

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of:

October 9, 2025

Staff:

Bianca Dinkler

**PLANNED DEVELOPMENT PERMIT REVISION/
CONDITIONAL USE PERMIT/TENTATIVE PARCEL MAP
TIME EXTENSION**

FILE NUMBER: PD-R21-0002/CUP21-0004/P-E25-0001/Creekside Plaza ARCO

APPLICANT/OWNER: Strauch Companies/Marc Strauch

REQUEST: A Planned Development Permit Revision, Conditional Use Permit, and Tentative Parcel Map Time Extension to replace the previously approved two-story commercial building at the northernmost portion of the property with a new ARCO am/pm convenience store of 2,880 square feet, a carwash of 3,325 square feet, a fuel canopy of 3,784 square feet with six (6) fuel dispensers, two (2) underground storage tanks, an amendment to the Uniform Sign Program, and related site improvements and landscaping.

LOCATION: Northwest corner of the intersection of Forni Road and Missouri Flat Road in the Placerville area, within the El Dorado-Diamond Springs Community Region. Proposed revision would be located on APN 327-211-025 (1.89 acres). (Exhibits A and B).

**SUPERVISOR
DISTRICT:**

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APNs: 327-211-014, 327- 211-016, and 327-211-025 (Exhibit C)

ACREAGE: 4.18 acres

GENERAL PLAN: Commercial (C) (Exhibit D)

ZONING: Community Commercial within Planned Development Combining Zone (CC-PD) and Open Space within Planned Development Combining Zone (OS-PD) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15163, a Supplemental Environmental Impact Report (SEIR) was prepared (Exhibit V).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the SEIR (SCH No. 2011092017) (Exhibit V) for the Creekside Plaza ARCO project in accordance with the CEQA Guidelines and subject to the CEQA Findings;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) (Exhibit W) in accordance with CEQA Guidelines 15074(d), based on the Mitigation Measures contained in the SEIR; and
3. Approve Planned Development Permit Revision PD-R21-0002, Conditional Use Permit CUP21-0004, and Tentative Parcel Map Time Extension P-E25-0001, based on the Findings and subject to the Conditions of Approval, as presented herein.

EXECUTIVE SUMMARY

Approval of the Planned Development Permit Revision, Conditional Use Permit, and Tentative Parcel Map Time Extension, PD-R21-0002/CUP21-0004/P-E25-0001, would allow for the construction and operation of an ARCO am/pm with fuel facility and carwash, and grant six (6) one-year time extensions for the previously approved Tentative Parcel Map. The project includes associated improvements for parking, lighting, landscaping, recycling/trash enclosures, and signage as described in a Revised Uniform Sign Program. The project includes improvements to Missouri Flat Road and Forni Road along with extension of existing public utility lines including sewer force main and waterline onto the project site. Electricity/utilities service would be provided by connecting to Pacific Gas & Electric (PG&E).

REGULATORY AUTHORITY

The requested project land use entitlements follow the Planning Commission (PC) approval authority citations listed below from the El Dorado County Code (Zoning Ordinance):

- Section 130.51.020: When more than one land use decision is required for a single project, all applications may be filed concurrently. The review authority shall act on the different parts of a combined application on their own merits and may approve one application without approving the other or others.
- Section 130.52.040 & 130.54.070: When an applicant proposes an alteration of the project design, expansion, reduction, or phasing of the development, or further disturbance of the site, the PC may consider this request to alter an existing Planned Development entitlement.
- Section 120.74.030: The PC has approval authority for Tentative Parcel Maps time extensions, when combined with land use entitlement requests that require PC approval.
- Section 130.52.021 and Table 130.50.030.A of the Zoning Ordinance, the PC or ZA has approval authority for Conditional Use Permits, depending on project complexity, or whether tandem entitlements require PC approval.

Together, the above information is conclusive that a PC decision for the land use entitlements requested with the Revised Creekside Plaza ARCO project.

