

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



Agenda of: August 9, 2012
Item No.: 10
Staff: Mel Pabalinas

**GENERAL PLAN AMENDMENT/REZONE/PLANNED
DEVELOPMENT/PARCEL MAP**

FILE NUMBERS: A07-0018/Z07-0054/PD07-0034/P08-0017/Diamond Dorado Retail Center

APPLICANT: Leonard Grado/GGV Missouri Flat, LLC

ENGINEER: CTA Engineering and Surveying

PROPERTY OWNERS: Lawrence and Jacqueline Abel
Michael and Lorraine Lindeman
GGV Missouri Flat, LLC

REQUEST: The project consists of the following requests:

1. Certification of Environmental Impact Report (EIR SCH 2008012004) for the Diamond Dorado Retail Center;
2. General Plan Amendment amending land use designation from Industrial (I) to Commercial (C);
3. Rezone from Industrial (I) to General Commercial-Planned Development (CG-PD);
4. Preliminary Development Plan for the Diamond Dorado Retail Center based on *Alternative 5: MRF Access Plan*, consisting of seven (7) single-story commercial buildings ranging in size from 3,100 square feet to 160,572 square feet totaling 241,515 square feet; and
5. Tentative Parcel Map subdividing 27.61 acre property creating a total of 11 commercial parcels.

LOCATION: The property is located on the northwest corner area of Highway 49 and Lime Kiln Road in the Diamond Springs area; Supervisorial District 3 (Exhibit A)

APNs: 051-250-12, -46, -51, -54 (Exhibit B)

ACREAGE: 27.61 acres

GENERAL PLAN: Industrial (I) (Exhibit C)

ZONING: Industrial (I) (Exhibit D)

ENVIRONMENTAL DOCUMENT: EIR (SCH No. 2008012004)

RECOMMENDATION: Staff recommends the Planning Commission recommend the Board of Supervisors take the following actions:

1. Certify the Environmental Impact Report (EIR) (SCH No. 2008012004) for the proposed Diamond Dorado Retail Center, subject to CEQA Findings and Statement of Overriding Consideration in Attachment 3;
2. Adopt the Mitigation Monitoring Reporting Program (MMRP) included as Attachment 1.1 in accordance with CEQA Guidelines Section 15074(d);
3. Approve General Plan Amendment A07-0018 based on the Findings in Attachment 2;
4. Approve Rezone Z07-0054 based on the Findings in Attachment 2;
5. Approve Preliminary Planned Development PD07-00034 *Alternate 5, Existing MRF Access Plan* for the Diamond Dorado Retail Center, subject to the Conditions of Approval and MMRP in Attachment 1 and based on the Findings in Attachment 2; and
6. Continue formal action on Tentative Parcel Map P08-0017 off-calendar.

EXECUTIVE SUMMARY

The proposed Diamond Dorado Retail Center (DDRC) is a regional commercial development located in Diamond Springs at the intersection of future proposed Diamond Springs Parkway (DSP) and State Route 49 (Exhibit E). The original version of project, which was submitted in November 2007, encompassed a total of 438,000 square feet in ten buildings (Exhibit F). It included the adjacent property occupied by Materials Recovery Facility (MRF), operated by Waste Connection, Inc, which anticipated relocation. In 2008, with the Waste Connection deciding not to relocate, this version of the project was not pursued.

In January 2010, the applicant submitted complete plans for the revised version of the development project that encompass a total of 280,515 square feet of commercial floor area in nine buildings (Exhibit G). This version of the plan proposes to relocate the MRF entry access from Throwita Way to Lime Kiln Road, which borders the southern perimeter of the project site. Based on this revised version of the project, the County circulated the Draft Environmental Impact Report (DEIR) for a 45-day public review beginning on December 23, 2011 and ending on February 6, 2012.

Following completion of the DEIR circulation, the County received comments from affected agencies and the general public which include potential project impacts to oak trees, water quality, and traffic and circulation. Based on these comments the County advised the applicant to

consider an alternative plan that would minimize some of the identified impacts in the DEIR, particularly circulation and traffic effects along Lime Kiln Road, a minor two-lane roadway that borders the southern perimeter of the project site.

In addressing this concern, the applicant provided an alternative site plan, *Alternative 5: Existing MRF Access Plan*, consisting of lesser quantity of commercial buildings at seven and reduced overall footprint of 241,415 square feet (Exhibits H and I). The major change in this alternative plan depicts the MRF site access remaining at its current location off Throwita Way to be shared with DDRC. Despite the changes, the alternative plan is substantially consistent of the project version analyzed in the DEIR with regards to the primary area affected by the development, site access, and orientation and location of the commercial buildings.

The Final EIR (FEIR) evaluated *Alternative 5: Existing MRF Access Plan* and determined that no new environmental impacts would occur that were not previously analyzed in the DEIR. Additionally, the document confirmed that previously identified environmental effects in the DEIR, including impacts to noise, traffic and circulation, were either reduced or eliminated. Therefore, it was determined that a re-circulation of the DEIR based on this alternative plan was not required.

As the *Alternative 5: Existing MRF Access Plan* would pose lesser environmental impacts, the FEIR concluded that it is an environmentally superior plan in comparison with the project analyzed in the DEIR. With this alternative being substantially comparable to the original project and would maintain the goals and objectives of the project, the applicant confirmed that that the Development Plan for Diamond Dorado Retail Center would be based on *Alternative 5: Existing MRF Access Plan*.

The *Alternative 5: Existing MRF Access Plan* is not supported by all required submittals and exhibits needed for a Planned Development Permit. Though a revised site and preliminary grading plans based on the alternative were submitted for review, additional Planned Development materials, including Building and Elevations, Landscaping Plan, Lighting Plan, and Signage Plans are required for verification of consistency with the development standards in the Zoning Ordinance and guidelines of the Missouri Flat Design Guidelines. Conditions of Approval are included requiring the applicant to submit all updated PD materials for review and formal consideration of a *final* Planned Development by the Planning Commission. The updated project plans shall be reviewed for consistency with the *Alternative 5: Existing MRF Access Plan* and be evaluated for any environmental impacts that may not have been evaluated in the DEIR. Therefore, staff is recommending approval of the preliminary Development Plan based on the *Alternative 5: Existing MRF Access Plan*.

PROJECT DESCRIPTION

The following describes the project based on the *Alternative 5: Existing MRF Access Plan*. For illustrative purposes, the discussion includes references to the exhibits based on the project version analyzed in the DEIR. A table in Exhibit J provides detailed comparison between the DEIR-analyzed plan and *Alternative 5: Existing MRF Access Plan*.

Site Description: The project site is within the General Plan Diamond Springs-El Dorado Community Region area (Exhibit A.1). The site is bordered by State Highway 49 (Diamond Road) along the east, the future Diamond Springs Parkway (DSP) connector to the north, Lime Kiln Road and the MRF to the south, and an industrial development across an ephemeral drainage to the west. Throwita Way, which currently provides access to the MRF, traverses the middle of the project site from north to south. The site includes areas of highly disturbed land, weedy vegetation, and large shrubs and trees. Large portions of the project site are currently used or have been used in the past for storage and parking for the adjacent industrial land uses. Exhibits C and D shows the land use and zoning designations of the project site and surrounding properties.

Site Design: Site access would be provided from a signalized intersection along the DSP at Throwita Way (Exhibit H and I). Four right-turn-in and right-turn-out only access points would be provided, one along Diamond Road/SR-49, two located west of the main DSP signalized entrance and one located east of the main entrance. The development is designed with the major anchor buildings bordering the southern perimeter, which provides a visual buffer against the MRF facility while the minor buildings are distributed within the expanse of the site and along DSP and Diamond Road/Hwy 49. The plan identifies an area as “Future N.A.P.O.T.S.” (Not A Part of This Subdivision) containing a canopy area for a future fuel station. This area is not part of this Project, has not been evaluated in the EIR, and would receive no entitlements from project permits.

Internal pedestrian routes would be located throughout the project. These routes would connect to proposed sidewalks constructed along the Diamond Springs Parkway and Diamond Road /SR-49 frontages. A Class I bicycle/pedestrian trail as part of the El Dorado Trail is located north of the proposed project site. As conditioned of the project, a trail path would be constructed between the El Dorado Trail and the Diamond Springs Parkway that would connect to the sidewalks along Diamond Springs Parkway.

