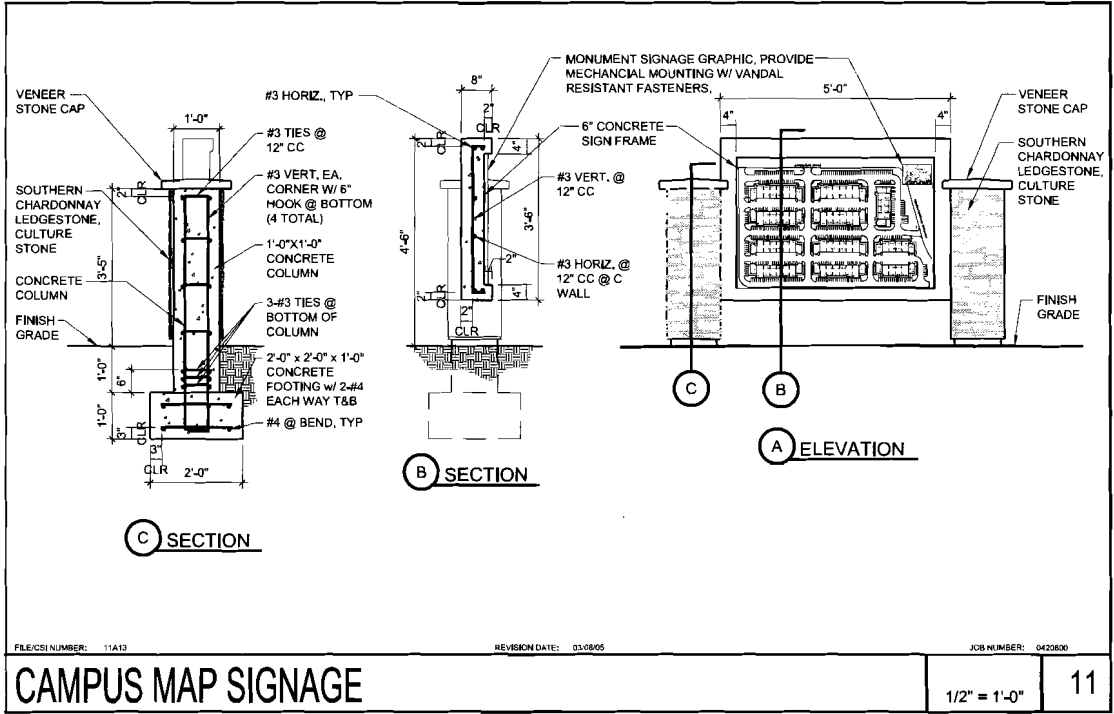
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11-21-07 11:13 AM

AUG 10 2007

DR. JAMES R. ...

EXHIBIT J



11/11/2007

AUG 19 2007

STATE OF TEXAS
 COUNTY OF DALLAS

EXHIBIT J

Color / Material List for Carson Creek Park

Exterior Plaster / Paint:

Base Color 1:

Omega Akroflex - Chocolate (9048)

Base Color 2:

Omega Akroflex - Moonshine (9206)

Accent Color:

Omega Akroflex - Yucca (9204)

Masonry / Stonework:

Masonry:

Basalite - D375 Smooth Face

Stone Veneer:

Cultured Stone - Southern LedgeStone Chardonnay

Exterior Metal Panel:

Insulated Metal Panel:

Galvamet - Sandstone

Exterior Windows / Doors:

