

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Design Review Permit DR22-0009 Granade Business Properties, LLC (8) Office/Warehouse Buildings

Lead Agency: El Dorado County Planning and Building Department, Planning Division

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Project Location: Shingle Springs, El Dorado County
City County

Project Description (Proposed actions, location, and/or consequences).

A Design Review Permit to construct and operate eight (8) new office/warehouse buildings. Each building size would be approximately 8,959 square feet and would accommodate one (1) to two (2) tenants for a total of sixteen (16) tenants possible. Each half of each building would feature three (3) office suites with a small lobby, bathroom, and an open warehouse area. The project includes associated improvements including security fencing with vinyl slats, 12-foot wide vehicular gates to match fencing, gates between the buildings with Knox box lock and key, concrete sidewalk, a gravel building yard, truck loading area, AC paved entry and paved on-site circulation isles, a hammerhead turnaround for the fire department located between Building 1 and Building 5, masonry trash enclosures with steel gates, building and perimeter lighting, entrance signage, landscaping designed to be compliant with the Model Water Efficient Landscape Ordinance (MWELO), and 64 parking spaces (56 standard and eight (8) compliant with the American with Disabilities Act (ADA)). Access to the project site would be from Business Drive. The project would be served by connecting to existing public water and sewer services. Improvements for a water line and sewer line extension are required by El Dorado Irrigation District (EID). Electric service would be provided by connecting to existing PG&E infrastructure

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

County Building Services, County Department of Transportation, County Stormwater, County Environmental Management Department, County Air Quality Management District, County Surveyor's Office, El Dorado County Fire Protection District, El Dorado Irrigation District.

MM BIO-1 Special Status Wildlife - Nesting Raptors and Migratory Birds, Preconstruction Survey

When commercial office/warehouse building development is proposed, the following mitigation measures shall be implemented to avoid impacts to special status species:

- a) If oak tree removal occurs at any time during the typical nesting season (February 15-September 15) a pre-construction survey shall be prepared by a qualified biologist no more than 15 days prior to initiation of proposed development activities. If active nests are found on or immediately adjacent to the site, the biologist shall contact the California Department Fish & Wildlife as appropriate to determine appropriate avoidance measures. If no nesting is found to occur, necessary oak tree removal could then proceed for review and compliance with the standard requirements for oak tree removal, which would be reviewed at time of future building permit submittal.

Monitoring Requirement: Planning Division shall verify completion of the requirement prior to issuance of grading and building permits in coordination with the applicant.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Division.

MM BIO-2 On-Site Replacement of Oak Trees

When commercial office/warehouse building development is proposed, the following mitigation measures shall be implemented to reduce impacts to oak trees on-site:

- a) The total replacement trees shall have a combined diameter of the trees removed. Replacement tree species shall be the same proportion as those removed. Replacement trees shall be planted on-site and monitored and maintained for a period of 7 years, calculated from the day of planting. Replacement plantings shall be inspected, maintained, and documented consistent with requirements for Mitigation Maintenance, Monitoring, and Reporting;
- b) The mitigation can be fulfilled by planting 14 valley oaks, in the 15-gallon size. These trees are about 1-inch in diameter each. These trees shall be planted in an area that will be monitored for a period of seven (7) years as specified in the El Dorado County Oak Resource Management Plan (ORMP);
- c) Tree protection during development. During the construction phase, oak trees and any required protection zones must be monitored by an arborist regularly. Access to the construction site shall be made available to the arborist to confirm requirements are properly followed. Oak trees in proximity of construction which are not identified for removal shall be protected by a minimum four (4- foot) tall fencing along canopy dripline. Oak trees not identified for removal but having a canopy that overhangs the proposed construction shall be fenced at a minimum distance from the trunk that is equal to one foot (1-foot) for each inch of tree diameter. Fenced area to be kept free of building materials, waste, and excess oil, and any soil disturbing activities within the fenced area should be monitored. Also refer to Appendix C of Arborist Report (Attachment 9).

Monitoring Requirement: Planning Division shall verify completion of the requirement prior to issuance of grading and building permits and conduct ongoing periodic inspections for seven (7) years in coordination with the applicant.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Division.