Parking and Loading: The *Alternative 5: MRF Access Plan* depicts a total of 1,228 total parking spaces. This exceeds the required amount of stalls of 805 per the Zoning Ordinance. Designated loading areas are provided in the rear of the major anchor buildings. Loading areas for the smaller buildings are anticipated to occur within the adjacent parking stalls. Truck deliveries are anticipated to enter the site at the westernmost access point from the separately proposed Diamond Springs Parkway (Exhibit H).

Building Design: There are no building architectural designs submitted for the *Alternative 5: MRF Access Plan*. However, the design theme is anticipated to be similar to the designs of the project version analyzed in the DEIR, which are included in Exhibit K for illustrative purposes. Based on these exhibits, the buildings would consist of single-story structures of varying heights to a maximum 50 feet. The design includes gable with cornice-topped walls and utilize rust accented metal roofing, stucco, and vertical siding. Pedestrian plazas would be lined with trellises, accent planting, and seating. Pedestrian plazas would be connected to the buildings via defined pedestrian routes. Low profile walls would visually screen cart storage areas. Rooftop equipment would be screened from off-site view by the building’s parapet walls. Rows of trees, accent vegetation, and fencing would screen views into the adjacent MRF site.

Signs: No sign plans have submitted for the *Alternative 5: MRF Access Plan*, however, the theme and design of signs are anticipated to be similar to the original plans, which are shown in Exhibit K for illustrative purposes. As part of Final Planned Development, the applicant shall be required to submit a master sign plan, which details specific sign design and standards for the development.

Landscaping: No landscape plans have submitted for the *Alternative 5: MRF Access Plan*. However, the design is anticipated to be similar to the DEIR-analyzed plan, which is included in Exhibit L for illustrative purposes. In accordance with the Missouri Flat Design Guidelines and standards of the Zoning Ordinance, landscaping would be installed around most of the project perimeter, throughout the parking areas, and in front of the retail buildings. In addition, landscape planters would be located near the primary entries of the stores and integrated into the cart storage screening walls. A variety of shrubs, groundcovers, grasses, and perennials would be utilized

Lighting: No lighting plans have submitted for the *Alternative 5: MRF Access Plan*. For illustrative purposes, Exhibit M depicts the anticipated lighting plan for the project which include 25-foot tall single- and dual-headed fixtures in the parking lot and 12-foot-high accent-style luminaires located along the project frontage. Both parking lot and building lighting fixtures would be designed to cast light downward, thereby providing lighting at the ground level for pedestrian safety while reducing glare to adjacent properties. All lighting would be designed in accordance with the Missouri Flat Design Guidelines and the outdoor lighting provisions of County Code, Section 17.14.170.

Tentative Parcel Map for DDRC: Section 17.04 (Planned Development Procedures) requires subdivision maps, if applicable, to be processed along with planned development permit proposal. The original project includes a request for a Tentative Parcel Map (TPM) to subdivide the property to create a total of 13 commercial parcels. This TPM is not consistent with the Preliminary Development Plan for the project based on the *Alternative 5: Existing MRF Access Plan*, which would result in the creation of 11 parcels ranging in size from 0.003 acre to 11.2 acres. Exhibit N shows the original TPM for illustrative purposes.

The applicant elected not to update the TPM materials. Staff advised the applicant to either withdraw this application or proceed with the TPM without a formal action by the hearing authorities. The applicant elected that the TPM be forwarded without formal action. As a note, in accordance with Subdivision Ordinance, a parcel map may be waived once a Development Plan has been adopted for a project.

STAFF ANALYSIS

Consistency Discussion

General Plan: Land Use Element General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. The following is a summary of the project's consistency with the General Plan. Detailed administrative findings are included in the Attachment 2.

To facilitate the proposed commercial development, the site would require a change of the land use designation from Industrial to Commercial. The change to Commercial land use designation would provide a full range of commercial retail, office, and service uses from which the nearby and distant residents, businesses, and visitors of the town of Diamond Springs, and the County, in general, would benefit.

The vacant industrial site is surrounded by lands with similar designation and uses, in an area that has been heavily disturbed. The site is relatively flat and is surrounded by existing utility infrastructures for direct service connections. The project's location along State Highway 49 and the future Diamond Springs Parkway would provide immediate visibility, accessibility, and convenience for its patrons. The proposed commercial development would provide additional commercial and employment opportunities in an area where it is currently limited, and would upgrade the site that would otherwise remain vacant and underutilized.

The project would be served by common commercial development infrastructures including parking and on-site signs that are necessary for its operation. The project would be designed to meet elements of the historic Diamond Springs area as identified in the Missouri Flat Design Guidelines.

Project implementation would result in various impacts that require mitigation. Specifically, its traffic impacts would be reduced by constructing required improvements or paying applicable impact fees. Impacts to resources would be mitigated through acquisition of environmental permits, implementation of construction standard practices, and, as feasible, preserved through site design.

Zoning: Corresponding with the proposed Commercial land use designation, the zoning of the site would be changed to General Commercial (CG) with an overlay zone of Planned Development (-PD). This zone provides a wide range of commercial uses and applicable development standards which implements the policies, objectives and goals of the Commercial land use designation. The -PD overlay zone would establish additional layer of discretionary review under a Planned Development Permit as the comprehensive development plan for the commercial project.

As a Preliminary Planned Development, the proposed development has been designed to meet the applicable development standards under the CG-zone district including parking, coverage, site design, and would be able to accommodate necessary utility services. Impacts from the project have been analyzed and, as applicable, would be subject to mitigation measures to lessen the identified impacts to the greatest extent feasible. Conditions of approval are imposed to ensure project implementation occurs in a timely, orderly, and safe manner.

PROJECT ISSUES

In addition to the general plan and zoning issues discussed above, the primary issues involving the proposed Diamond Dorado Retail Center include conformance with oak woodland and wetland protection requirements, and area-wide traffic circulation and improvement concerns.

1) Project Road Improvements

Implementation of the commercial project triggers numerous on-site (along project frontage) and off-site road improvements. On-site improvements include frontages located along Diamond Springs Parkway and Diamond Road/State Highway 49 while off-site road improvements include sections of Missouri Flat Road and Highway 50 Interchange and a portion of State Highway 49 from Lime Kiln Road to Pleasant Valley Road. Depending on the type of required improvements and, if it's identified in the County road Capital Improvement Program (CIP), obligations to make the improvement may be achieved with the project paying of impact fees or by constructing the necessary improvement. Other factors and circumstances that are considered include the timing of improvements, availability of funding mechanism, the level of project impacts, and whether it is a County road or State Highway. These road improvements are further analyzed in the EIR and detailed in the Department of Transportation (DOT) recommended conditions of approval in Attachment 1. The following is a summary of the improvement of select affected major road infrastructures.

Diamond Springs Parkway (DSP): This road is a County planned road connector that extends from Missouri Flat Road to State Highway 49 and is included in the County's Capital Improvement Program (CIP). The project consists of two phases. Phase I requires the construction of two lanes while Phase II requires widening to four lanes. Absent the DDRC project, the County would only need to construct Phase 1 of the DSP. The implementation of DDRC triggers the need for a build-out to four lanes. Condition No. 13 describes the required improvement and identifies the applicant's obligations based on different scenarios involving sequence and timing, availability of funds, and need by the County or DDRC for this improvement.

Missouri Flat Road/Highway 50 Interchange: The project poses queuing and Level of Service (LOS) impacts along Missouri Flat Road and the intersections with U.S. Highway 50. The affected intersections along Missouri Flat Road include Plaza Drive, both US-50 Westbound and Eastbound Ramps, and at Mother Lode Drive. Similar concerns were raised by Caltrans as comment to the DEIR for the project, emphasizing that limitation of traffic capacity at the interchange may worsen with project traffic and affect portions of the highway. Condition No. 12 restricts issuance of building permits until the County, in coordination with Caltrans, has determined adequate capacity for the project at the Missouri Flat Road/Highway 50 Interchange and identified the appropriate improvements which can be programmed into the CIP.