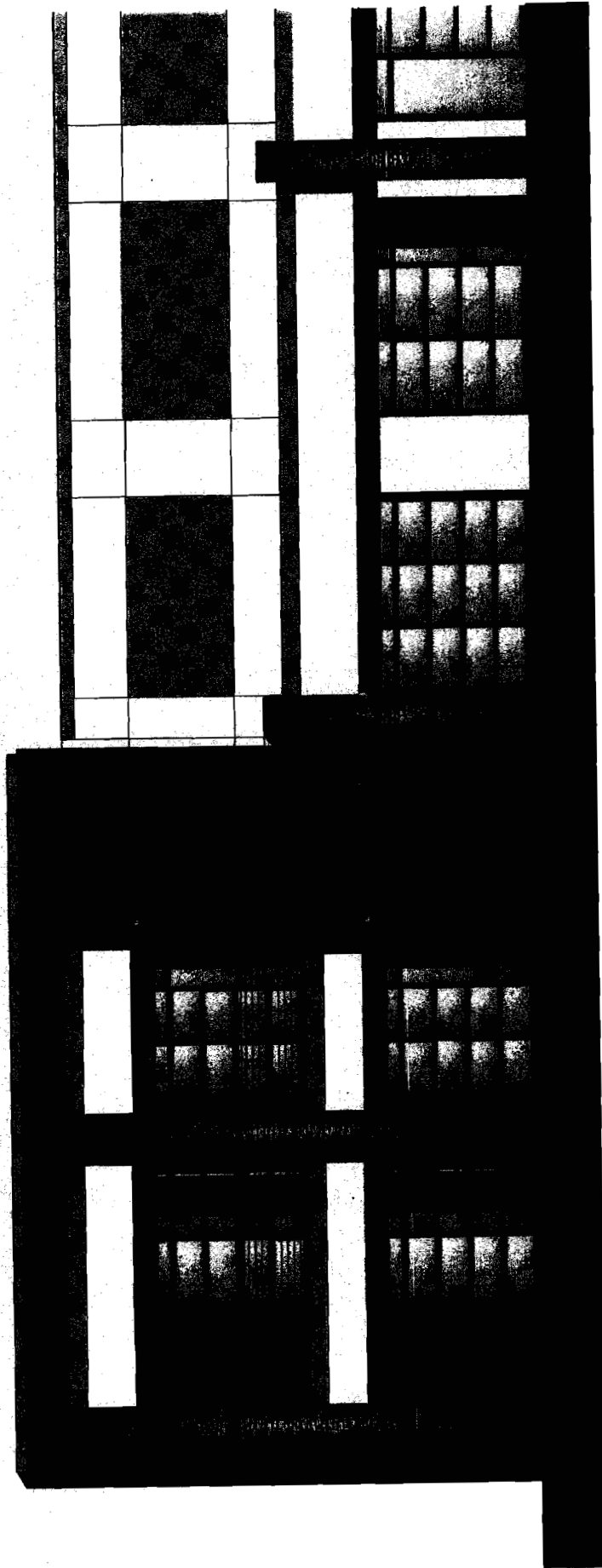
Storefront frame: Bronze

RECEIVED

JUL 27 2007

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

EXHIBIT K



Carson Creek Park - Final Color Scheme



RECEIVED

JUL 27 2007

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT

EXHIBIT K



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

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0023/PD06-0018/P06-0020 Carson Creek Business Park

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

Contact Person: Jonathan Fong

Phone Number: (530) 621-5355

Property Owner's Name and Address: Carson Creek Park, LLC, 5110 Hillsdale Circle, Suite 300
El Dorado Hills, CA 95762

Project Applicant's Name and Address: Carson Creek Park, LLC, 5110 Hillsdale Circle, Suite 300
El Dorado Hills, CA 95762

Project Agent's Name and Address: Carson Creek Park, LLC, 5110 Hillsdale Circle, Suite 300
El Dorado Hills, CA 95762

Project Engineer's / Architect's Name and Address: Warren Consulting Engineers, 160 Blue Ravine Road
Suite C, Folsom, CA 95630

Project Location: South side of Sandstone Court, southwest of the intersection with Golden Foothill Parkway in the El Dorado Hills area.

Assessor's Parcel No: 117-081-05

Zoning: Research and Development (R&D)

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

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

Description of Project: Request for a Rezone, Planned Development, and Parcel Map. The rezone would add the Planned Development overlay to the present zoning to change the parcel zoning to Research and Development- Planned Development (R&D-PD). The Planned Development would allow flexibility in the development standards and to create a commercial condominium project. A total of 11 buildings totaling 152,603 square feet would be constructed. The parcel map would parcelize the units within each building totaling 88 individual parcels. The units would range in size from 1,250 square feet to 2,057 square feet.