PROJECT BACKGROUND

The original Creekside Plaza project was first approved by the Board of Supervisors (Board) on April 3, 2012 (Legistar File 12-0224, V2). The approved entitlements for the project consisted of a Rezone, Commercial Tentative Parcel Map, and a Planned Development Permit, subject to an adopted Mitigated Negative Declaration (MND). Following these approval actions, a lawsuit was filed against the County on May 7, 2012, contending that the MND was legally inadequate. On October 23, 2012 (Legistar File 12-0224, V5), following the approval of a Settlement Agreement with the petitioners, the Board unanimously rescinded the entitlement approvals and adoption of the MND, and approved the reversal of the rezoning. The Resolution included an option for immediate re-submittal of the project application, along with preparation of an Environmental Impact Report (EIR).

The project application materials were re-submitted to the County for review in February 2015 under the original application file numbers, Z10-0009/P10-0012/PD10-0005. The application was deemed complete for processing in March 2015, and in August 2015 the Scope of Work for the preparation of the EIR was executed. There were no significant changes to the project. The project was scheduled for the June 14, 2018 (Legistar File 18-0861) Planning Commission public hearing; however, as a result of a Writ involving litigation concerning the County's Targeted General Plan Amendment and Zoning Ordinance Update (TGPA ZOU), the project, which had elements pertinent to the litigation, was continued off-calendar. On January 31, 2019, the El Dorado County Superior Court judge ordered the discharge of the Writ, indicating that the

County had complied with the requirements of the Writ. The order was filed with the Superior Court on March 1, 2019. Following the discharge of the Writ, the processing of the project resumed, highlighted by updates to specific elements of the Final Environmental Impact Report (FEIR) and related documents such as the MMRP and CEQA Findings. There were no changes to the project.

The project was heard on November 14, 2019 (Legistar File 19-1509) by the Planning Commission who forwarded a recommendation of approval to the Board. On December 17, 2019 (Legistar File 19-1783), the Board approved the project with the following entitlements: 1) Rezone (Z10-0009) from Community Commercial-Design Control (CC-DC) to Community Commercial-Planned Development (CC-PD) and Open Space-Planned Development (OS-PD); 2) Tentative Parcel Map (P10-0012) subdividing the project site into four (4) parcels, including three (3) buildable commercial parcels and one (1) 1.14-acre open space parcel, and a 0.22-acre portion of Forni Road Right-of-Way subject to a General Vacation; and 3) Planned Development (PD10-0005) to establish a Development Plan for the proposed Creekside Plaza commercial center containing three (3) buildings totaling 30,560 square feet with on-site parking, lighting, signage, and landscaping.

In 2021, the property was sold to the current property owner/applicant, Marc Strauch of the Strauch Companies. On August 11, 2021, an application was submitted to the County for a Planned Development Permit Revision, PD-R21-0002, and Conditional Use Permit, CUP21-0004 (CUP for carwash use, drive-through adjacent to residential, and for the Uniform Sign Program), and for a convenience store, fuel station and carwash, which would replace the retail building at the southern tip of the property at the intersection, and the Quick Serve Restaurant/Retail (QSR) building with drive-through. The mixed-use office use would remain the same, and no changes are proposed to the parcel intended for a conservation easement. An initial Technical Advisory Committee (TAC) meeting took place on December 6, 2021 and an initial Diamond Springs El Dorado Community Advisory Committee (CAC) Meeting on December 16, 2021.

The project was distributed for agency review and comments and a SEIR was prepared. A Notice of Preparation (NOP) with scoping meeting and public review and comments was conducted from April 15, 2022, to May 16, 2022, with a time extension from May 18, 2022, to June 17, 2022, due to technical difficulties. In December 2023, an updated project description and site plans were provided to relocate the ARCO development to the northern portion of the property and to define the carwash hours from 6:00 a.m. to 10:00 p.m. Throughout the review process there has been ongoing dialogue with the local school district regarding student safety and proximity of the Herbert C. Greene Middle School to the proposed project.

A second CAC Meeting took place on February 15, 2024. The subsequent CAC letter was focused on traffic concerns. A second TAC meeting took place on February 26, 2024. The applicant team met with the neighboring school, Herbert C. Greene Middle School, several times. One Parent Teacher Association (PTA) meeting occurred January 19, 2023, where concerns were shared about the project. The applicant team proposed significant site alterations in response to concerns raised at the PTA meeting. The resulting plan is the one included with this request, and that has been analyzed with this SEIR.