State Route 49 (SR-49): Similar to the above road improvements, the project creates impacts to a segment of SR-49 from its intersection with DSP south to Pleasant Valley Road. As further described in Condition No. 14, the improvement consists of realignment and widening categorized into two phases and is included in the CIP #72375. All improvements along SR-49 would require coordination with Caltrans.

Depending on the need for this improvement at the time the DDRC project is constructed, DOT has detailed specific scenarios that would address the timing and degree that the improvement needs to be completed. Each scenario would be based on the results of an

updated traffic study for the project impact along this roadway. Mitigation is the actual construction of the improvements or payment of fair share fees according to the project's degree of impact, as determined by the County in coordination with Caltrans.

2) Oak Canopy Impacts and Consistency with General Plan Policy 7.4.4.4

General Plan Policies 7.4.4.4, 7.4.4.5, and 7.4.5.2 govern the removal of oak trees within El Dorado County. Specifically, Policy 7.4.4.4 contains two options to mitigate for the loss of oak woodlands: 1) Option A requires conformance to on-site tree canopy retention and replacement standards; and 2) Option B provides for in-lieu payment of mitigation fees in accordance with the Oak Woodland Management Plan (OWMP), which was adopted in May 6, 2008. With the recent invalidation of the OWMP as a result of the Third District Court of Appeals ruling in the case of *Center for Sierra Nevada Conservation v. County of El Dorado*, mitigation via in-lieu fee payment (Option B) is not available.

As discussed in the EIR, the project would result in the removal of 4.30 acres of oak woodland canopy. This canopy is approximately 14% of the project site, and therefore, the oak mitigation policies contained in Policy 7.4.4.4 apply to this project. The oak woodland canopy is fragmented throughout the project site and is surrounded by industrial and commercial land uses. A significant portion of the on-site oak trees are located in the center of the project area.

As outlined by Table 1 of the General Plan Policy 7.4.4.4, under Option A, projects containing between 10 and 19 percent of existing canopy must retain at least 90 percent of that canopy cover, and implement a 1:1 replacement ratio for oak woodland removed. Accordingly, the Project would be required to retain 3.87 acres of oak woodland onsite and provide a 1:1 on-site replacement ratio for the remaining 0.43 acres.

The project is designed such that the entire site will likely require grading resulting in the removal of the majority, if not all, of the existing 4.30 acres oak woodland canopy. Because of this, the project as proposed cannot comply with the on-site retention requirements (90 percent or 3.87 acres) under Option A of General Plan Policy 7.4.4.4.

It is anticipated that the County will adopt a new mitigation program as an alternative to retention of on-site oaks as directed by General Plan Policy 7.4.2.8 and Measure CO-M. Accordingly, although there are a number of potential feasible and reasonable mitigation measures that may be available for the removal of oaks at the time the Final Development Plan is approved, it is impossible to articulate the precise approach to mitigation until such time as the County has adopted its response to the lawsuit and how it intends to implement Policy 7.4.4.4. Accordingly, Mitigation Measure BIO-3a requires that a grading permit cannot be issued until such time as the County has adopted a mitigation program that is compliant with CEQA and provides for a feasible alternative to retention of on-site oaks. Should the County fail to adopt an alternative to on-site retention of oaks, the project would be required to be redesigned prior to approval of the Final Development Plan and would be subject to additional environmental review. Additional mitigation is proposed to ensure that if any oak trees are preserved on-site they would be

properly protected during construction activities and a mitigation monitoring plan for any oak trees replanted on-site would be implemented.

3) Wetland Impacts and Consistency with General Plan 7.3.3.4

General Plan Policy 7.3.3.4 requires buffers and special setbacks for the protection of riparian areas and wetlands, including ephemeral drainage features. The intent of the policy is to protect water features that have important natural resources value.

As discussed in the EIR, the project site contains drainages have been altered by historical industrial mining activity and stormwater runoff from neighboring industrial and commercial development. These features total 1.531 acres consisting of 0.075 acre of ephemeral drainage, 0.066 acre of seasonal wetland, and 1.39 acres of valley foothill riparian habitat along the drainage. These features are likely to be jurisdictional subject to the regulation of the United States Army Corps of Engineer (USACE) and California Department of Fish and Game (CDFG).

Construction of the project would require clearing and grading activities that could impact these wetland features. Specifically, the identified seasonal wetland is anticipated to be filled in its entirety and portions of the ephemeral drainage would be affected by construction of engineered slope. Additionally, the northern portion of this drainage would be affected as part of the construction of Diamond Springs Parkway Project, which is anticipated to occur before the project. Given its disturbed nature, these features provide minimal resource value and are not the type of feature that General Plan Policy 7.3.3.4 was intended to protect. Therefore, implementation of a setback as described in General Plan Policy 7.3.3.4 would not be applicable.

Despite the impracticality of imposing setback to these wetland features, project construction would still result in impacts to these features from potential soil erosion and runoff. Mitigation measures have been identified in order to minimize impacts to water quality. Mitigation Measure BIO-2a would require the applicant to acquire a Section 404 permit from USACE and a Stream Bed Alteration Agreement from CDFG regulating assessment and mitigation of impacts to wetlands. Mitigation Measure BIO-2b would require the applicant to replace or rehabilitate habitat affected by the project on a “no-net-loss” basis. Mitigation Measure BIO-2c would require the applicant, as applicable, incorporate appropriate setbacks in accordance with USACE and CDFG standards.

4) Processing of Planned Development Plan for DDRC

The Development Plan for Diamond Dorado Retail Center is based on the *Alternative 5: Existing MRF Access Plan*. Though this plan does not significantly differ from the project version analyzed in the DEIR, it is not supported by full updated application materials and exhibits necessary for a Planned Development Permit. In accordance with Section 17.04 (Planned Development Procedures) of the Zoning Ordinance, no formal adoption of the Planned Development for the project would occur. However, given that a revised site plan and preliminary grading plan for *Alternative 5: Existing MRF Plan* were

provided and reviewed, staff is recommending that preliminary approval of the Development Plan based on this alternative.

To ensure consistency with Section 17.04, Conditions of Approval Nos. 1 and 8 shall require the applicant to submit all updated PD materials for review and formal consideration of a *final* Planned Development by the Planning Commission. The updated project plans shall be reviewed for consistency with the *Alternative 5: Existing MRF Access Plan* and be evaluated for any environmental impacts that may not have been fully evaluated in the DEIR. In the event that new impacts are identified, the EIR for the project shall require an addendum or a supplement to the EIR.

5) Development Agreement for DDRC

A Development Agreement (DA) was filed for this proposed development under application DA11-0003 in accordance with Chapter 17.85 of the El Dorado County Zoning Ordinance. The DA is contract between the applicant and the County that would set forth the rules and regulations governing the development of the project during the specified term of the DA. At the time of completion of this report, the DA remains under on-going negotiation with the applicant. A Draft DA would be considered by the Planning Commission in a separate public hearing for a formal recommendation to and final action on the Final Development Agreement by the Board of Supervisors.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Diamond Dorado Retail Center (State Clearinghouse No. 2008012004). This document is prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.), and the County of El Dorado. This document intended to serve as an informational document for the public agency decision makers and the public regarding the project.

The Draft EIR (DEIR) was circulated for 45-day public review from December 23, 2011 to February 6, 2012. The DEIR evaluated the potential environmental impacts of the original project, which includes impacts to Air Quality, Biological Resource, Cultural Resource and Traffic and Circulation. The Final EIR (FEIR), which includes comments received during the circulation period and corresponding responses, evaluated potential impacts associated with the revised *Alternative 5: Existing MRF Access Plan*. Though substantially similar to the original project analyzed in the DER, *Alternative 5: Existing MRF Access Plan* would result in lesser environmental impacts including traffic and noise. The FEIR concluded that the *Alternative 5: Existing MRF Access Plan* is an environmentally superior plan, in comparison with the project version analyzed in the DEIR, and maintains the goals and objectives of the proposed project.