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	Office/ Warehouse buildings
North:	R&D	R&D	Undeveloped
East:	R&D	R&D	Manufacturing warehouse
South:	CC-SP	R&D	Undeveloped Residential
West:	R&D	R&D	El Dorado Hills Fire Department (under construction)

Briefly Describe the environmental setting: The project site is currently under development. A total of seven buildings are currently under construction. The site has been previously disturbed under an approved grading permit.

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

1. El Dorado County Building Department: building permits
2. El Dorado County Department of Transportation: grading permits, encroachment permits
3. El Dorado County Air Quality Management District: Fugitive Dust Plan

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:

- X I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** would be prepared.
 I find that although the proposed project could have a significant effect on the environment, there would 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** would 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: June 8, 2007

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: June 8, 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 construction of a commercial condominium project to be located at 4671 Golden Foothill Parkway in the community of El Dorado Hills (proposed project).

Project Location and Surrounding Land Uses

The 11.03-acre project site is located within the El Dorado Hills Business Park in the El Dorado Hills area. The project is bounded to the north, east, and west by other parcels within the Business Park. Land uses approved within the Business Park are limited to those enumerated in the Research and Development Zone District. The parcel is bounded to the south by lands within the Carson Creek Specific Plan Area. These parcels are currently undeveloped but have been identified for future residential use.

Project Characteristics

The project would involve the construction of 11 buildings totaling 152,603 square feet. The buildings would be constructed within a joint access parking lot. Each of the buildings would be portioned and parcelized along the partition wall lines. A total of 88 units would be constructed. Seven of the 11 buildings are currently permitted and under construction. Encroachments onto the access roads have been permitted and are under construction. The project would provide for a mixture of office and warehouse uses.

1. Transportation/Circulation/Parking

Three encroachments are proposed to serve the project. Two of the encroachments have been permitted and are under construction. The project would provide for contiguous access and parking for each of the 11 buildings. The project would construct adequate parking and loading spaces to serve the proposed office and warehouse uses.

2. Utilities and Infrastructure

The project requires public water and sewer. The El Dorado Irrigation District (EID) would provide water and sewer facilities. An existing ten inch water pipe and a four inch sewer line are located beneath Sandstone Road and Golden Foothill Parkway. The EID Facilities Improvement Letter has stated that both the water and sewer lines can accommodate the increased load created by the proposed project.

3. Visual Elements and Landscaping

The project does not have any native vegetation. The project would be required to provide landscaping along the property boundaries and within the parking area. The project has been designed to comply with the architectural requirements of the Research and Development zone district.

4. Population

The project would not involve the construction of any residential units and therefore would not add to the population in the project vicinity.

5. Construction Considerations

Construction of the project would involve the completion of the grading under the approved grading permit, construction of the remaining buildings, and improvement of the access encroachments.

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.

ENVIRONMENTAL IMPACTS

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

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a new four unit condominium project on an 11.03 -acre parcel.

- a. **Scenic Vista.** The project site and vicinity is not identified by the County as a scenic view or resource.¹ There would be no impact as a result of development of the proposed project.
- b. **Scenic Resources.** The project site is not located within 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.² The parcel is currently under development. There would be no impact to scenic resources as a result of development of the proposed project.
- c. **Visual Character.** The proposed project is proposed in a developed portion of the County. Existing around the project site are light manufacturing buildings and offices. The project would be designed and landscaped to blend in with the surrounding area. The impact to the visual character of the area would be less than significant.
- d. **Light and Glare.** All outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation so as to minimize impacts from glare to less than significant. The lighting would have no impact on nighttime views in the area as it has been determined that no scenic views exist from the site that would affect the views at night. The project would be required to demonstrate that all proposed lighting conforms with the Zoning Ordinance standards for outdoor lighting. Therefore, the impacts of light and glare from this proposed project would be less than significant.