In October 2024, the applicant updated the site plans to incorporate recommended safety features. As shown on the Site Plans (Exhibit F) and described in the Mitigation Monitoring and Reporting Program (MMRP) (Exhibit W), the safety features include installing Rapid School Zone Flashing Beacons at the northern and southern limits of the school speed zone, installing flexible channelizers along the centerline of Forni Road between Golden Center Drive and the Herbert Green Middle School driveway to the north, install crosswalk signage to deter pedestrian access across Forni Road, and install a high-visibility painted crosswalk across the east side of the intersection to indicate the preferred crossing location for pedestrians. The updated site plans were circulated to agencies for review and comments. No comments of concern were received.

A second CEQA Scoping Meeting took place on July 17, 2024, at the Diamond Springs El Dorado Fire Station, where the only person from the public present was the Principal for the Herbert C. Greene Middle School. The principal expressed support for the updated plan.

PROJECT DESCRIPTION

The proposed Planned Development Permit Revision, Conditional Use Permit, and Tentative Parcel Map Time Extension, PD-R21-0002/CUP21-0004/P-E25-0001, would replace the previously approved two-story commercial building at the northernmost portion of the property (APN 327-211-025) with a new convenience store of 2,880 square feet, a carwash of 3,325 square feet, a fuel canopy of 3,784 square feet with six (6) fuel dispensers, two (2) underground storage tanks, and associated site improvements. The project includes a Revised Uniform Sign Program and time extension for the originally approved Tentative Parcel Map (P10-0012) to grant six (6) one-year time extensions to extend the expiration date from November 19, 2022, to November 19, 2028. The two (2) commercial buildings previously approved to be located on the southeastern portion of the property would remain the same (retail space and fast-food restaurant with drive-through), and no changes to the parcel located east of the project area which is a designated conservation easement.

Building Elevations: As an integrated commercial development, Creekside Plaza would meet the development standards for the CC zone including minimum lot size, lot width, setbacks,

building height, and floor area ratio (FAR). As shown on the Elevations and Color Concept Plans (Exhibit K), the development layout and architectural design of the project conforms to the Missouri Flat Design Guidelines which were current at the time of application submittal, including building materials, color scheme, and architectural theme. The project design was not reviewed with the newer Interim Design Standards and Guidelines/Interim Objective Design Standards adopted by the Board on December 3, 2024.

Retaining Wall: The proposed retaining wall would be manufactured and designed by Lock and Load. The website details the unique installation process and simplifies the technical details: <https://lock-load.com>

As opposed to a standard concrete masonry unit (CMU) wall with conventional footings, the Lock and Load wall is a mechanically stabilized earth wall, meaning there are no conventional concrete foundation considerations. Each “block” that someone will see along the face of a wall is a thin concrete panel that fastens to a concrete counterfort (essentially an arm) that extends into the soil on the retained side. These counterforts are placed one row at a time, and once situated, soil is compacted over the row of counterforts. Next, geogrid fabric is added, additional soil is placed and compacted, then the process repeats for the next row and so on and so forth until the desired height is reached. These walls are useful for projects when the retained heights are such that it is financially and/or physically infeasible to utilize traditional retaining options such as CMU walls.

A significant retaining wall was also proposed on the approved PD (PD10-0012). Per those stamped exhibits, the maximum retained height as shown on the PD was 27 feet for the northern parcel. The current proposal would have a maximum height of approximately 34.5 feet. The main reason the wall is higher is because this area of the site now proposes buildings instead of parking. The proposed project cannot drain the parcel toward that wall to lower the wall height, because the proposed project would be draining the site toward the buildings, resulting in concerns with overland release and potential inundation of the car wash bay. The change in wall design does not create any issues from a CEQA standpoint as well. The retaining wall would require review and approval by County Building Services who are the lead agency on reviewing permits for retaining walls.

Landscaping: As shown on the Preliminary Landscape Plans (Exhibit I), the project includes perimeter landscaping and parking and loading (parking lot) landscaping to meet shade requirements in designated planter areas utilizing select native and water conserving plants in compliance with Zoning Ordinance Chapter 130.33, Landscaping Standards and Model Efficient Landscape Ordinance (MWELo), and Community Design Standards (Landscaping and Irrigation Standards).