Attachment 3 details the evaluation and supporting Findings of Fact as the basis of consideration of the project and its impacts and certification of the EIR by the Board of Supervisors. The attachment also includes a Statement of Overriding Consideration that the Board of Supervisors

may consider for impacts, such as Greenhouse Gas emissions, that are determined to be significant unavoidable but are outweighed by the benefits of the project. The attachment includes the Mitigation Monitoring Reporting Program (MMRP), which details the specific mitigation measures identified to minimize identified project impacts to a level of less than significant.

SUMMARY RECOMMENDATION

Based on the above analysis, staff recommends approval of the *Alternative 5: Existing MRF Access Plan* as the preliminary Development Plan for the Diamond Dorado Retail Center. Implementation of the commercial project, which requires change of the land and zoning designation, would otherwise conform to other policies of the General Plan, including Transportation and Circulation, Economic Development, and Land Use. The project design would conform to the development standards of the Zoning Ordinance including site design and parking. An EIR has been prepared evaluating the environmental impacts by the project and shall be mitigated to less significant except those found unavoidable. Conditions of Approval are incorporated addressing the orderly and implementation of the project.

The proposed commercial retail center would be developed in an area of Diamond Springs that is vacant and underutilized. The project would be designed in accordance with the Missouri Flat Design Guidelines and would have direct access to infrastructures including road, water, and sewer services necessary to operate the retail center. Implementation of the project would complement and strengthen the under served retail commercial base of the community, aid in providing a range of employment opportunities, and retain a greater share of retail dollars within the County.

SUPPORT INFORMATION

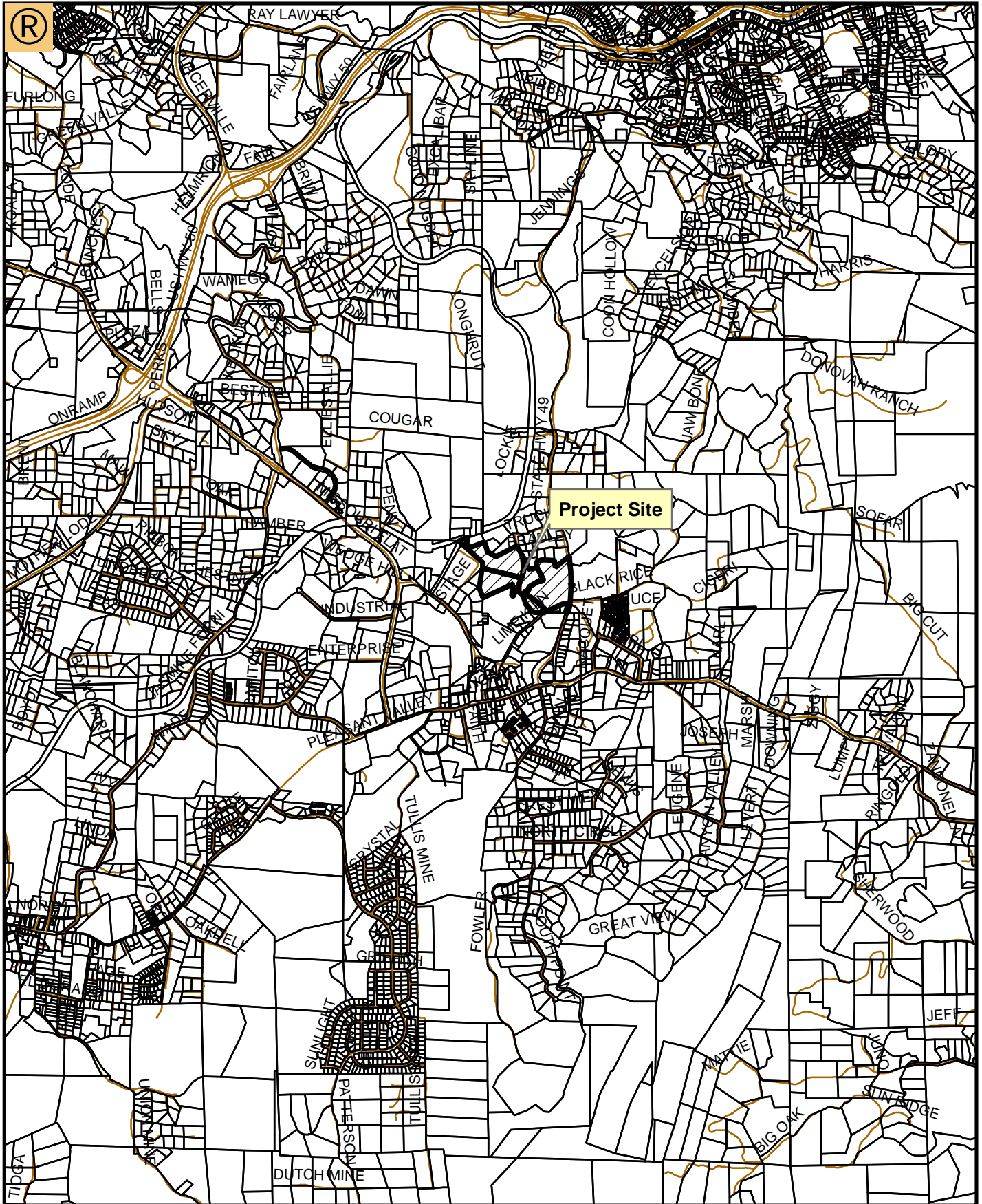
Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Attachment 3	Draft CEQA Findings of Fact and Statement of Overriding Consideration for the Certification of the Final Environmental Impact Report (EIR) (includes Exhibit A-Findings and Determination and Exhibit B-Mitigation Monitoring Reporting Program)
Exhibit A	Location Map
Exhibit A.1	Detailed Location Map
Exhibit B	Assessor's Map Page
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Diamond Springs Parkway Exhibit
Exhibit F.....	Original Diamond Dorado Retail Center Site Plan; November 2007
Exhibit G.....	Draft Environmental Impact Report (DEIR)- Analyzed Diamond Dorado Retail Center Site Plan and Preliminary Grading Plan; January 2010
Exhibit H.....	Alternative 5: Existing MRF Access Plan-Site Plan
Exhibit I	Alternative 5: Existing MRF Access Plan- Preliminary Grading Plan
Exhibit J	Comparison of Draft Environmental Impact Report (DEIR)-Analyzed Plan vs. Alternative 5: Existing MRF Access Plan
Exhibit K.....	Original Diamond Dorado Retail Center-Building Elevations and Signs
Exhibit L	Original Diamond Dorado Retail Center-Landscape Plan
Exhibit M	Original Diamond Dorado Retail Center- Photometric Plan
Exhibit N.....	Original Diamond Dorado Retail Center-Tentative Parcel Map

The following attachments consist of multiple-hundred page documents and are not attached to this Staff Report. The documents are available online at <http://edcgov.us/Planning/> and at the Planning Division public counter located at 2850 Fairlane Court, Placerville, CA:

Exhibit O-1.....	Final Environmental Impact Report (EIR); Diamond Dorado Retail Center
Exhibit O-2.....	Draft Environmental Impact Report (EIR); Diamond Dorado Retail Center
Exhibit O-3.....	Appendices to Draft Environmental Impact Report (EIR); Diamond Dorado Retail Center