Finding

No impacts to views and viewsheds are expected with the development of project either directly or indirectly. The project is compatible with the surrounding neighborhood. For this "Aesthetics" category, the thresholds of significance have not been exceeded.

¹ 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.

² California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>).

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (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 considered to be “Prime Farmland” nor is there properties designated as being within the Agricultural (A) General Plan land use overlay district area adjacent to the project site. The project would not result in the conversion of farmland to nonagricultural uses and there would be no loss of productive agricultural land or conflict with agricultural uses. There would be no impact.
- b. **Williamson Act Contract.** The project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract because the site is not designated for residential or agricultural use. There would be no impact.
- c. **Non-Agricultural Use.** The site is classified as other farmland under the Farmland Mapping Program; however, there are no agricultural operations or lands designated for agricultural uses present.³ There would be no impact.

Finding

No impacts to agricultural land are expected with the development of the project either directly or indirectly. The project is compatible with the surrounding neighborhood. For this “Agriculture” category, the thresholds of significance have not been exceeded.

³ State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program Map, 2002.

III. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, would 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. **Air Quality Plan.** The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. There would be no impact.

b-c.

Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O3). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM10) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

- Short-term impacts related to construction activities; and
- Long-term impacts related to the project operation.

Short-term minor grading and excavation activities associated with the construction of the building and parking lot could result in wind erosion and the introduction of particulate matter (dust) into the atmosphere and adjacent surface water resources. Odors from the construction activities may impact adjacent parcels but would be temporary in nature and therefore, less than significant. The applicant would be required to comply with the El Dorado County Air Pollution Control District's permitting process requiring adherence to District Rule #223 for fugitive dust emissions. Additionally, a Fugitive Dust Prevention and Control Plan shall be submitted prior to any grading.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. The project, by itself, would not likely increase traffic

generated emission sources from what would normally occur along Golden Foothill Parkway. Adherence to the District rules and the Fugitive Dust Plan during project construction would reduce potentially significant impacts to a less than significant level.

d-e.

Sensitive Receptors and Objectionable Odors. The proposed project would not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. There would be no 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, inclusion of standard conditions of approval would reduce impacts to a less than significant level. For this “Air Quality” category, the thresholds of significance have not been exceeded.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion:

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

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

a-c.

Special Status Species and Sensitive Natural Communities The project site is located within Mitigation Area 2. Mitigation Area 2 is defined as areas not known to support Special Status species but those lands within the

EID service area. Section 17.71.220A. of the County Zoning Ordinance requires that projects within Mitigation Area 2 pay the required fee in lieu of Ecological Preserve Mitigation. Impacts would be less than significant.

d.

Migratory corridors The project site 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. There would be no impact.

e-f.

Tree and habitat conservation plans. No native oak trees exist on the project site. The project site has been previously graded under an approved grading permit. The project would not result in conflicts with local or regional conservation plans. There would be no impact.

Finding

No impacts from biological resources are expected with the development of the project either directly or indirectly. For this “Biological” category, the thresholds of significance have not been exceeded.

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

Discussion:

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

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

a-d. The site has been previously disturbed under an approved grading permit. No cultural resources would be expected to be impacted as a result of the project. Standard conditions would be applied to the project requiring mitigation if cultural resources are found during project construction. Impacts would be less than significant.

Finding

Based upon the cultural resource study prepared for the site, it is determined that standard conditions have been incorporated in the project to reduce impacts on cultural resources to a level of insignificance. For this “Cultural Resources” category, the thresholds of significance have not been exceeded.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion:

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

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

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.⁵ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field

⁵ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, p.5.9-29.

effects could occur.⁶ There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is situated west of the Melones fault zone and east of the East Bear Mountains fault zone. The East Bear Mountains fault zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.⁷

Earthquake activity on the closest active faults (Dunnigan Hills, approximately 50 miles to the west and Tahoe, approximately 50 miles to the east) and larger fault systems to the west (San Andreas) 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.⁸ 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.⁹ The project site is flat. There would be no risk of landslide. There would be no impact.