Lighting: Proposed site lighting is based on a preliminary Photometric Plan (Exhibit J) depicting the use of various lighting standards and poles at specific locations within the development. Zoning Ordinance Chapter 130.34, Outdoor Lighting Standards, states that all outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way. Some of the proposed light poles exceed the 15-foot-tall height specified in the Missouri Flat Design Guidelines. To meet the requirements of the guidelines, a Condition of Approval has been included requiring final photometric plans be designed to meet the applicable lighting standards for commercial development. A final Photometric Plan shall be reviewed and verified for conformance to applicable standards prior to issuance of building permit.

In addition to the Zoning Ordinance, Community Design Standards and Guidelines for Outdoor Lighting Standards apply. The lighting along the shared property line with the conservation area would be equal to or less than what was approved on the original PD. As shown on the required Appendix A lighting inventory form, total lumen output for the site is beneath the 264,000 limit which includes the subject parcel acreage and area of the adjacent conservation easement for 2.64 acres total x 100,000 lumens per acre for 264,000 lumens allowed (Exhibit J).

Parking: The ARCO am/pm would be served by on-site parking and circulation designed with landscaping and lighting. Consistent with Zoning Ordinance Chapter 130.35, Parking and Loading Standards, a total of 42 parking stalls would be provided and mutually shared by all users and patrons of the Creekside Plaza complex. The project includes 11 standard parking spaces, 12 spaces under the fueling canopy, four (4) electric vehicle (EV) spaces, 14 partially-covered vacuum spaces, and one (1) air/water space. The project site would be accessed from Missouri Flat Road and from County Road 2233 (Exhibit F).

Signage: As described in Zoning Ordinance Chapter 130.36, Signs, the County recognizes that signs are an essential element of a community's visual appearance and provide a means to identify communities and promote commerce, provide useful information to the public, and should not become visual distractions along public roadways. A Revised Uniform Sign Program (Exhibit M) is included with the proposed revision and designed in conformance with requirements of Zoning Ordinance Table 130.36.070.1b (Community Region Area Signage Standards for Permanent On-Site Signs) (CC zone) and Section 130.36.080 (B.) (Permit Requirements and Review Procedures) for Uniform Sign Program. On-site signage proposed for the development includes both freestanding monument signs and building signage.

Freestanding Signs: There would be four (4) freestanding monument signs: Monument A and

Monument B, as approved by Z10-0009/P10-0012/PD10-0005 in 2019 (Exhibit N), and two (2) new freestanding monument signs that would be located along Missouri Flat Road, Monument A1 and Monument A2, that would identify the ARCO am/pm (Exhibit M). The exhibits specify the location, design and materials, dimensions, and illumination of the signs. The design of the signs matches the design of the proposed commercial buildings. The two (2) freestanding signs located along Missouri Flat Road would meet the maximum allowed signs for an integrated development. The Missouri Flat Road project frontage measures approximately 300 feet and the distance between the two (2) proposed freestanding signs is 250 feet along the frontage. The height of the first freestanding sign (Monument A1) is 12 feet in height, which would be below the 20-foot maximum, and the square footage is 50 square feet, which would be below the 80-foot maximum area, and would be internally illuminated. The height of the second freestanding sign (Monument A2) is 12 feet in height, which would be slightly above the 10-foot maximum height, and the square footage is 25 square feet, which would be below the 40-foot maximum area, and would be internally illuminated. The freestanding signs would not dominate the design of the development but compliments the design of the buildings and blends with perimeter landscaping. Through the provisions of the Planned Development Permit, the project proposes to slightly deviate from the applicable standards of the Sign Ordinance.

Building Signage: The building signage for the ARCO am/pm would total 60 square feet maximum area. This would meet the requirements of Table 130.36.070.1.b, which allows 50 square feet maximum area for Community Region, CC zone, when the floor area of the buildings is less than 10,000 square feet of floor area (convenience store, canopy, and carwash) plus a request for an additional 20 percent increase, as permitted in Section 130.36.080 (B.) for Uniform Sign Program, which would then allow a total of 60 square feet maximum sign area for the buildings.