Diamond Dorado Retail Center
File Nos. A07-0018/ Z07-0054/PD07-0034/P08-0017

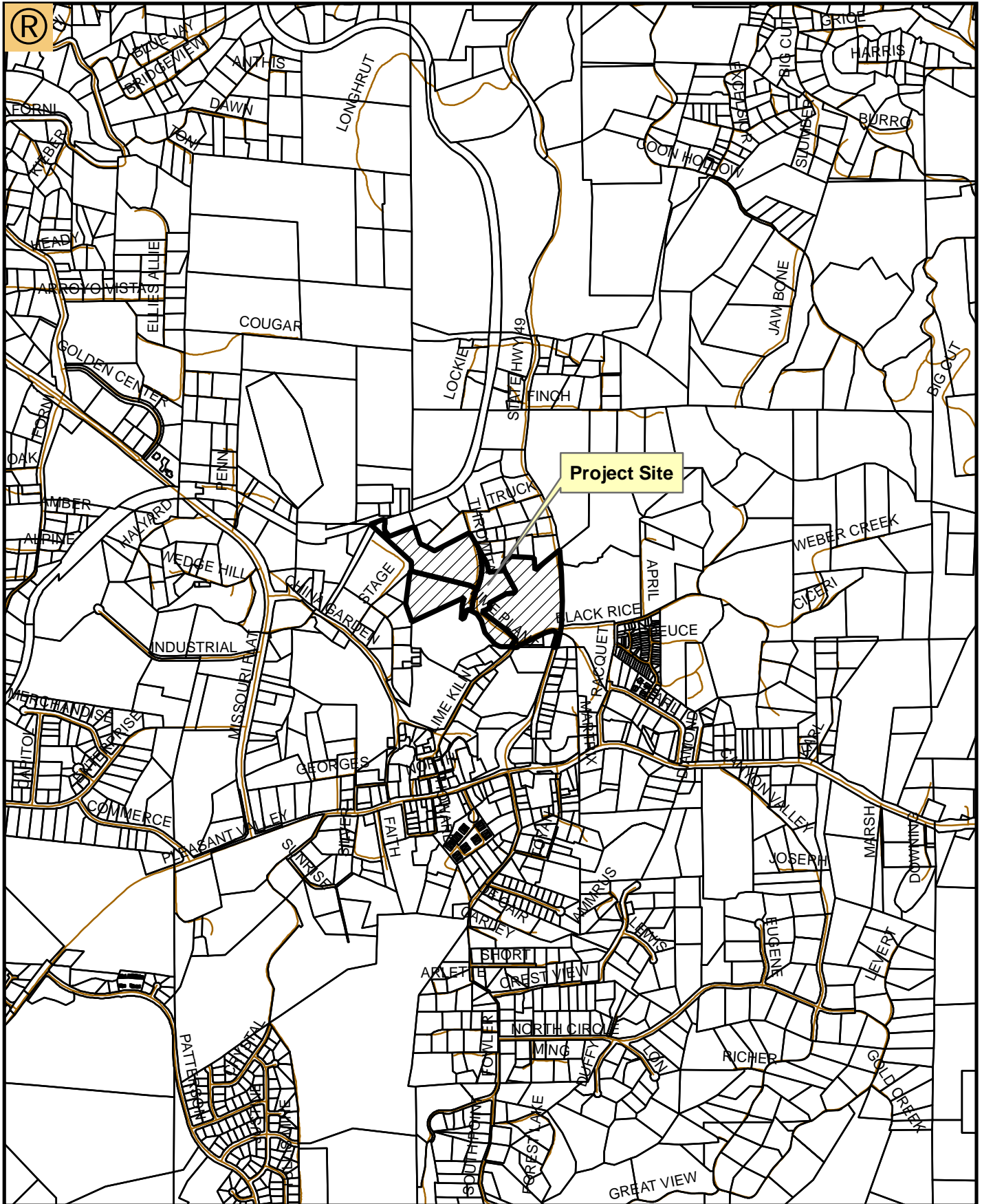


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Miles

Map prepared by:
Mel Pabalinas
El Dorado County
Development Services-Planning

Exhibit A: Location Map

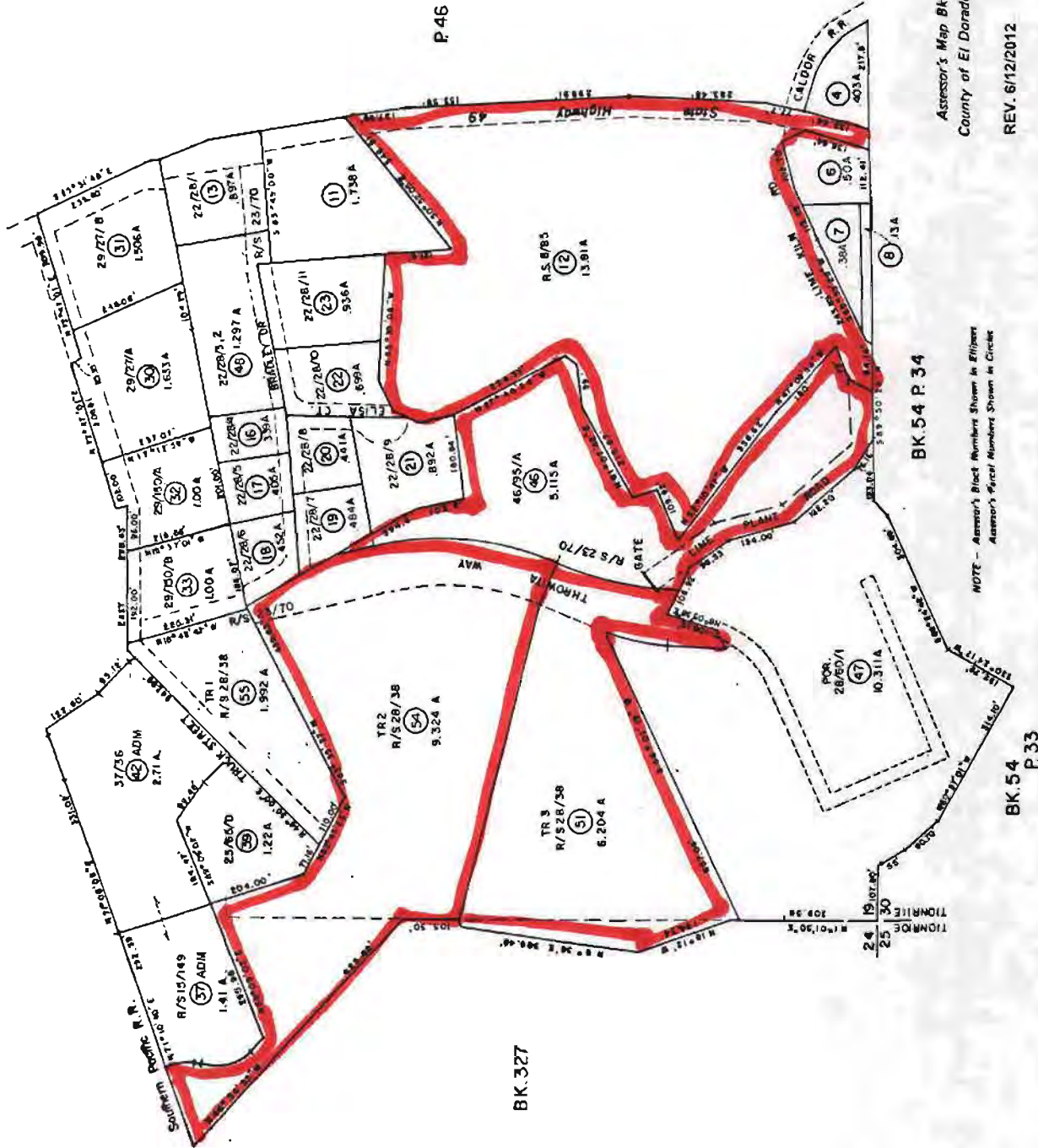
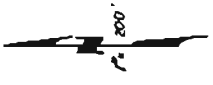
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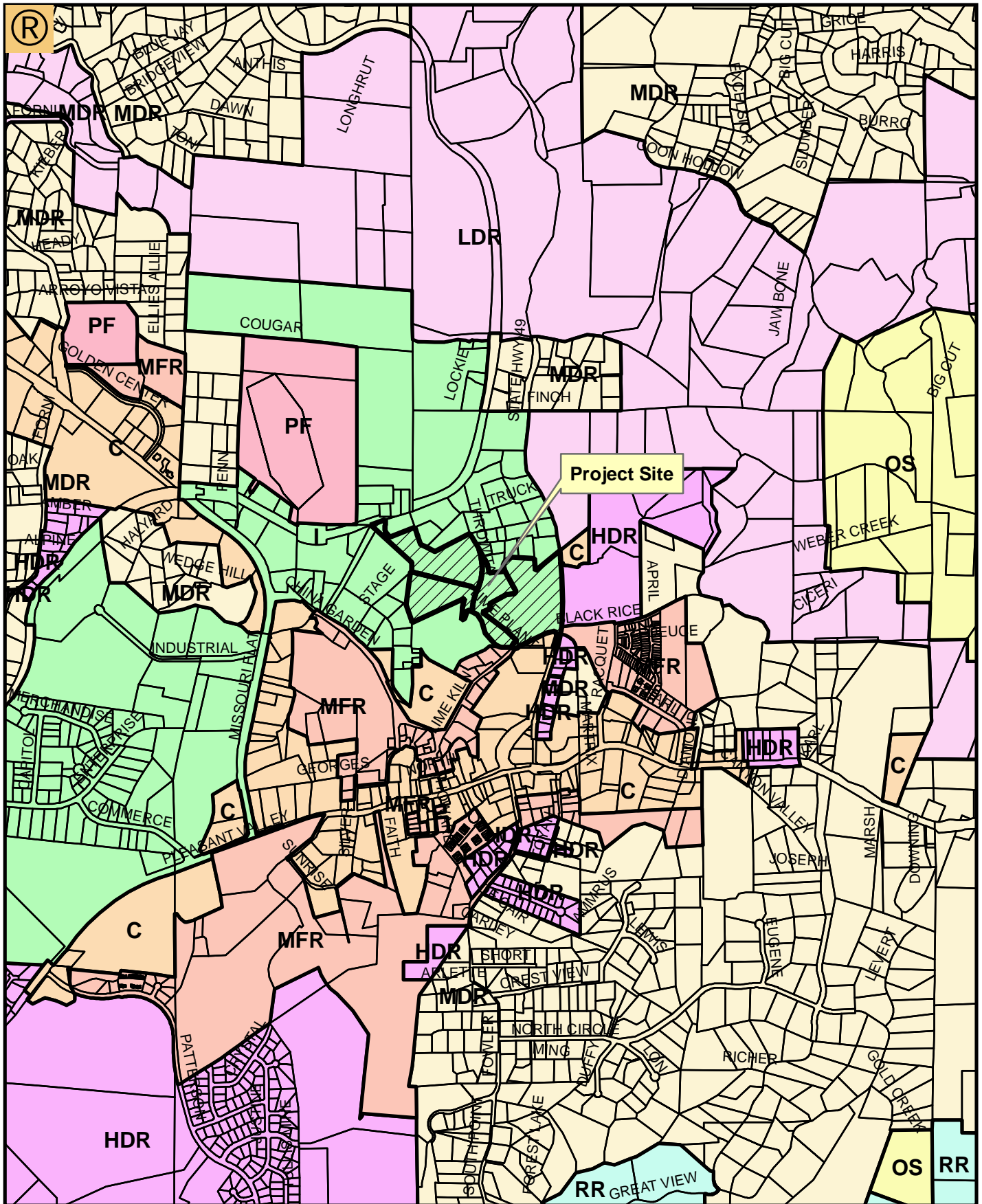
Exhibit A.1: Detailed Location Map