Development of the project would result in office and warehouse uses 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. There would be no impact.

- b & c. **Soil Erosion and loss of topsoil.** The site has been disturbed under a previously approved grading permit. Adherence to the approved grading permit would reduce impacts to less than significant.
- 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. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site has Argonaut gravelly loam (AkC) soils. These soils are listed as having low to moderate shrink-swell potential. 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 applicant has submitted a site-specific geotechnical study and would be subject to review and approval prior to obtaining a building permit for the residential units. The results of the site-specific geotechnical study would be used to ensure that any site-specific conditions related to shrink-swell potential are identified and reflected in project design to minimize the risk to property and people. Impacts would be less than significant.

⁶ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

⁷ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, p.5.9-5.*

⁸ California Department of Conservation, California Geological Survey, *Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002.*
(<http://www.consrv.ca.gov/cgs/rghm/psha>)

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

- e. There would be no impact related to septic systems because no septic system use is necessary for the project. The project is to be served public water and sewer. There would be no impact.

Finding

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

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

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a. **Hazardous Substances.** No hazardous substances would be involved with the project. Temporary use of heavy equipment for onsite consturct may 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 grading required and the duration of heavy equipment on site and off site to complete the required 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.
- b. **Creation of Hazards.** The project would result in a mixture of office and warehouse uses which would not likely involve the use of hazardous materials. Prior to storage or use of any hazardous materials, A hazardous materials plan would be subject to review and approval by the Environmental Management Department. Because uses of hazardous materials is remote, impacts would be less than significant.
 - c. **Hazardous Emissions.** There are three private schools within ¼ mile of the project site. The proposed project would not be likely to include any operations that would use acutely hazardous materials or generate hazardous air emissions. Any potential sources of hazardous emissions would be subject to a hazardous materials plan. Impacts would be less than significant.
 - d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹⁰ No activities that could have resulted in a release of hazardous materials to soil or groundwater at the proposed project site are known to have occurred. There would be no impact.
 - e. **Public Airport Hazards.** The project is not located near or within any Safety Zones of a public airport. There would be no impact.
 - f. **Private Airstrip Hazards.** The adjacent parcel to the north has an operating helicopter landing pad. No features of the project would produce a significant obstruction for the operation of aircraft. The project would not involve heights in excess of the height limitations of the R&D Zone District. No sources of light would produce any visual hazards in the area. Impacts would be less than significant.
 - g. **Emergency Response Plan.** Construction and occupation of the proposed residential facilities would involve negligible or no disruption of emergency access to and from occupied uses along Golden Foothill Parkway. There would be no impact related to emergency response or evacuation plans.
 - h. **Fire Hazards.** The map of El Dorado County Fire Hazard Zones (V-4-2, El Dorado County General Plan Environmental Impact Report December 1994) identifies the project site as being located in an area of "Moderate Fire Hazard". Any potential development activity would be subject to SRA Fire Safe Regulations, which provide standards for basic emergency access and perimeter wildfire protection. The proposed development has been designed in compliance with state and local fire district regulations would reduce the risks associated with wildland fires to a less than significant level. Electrical equipment would be enclosed, and the project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

Finding

No Hazards or Hazardous conditions are expected with the development of the project either directly or indirectly. For this "Hazards" category, the thresholds of significance have not been exceeded.

¹⁰ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, <http://www.dtsc.ca.gov/database/Calsites/>.

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

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a & f. **Water Quality Standards.** Construction of the proposed project would involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site. Operation of the proposed project would not involve any uses that would generate a significant increase in wastewater. There is no evidence indicating that the project or activities associated with the project would violate any water quality standards or waste discharge requirements established by the Regional Water Quality Control Board. Therefore, no water quality standards would be violated, and no impact would occur.