Noise: The proposed project would be consistent with Zoning Ordinance Chapter 130.35 (Noise Standards). Noise that would be generated from the project was analyzed in an Environmental Noise & Vibration Assessment prepared for the project (Exhibit O). Further, the SEIR prepared for the project includes mitigation measures, as shown in the MMRP (Exhibit W), to ensure compliance with established noise standards. Although the SEIR analyzed noise up to 10:00pm, a Condition of Approval (COA) is included to limit hours of operation for the carwash drive-through from 7:00am to 10:00pm and the vacuum systems from 7:00am to 7:00pm.

Oak Trees: An Oak Resources Technical Report was prepared for the project (Exhibit P). The project would be consistent with Zoning Ordinance Chapter 130.39 (Oaks) and subject to the El Dorado County Oak Resources Management Plan (ORMP). See further discussion below under Site Improvements.

Access and Frontage Road Improvements: The project was reviewed by the El Dorado County Department of Transportation (DOT). Access to the site would be at one Right-in, Right-out connection point along Missouri Flat Road and an All-movement access point along County Road 2233. Project frontage improvements shall include 6-foot-wide sidewalks consistent with the County Design and Improvement Standards Manual (DISM) standards and existing sidewalks in the immediate project area. The project includes Conditions of Approval that would require the developer to widen Missouri Flat Road along its frontage to accommodate additional northbound lanes, curb and gutter. In addition, COA would require the developer to install School Zone Rapid Flashing Beacons along Forni Road, install a series of flexible delineators beginning at the intersection with Golden Center Drive and ending at the Herbert Green Middle School driveway along Forni Road, install crosswalk signage to deter pedestrian access across Forni Road, and install high-visibility paint along pedestrian crosswalk at Golden Center Drive.

Utilities and Drainage: The ARCO am/pm development would be served by El Dorado Irrigation District (EID) for water and sewer services. The project would connect to existing EID wastewater water and sewer facilities which consist of an existing 10-inch water line in Forni Road and a 6-inch sewer line and lift station located to the north on an adjoining parcel in order to facilitate the service. An existing 10-inch water line located in Forni Road would be extended into the project site to acquire water service. EID has determined that there are adequate equivalent dwelling units (EDUs) to serve the proposed project. This water line has been determined by EID to have the ability to deliver the Diamond Springs-El Dorado Fire Protection District required fire flow services. Two (2) new on-site fire hydrants would be installed as part of the project. EID stated that due to limited space on-site, it would not be feasible to locate the private sewer pump station in a drive aisle, as these have above ground controls/alarms, and this would need to be located in a planter area. A Facility Plan Report shall be reviewed and approved by EID as part of and prior to approval of Improvement Plans for the project.

The project site currently drains stormwater into the unnamed intermittent stream that flows from southeast to northwest for a distance approximately 4,000 feet into Weber Creek. According to the submitted Preliminary Stormwater Control Plan (Exhibit R), off-site stormwater would be routed through the project inside an underground 4-foot diameter pipe and into the existing creek channel. On-site stormwater is proposed to be collected through a network of underground storm water pipes and drains conveyed to the northerly portion of the site where it will be filtered through a CDS, (a filtering device), in order to ensure water quality is preserved. No new off-site stormwater facilities would be required, and the project is estimated to increase channel flow by less than one (1) percent.

Existing phone and electrical infrastructures would be extended near the parcel boundaries of the project site for service access.

Site Improvements: Anticipated site improvements would include construction of the parking lot, drive aisles, and accesses, trenching for the underground wet and dry utilities, installation of retaining walls along the east and north property lines to buffer the carwash, and establishing of final pads for the convenience store and carwash building. On-site earthwork would consist of approximately 2,041 cubic yards of cut and 44,697 cubic yards of imported fill to be imported from off-site location and placed on-site to establish the convenience store and carwash building pad.

Existing blue oak-foothill pine woodland onsite totals approximately 3.58 acres. The proposed project would impact approximately 2.44 acres of blue oak-foothill pine woodland (68 percent of the total woodland on-site) and would avoid approximately 1.14 acres. As evaluated in the SEIR, impacts to these resources would be mitigated through application of Mitigation Measures which requires compliance with the ORMP as codified in Chapter 130.39, Oak Resources Conservation, of the Zoning Ordinance.

Improvement Plans would be reviewed by affected agencies for conformance to project COA, environmental Mitigation Measures, and applicable standards, at time of grading and building permit submittals.