Assessor's Map Bk. 51 -- Pg. 25
County of El Dorado, California
REV. 6/12/2012

EXHIBIT B

Diamond Dorado Retail Center
File Nos. A07-0018/ Z07-0054/PD07-0034/P08-0017

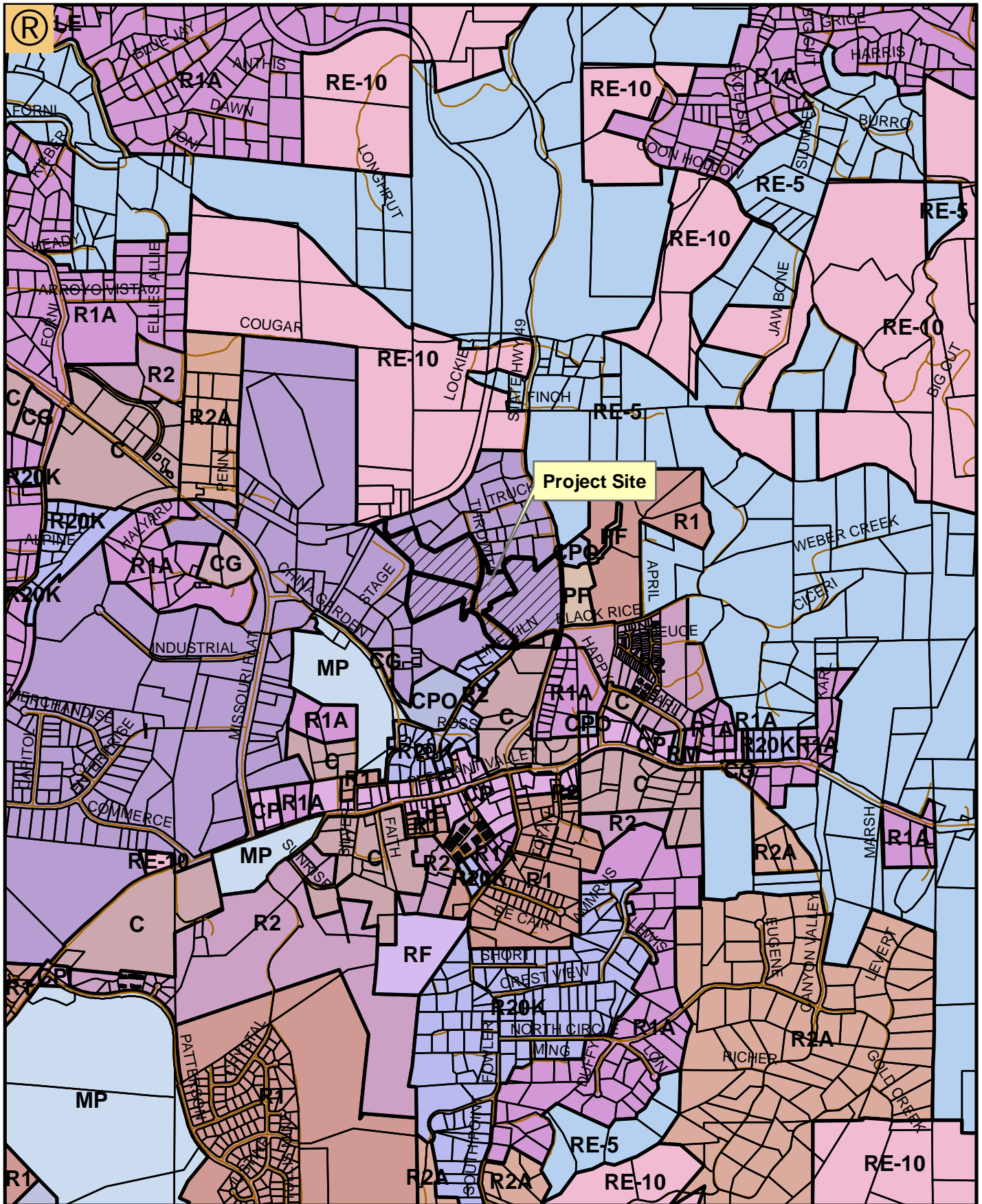


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Exhibit C: General Plan Land Use Map