- b. **Groundwater.** El Dorado County lies within the Central Sierra Nevada geomorphic province. There are 357 defined groundwater basins in California, but no designated basins are defined in El Dorado County. There would be no impact.
- c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan would reduce erosion and siltation on and off site. The Department of Transportation is requiring as a condition of approval that the project applicant obtain a site improvement/grading permit, which would address grading, erosion and sediment control. Impacts would be less than significant.
- d. **Existing Drainage Pattern.** The parcel on which the proposed project is to be situated is 11.03 acres. The project site is currently rough graded, and stormwater is naturally discharged from the site. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of surface runoff from the project site would be minimized. Impacts would be less than significant.
- e. **Stormwater Run-off.** The project site is located approximately 400 feet west of Carson Creek. Construction and occupancy of the project would not measurably alter the rate or amount of stormwater runoff from the proposed impervious surfaces. The proposed project would not involve any operations that would be a significant source of polluted water. Therefore, there would be less than significant impacts on drainage patterns, flooding, drainage systems, or water quality. With the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of stormwater runoff from the project site would be minimized. Impacts would be less than significant.
- f. **Water quality.** The project site is located within the vicinity of Carson Creek. The project would be served by public water and would be subject to the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation. Adherence to the approved plans would reduce impacts to a less than significant level.
- g, h, i & j. **Flooding.** The level project site is situated in an area of undulating terrain at an elevation of approximately 1280 feet above sea level. There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. There would be no impact.

FIRM. The Flood Insurance Rate Map (Panel No. 06040 0725 C) for the project area establishes that the project site is not within a mapped 100-year floodplain.

Finding

The proposed project would require a site improvement and grading permit through the El Dorado County Building Department that would address erosion and sediment control. No significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, the thresholds of significance have not been exceeded.

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

IX. LAND USE PLANNING. <i>Would the project:</i>				
conservation plan?				

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
 - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
 - Result in conversion of undeveloped open space to more intensive land uses;
 - Result in a use substantially incompatible with the existing surrounding land uses; or
 - Conflict with adopted environmental plans, policies, and goals of the community.
- a. **Established Community.** The project site is located within the El Dorado Hills Business Park and would involve land uses consistent with allowed uses within the Park. There would be no impact.
- b. **Land Use Plan.** The project site is located in an area zoned for Research and Development (R&D) and is allowed by right pursuant County Zoning Ordinance. The proposed use would not conflict with the adopted General Plan land use designation for the site (Research and Development (R&D)) or adjacent uses. The applicant has designed the residential project in compliance with County regulations, addressing aesthetics and health and safety concerns. There would be no impact.
- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project site is located in Mitigation Area 2 established for the Pine Hill rare plants. The proposed development would require payment of the required Mitigation 2 mitigation fee. There would be no impact.

Finding

The proposed use of the land would be consistent with the zoning and the General Plan with the Design Review Revision. 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.

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

Discussion:

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

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

a & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.¹¹ There are no MRZ-2-classified areas within or adjacent to the project site¹², and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.¹³ There are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by project development. There would be no impact.

Finding

No impacts to energy and mineral resources are expected with the project either directly or indirectly. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

XI. NOISE. Would the project result in:				
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-b.

Noise Standards. The project would not result in a substantial increase in existing ambient noise levels in the project vicinity. The project would not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2. Impacts would be less than significant.

¹¹ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹² California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹³ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

c-d.

Short-term noise impacts may be associated with excavation, grading, and construction activities in the project vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and function mufflers. All construction and grading operations are required to comply with noise performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas are required to be located as far as practicable from any residential areas. The nearest residential development is approximately 400 feet to the west and is separated from the project site by existing development within the El Dorado Hills Business Park. Impacts would be less than significant.

e.










Airport noise exposure. The project is not located in the vicinity of any public airports, there would be no impact.

f.

Private airstrip. An operating helicopter landing pad is located on the adjacent parcel to the west. No significant noise impacts are expected as a result of the project. Impacts would be less than significant.

Finding

No impacts to excessive noise are expected with the development of the project either directly or indirectly. 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 would construct a commercial development designated for office and warehouse uses. No residential development would occur as a result of the project. There would be no impact.