SITE DESCRIPTION

The project site is surrounded by land uses consisting of existing single-family residential development on commercial-zoned parcels to the north and northwest and commercial uses located to the west, south, and east. Missouri Flat Road borders the property along the southern perimeter and Forni Road along the eastern perimeter. This area of Missouri Flat Road has been developed with commercial retail, restaurant, and office land uses, although some residential housing still exists along Forni Road and Road 2233. The Herbert Green Middle School is located to the northeast of the project site off Forni Road. The subject site is undeveloped and is primarily situated within a ravine containing an intermittent stream fed by water flows from storm runoff and irrigation water through a culvert under Forni Road that comes from developed parcels to the east. Portions of the stream area were placer mined at one time and tailing piles are present along the stream channel. A portion of the site has since been graded and filled flat on the south side of the creek, adjacent to Missouri Flat Road. On-site elevations range between 1,723 to 1,761 feet above mean sea level with approximately 30 percent of the parcel containing slopes below 10 percent, and an estimated 22 percent contains slopes over 30 percent. The majority of those steeply sloped portions adjoin the areas previously filled and graded with imported soil. On-site vegetation consists of riparian trees and oaks along the ravine with the remainder covered by annual non-native grasses or disturbed, gravel areas. Approximately 0.78-

acre or 18.1 percent of the 4.3-acre site is covered by oak canopy. On-site tree species other than oaks consist predominately of riparian trees such as willows and cottonwoods.

Existing Project Site and Adjacent Land Uses:

	Zoning:	General Plan:	Existing Conditions:
Site:	CC-PD, OS-PD	Commercial (C)	Vacant, undeveloped land
North:	Community Commercial (CC), Single-Unit Residential (R1A)	Commercial (C), Medium Density Residential (MDR)	Single-unit residential
East:	Community Commercial (CC), Single-Unit Residential (R1A), Multi-Unit Residential (RM)	Commercial (C), Public Facilities (PF), Multi- Family Residential (MFR)	Commercial Development, Herbert Green Middle School
South:	Community Commercial (CC)	Commercial (C)	Commercial Development (Walmart Shopping Center)
West:	Community Commercial (CC)	Commercial (C)	Single-unit residential

STAFF ANALYSIS

Environmental Review: An SEIR was prepared for the proposed revision. Pursuant to Sections 15162 and 15163 of the CEQA Guidelines, a lead agency should limit an SEIRs discussion of environmental effects to specific issues where significant effects on the environment may deviate from those discussed in the previously certified EIR. The SEIR prepared for the project is intended to serve as a supplement to the Creekside Plaza FEIR, focusing on issues where the revised project would result in environmental effects that are potentially greater than effects disclosed in the prior document. Modifications described in the SEIR particularly relate to the proposed changes in land uses associated with the revised project and/or where changes in regulations or County plans may require new analysis. Impacts and conditions presented in the

Creekside Plaza FEIR serve as the primary basis of comparison for the SEIR analysis. All proposed uses would occur within the graded impact footprint identified in the Creekside Plaza FEIR. Applicable Mitigation Measures, identified in the MMRP incorporated into the Creekside Plaza FEIR, have not been implemented. Overall, “footprint” impacts related to vegetation removal, potential for on-site hazardous substances, or other issues directly related to ground disturbance that have occurred subsequent to certification of the Creekside Plaza FEIR, have been adequately addressed and do not need new review. Consistent with CEQA Guidelines Section 15163, elements of the prior analysis that are unchanged are not re-analyzed in the SEIR.

General Plan Consistency: The project is consistent with applicable General Plan Policies including: Policy 2.2.1.2 (Commercial General Plan Land Use Designation), Policy 2.2.1.5 (Building Intensities), Policy 2.2.3.1 (Planned Development Combining Zone), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (Land Use Compatibility), Policy TC-Xa through TC-Xi (Transportation and Circulation Element), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.2.1.2 (Adequate Water), Policy 5.3.1.7 (New Development Wastewater Community Regions), Policy 5.4.1.1 (Storm Drainage Systems), Policy 5.4.1.2 (Protection of Natural Drainage Patterns and Existing Facilities), Policy 5.5.2.1 (Solid Waste System Capacity), Policy 5.6.2.1 (Energy Conserving Landscaping Plans), Policy 5.7.1.1 (Adequate Emergency Water), Policy 5.7.4.1 (Adequate Emergency Medical Services), Policy 6.5.1.2 (Noise Mitigation and Project Design), Policy 7.4.2.8 (Biological Resources), Policy 7.4.4.4 (Oak Resources), and Policy 7.5.1.3 (Cultural Resources). Staff has determined the project is consistent with these policies and related requirements discussed in Section 2.0 (General Plan Findings).