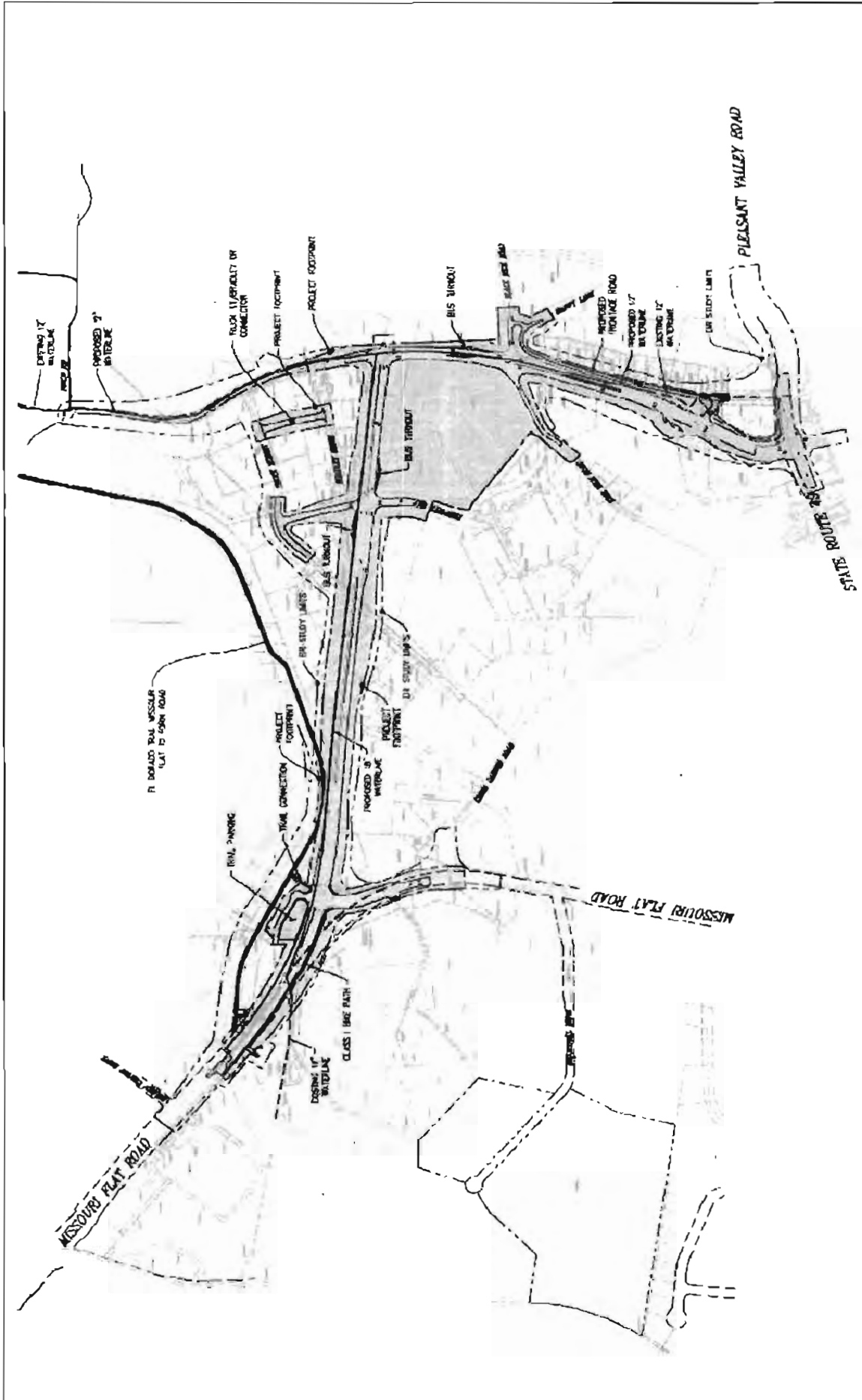
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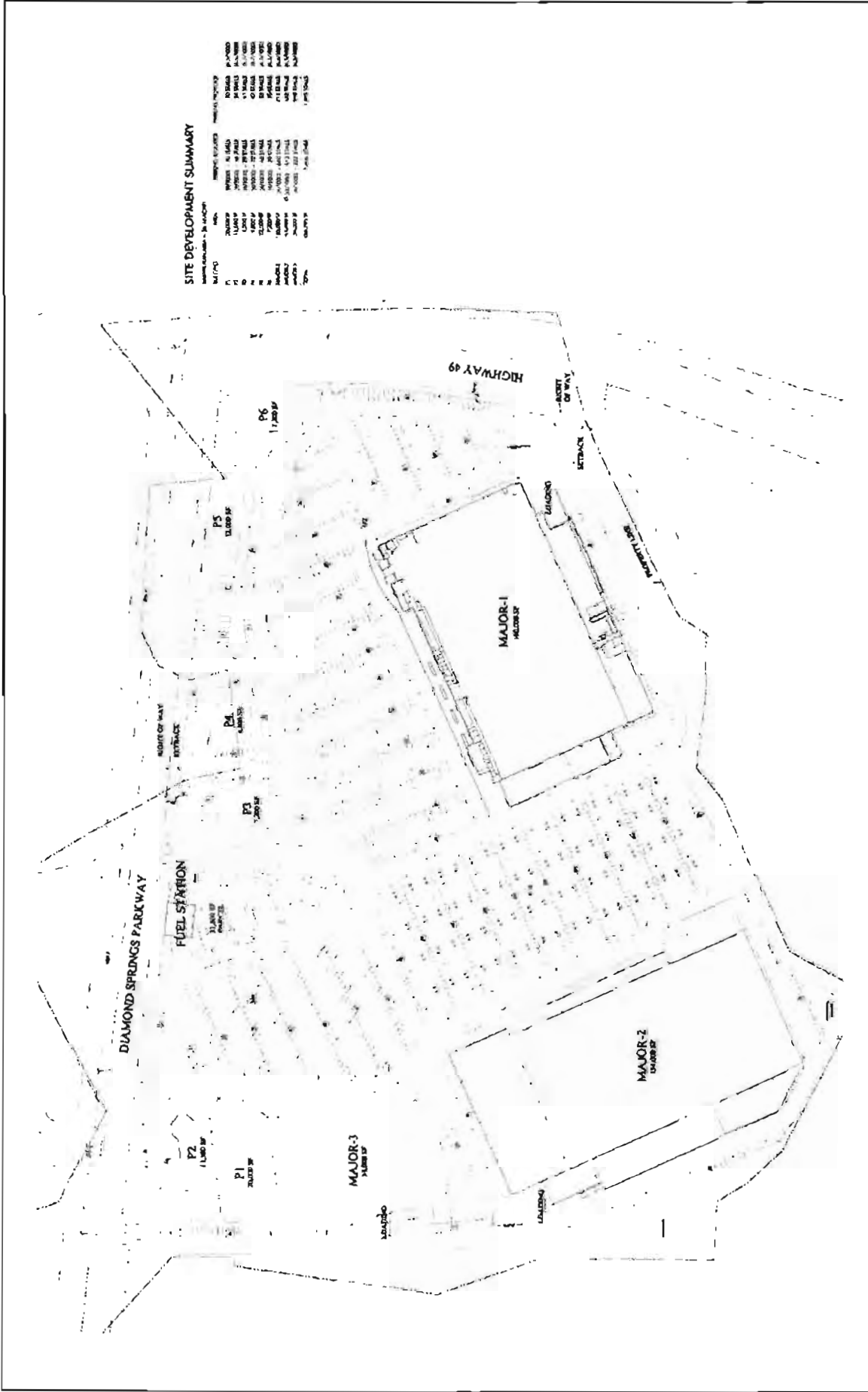
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Mel Pabalinas
El Dorado County
Development Services-Planning

Exhibit D: Zoning Map



Diamond Springs Parkway



SITE DEVELOPMENT SUMMARY

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL SITE AREA
1	MAJOR-1	1,100,000	11.00%
2	MAJOR-2	1,100,000	11.00%
3	MAJOR-3	1,100,000	11.00%
4	P1	1,100,000	11.00%
5	P2	1,100,000	11.00%
6	P3	1,100,000	11.00%
7	P4	1,100,000	11.00%
8	P5	1,100,000	11.00%
9	P6	1,100,000	11.00%
10	FUEL STATION	1,100,000	11.00%
11	ROADS AND DRIVEWAYS	1,100,000	11.00%
12	UTILITIES	1,100,000	11.00%
13	LANDSCAPING	1,100,000	11.00%
14	OTHER	1,100,000	11.00%
TOTAL		10,000,000	100.00%

Source: FWA Architects Planning Interiors, November 2007.