Finding

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

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

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 including but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification and project phasing. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts on fire protection services would be less than significant.
- b. **Police Protection.** The project site would be served by the El Dorado County Sheriff's Department with a response time of 8 minutes to 80% of the population located in the Community Regions. For the rural areas, there is no standard minimum level of service or response time. The project site is located within the El Dorado Hills Community Region. The addition of the proposed development would not significantly impact current responses times to the project area.
- c. **Schools.** The state allows school districts to directly levy fees on new residential and commercial/ industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project site is located within the Buckeye School District. The affected school districts were contacted as part of the initial consultation and no specific comments or mitigation measures were provided. No other public facilities or services would be substantially impacted by the project. The impacts would be less than significant.
- d. **Parks.** The commercial development would not be required to pay park in-lieu fees. There would be no impact.

- e. **Public Facilities.** No other public facilities or services would be substantially impacted by the project. Adequate emergency services and public utility services are available to serve the project. Impacts would be less than significant.

Finding

As discussed above, no significant impacts are expected to public services with the project 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. **Parks.** The project would not require the increase in need for parks in the project area. The commercial project would not require the payment of park fees. There would be no impact.
- b. **Recreational Facilities.** The project proposal does not include the provision of on-site recreation facilities. There would be no impact.

Finding

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

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

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
e. Result in inadequate emergency access?				
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 project would not significantly increase the traffic impacts in the project vicinity. The Department of Transportation has reviewed the project and determined the project would not worsen the traffic in the area and would not require a traffic study. Impacts would be less than significant.

c. **Air Traffic Patterns.** The project site is not located in the vicinity of a public airport. There would be no impact.

d. **Hazards.** The project site is readily accessible from Golden Foothill Parkway. Delivery of the facility components during the construction period or occupation of the development would not involve frequent or substantial number of turning movements onto Golden Foothill Parkway that would interfere with traffic flow. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. There would be no impact.

e. **Emergency Access.** The project site is accessible from Golden Foothill Parkway. Project construction, including staging, would occur entirely on-site. There would be no disruption of emergency access to and from Estepa Drive. There would be no impact.

f. **Parking.** The project has been designed to comply with Chapter 17.18 of the County Zoning Ordinance. Chapter 17.14 of the Zoning Ordinance requires a parking ratio of 1 space per 250 square feet of office space and 1 space per 2,000 square feet for warehouse. The 152,603 square foot development would require a total of 313 spaces based on the mixture of office and warehouse uses. The project would construct a total of 318 spaces. A total of 102 compact spaces would be provided and 11 handicap accessible spaces. For projects which exceed 150,000 square feet of commercial space, five 12 foot wide by 40 foot long loading spaces are required. The project would install the required five loading spaces throughout the development. There would be no impact to parking.

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 with the project 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

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 project would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff would be negligible (see Item c, below). There would be no impact.
- b,,d,,e. **New Facilities** No new or expanded water or wastewater facilities would be required for the project because operation would not require these services. There would be no impact.
- c. **Stormwater Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the "*County of El Dorado Drainage Manual*," as determined by the Department of Transportation. The project would be conditioned to comply with the County requirements. There would be no impact.

- f & g. **Solid Waste.** Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impact.
- h. **Power.** Power and telecommunication facilities are available at the project site. The power demands of the project would be accommodated through connection to existing lines, which are available at the parcel. There would be no impact.

Finding

No significant utility and service system impacts are expected with the multi-family residential project either directly or indirectly. For this "Utilities and Service Systems" category, the thresholds of significance have not been exceeded.

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

Discussion:

- a. The proposed project would have a less than significant effect on historical or unique archaeological resources as mitigated. There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV).
- b. Due to the scope 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. The project's contribution to changes in the visual environment has been mitigated to less-than-significant levels through project design. The cumulative contribution to the viewshed would not be considerable.
- f. Due to the scope 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.

SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Response to Comment on DEIR
Volume III - Comments on Supplement to DEIR
Volume IV - Responses to Comments on Supplement to DEIR
Volume V - Appendices

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. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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