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the Zoning Ordinance. The project has been analyzed in accordance with all applicable development standards for the CC zone district. As proposed, the project would conform with the applicable development standards for the CC zone as described in Section 3.0 (Zoning Findings), Section 4.0 (Community Design Guidelines), Section 5.0 (Development Plan Permit Findings), Section 6.0 (Conditional Use Permit Findings), and Section 7.0 (Tentative Parcel Map Time Extension Findings).

Parcel Map Time Extension: Included with the project is a time extension (P-E25-0001) for the originally approved Tentative Parcel Map P10-0012 (Exhibit X). Section 120.074.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved tentative maps. The Ordinance limits the extension to a maximum of six (6) one-year discretionary time extensions. The applicant has not commenced any activity satisfying the COA of P10-0012 due to the processing of the proposed project. Staff recommends the Planning Commission grant six (6) one-year time extensions, subject to the original COA. Given that there are no changes to the approved Tentative Parcel Map, P10-0012, the map remains consistent with the applicable

policies of the General Plan and provisions of the Zoning and Subdivision Ordinances. If approved, the Tentative Parcel Map expiration date would be extended from November 19, 2022, to November 19, 2028.

Additionally, an Errata to the SEIR is included with the project to include the time extension (Exhibit U).

Agency Comments and Public Comments: The project was distributed to applicable state and local agencies for review and comments including El Dorado County Air Quality Management District (AQMD), DOT, County Stormwater, El Dorado County Surveyor's Office, Diamond Springs-El Dorado Fire Protection District, California Department of Forestry & Fire Protection (CALFIRE), Mother Lode Unified School District, Diamond Springs-El Dorado Community Advisory Committee (DS-ED CAC), EID, and PG&E. Comments received have been considered and incorporated as Mitigation Measures and/or COA, as applicable. To date, no public comments have been received for the project.

Public Outreach: No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the Zoning Ordinance. However, the project was duly noticed per Zoning Ordinance Section 130.51.050 (Public Notice Requirements and Procedures) with a public notification range of 1,000 feet, and a legal advertisement was published in applicable local newspapers. A physical sign was also posted on-site 30 days prior to the Planning Commission hearing.

Physical Sign Posting: Pursuant to Zoning Ordinance Section 130.51.050, physical sign posting of proposed development is required for Planned Development Permit Revision applications. Planning staff confirmed installation of the required physical sign posting.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Aerial Map
Exhibit C.....	Assessor's Parcel Map
Exhibit D.....	General Plan Land Use Map
Exhibit E.....	Zoning Map
Exhibit F.....	Site Plans
Exhibit G.....	Preliminary Grading Plan
Exhibit H.....	Preliminary Utility Plan
Exhibit I.....	Preliminary Landscape Plans
Exhibit J.....	Photometric Plan & Appendix A Lighting Inventory
Exhibit K.....	Elevations & Color Concept Plans
Exhibit L.....	Trash Enclosure Recycle and Vacuum Plans
Exhibit M.....	Revised Uniform Sign Program
Exhibit N.....	Previously Approved Uniform Sign Program
Exhibit O.....	Environmental Noise & Vibration Assessment
Exhibit P.....	Oak Resources Technical Report
Exhibit Q.....	Updated Biological Resources Assessment
Exhibit R.....	Preliminary Stormwater Control Plan
Exhibit S.....	Traffic Impact Analysis
Exhibit T.....	VMT Analysis
Exhibit U.....	Errata to SEIR
Exhibit V.....	Proposed Supplemental EIR
Exhibit W.....	MMRP
Exhibit X.....	Original Approved Tentative Parcel Map P10-0012
Exhibit Y.....	Original DEIR
Exhibit Z.....	Original Adopted FEIR