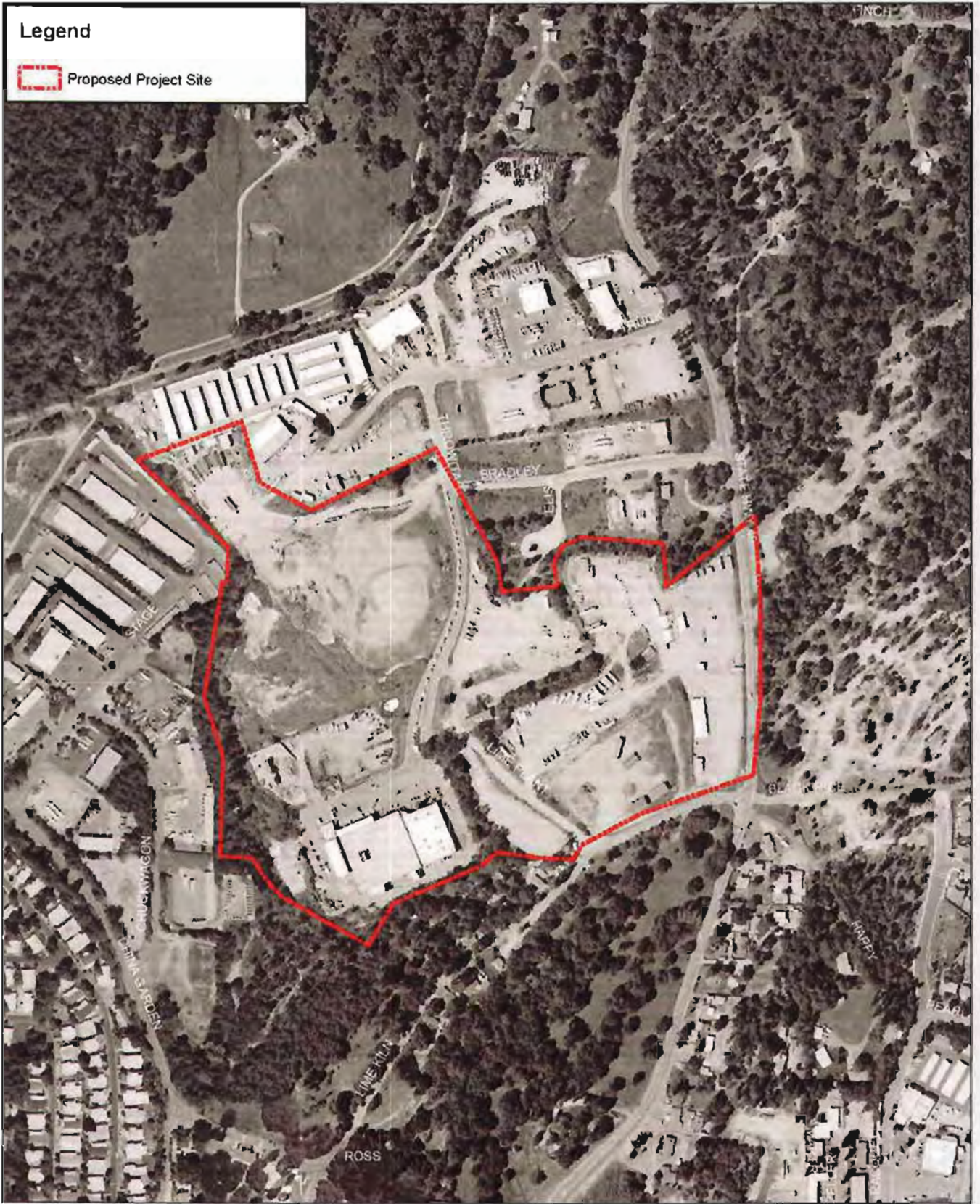
33370001 - 01/2008 | 3_site_plan.cdr



Diamond Dorado Retail Center Site Plan
 EL DORADO COUNTY / DIAMOND DORADO RETAIL CENTER
 NOTICE OF PREPARATION

Legend

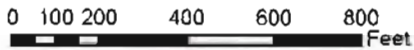
 Proposed Project Site



Source: CTA, 2007; El Dorado County, 2005; and MBA, 2008



Michael Brandman Associates
3337.0001 • 1/2008



BRUNN WICKERT ARCHITECT
 P.O. BOX 2708
 BIRMGHAM SPRINGS, CA 95822
 PH: 800-471-3280



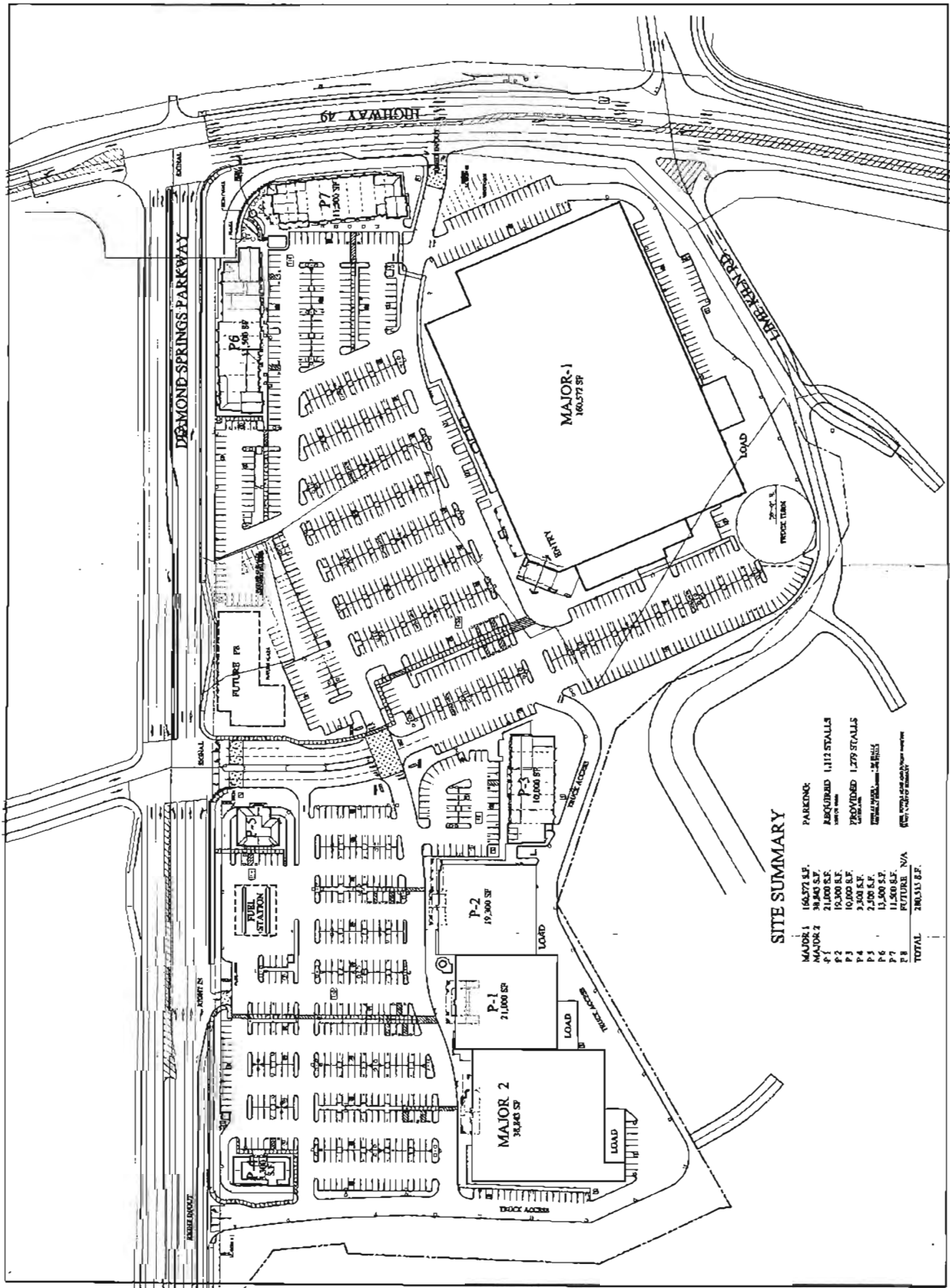
**DIAMOND
 DORADO
 CENTER**

SITE PLAN



SCALE 1" = 80'-0"
 DATE 1-25-10

SHT A-1



SITE SUMMARY

PARKING:	
MAJOR 1	16,571 S.F.
MAJOR 2	38,240 S.F.
P-1	21,000 S.F.
P-2	19,300 S.F.
P-3	10,000 S.F.
P-4	3,500 S.F.
P-5	2,500 S.F.
P-6	15,500 S.F.
P-7	11,500 S.F.
P-8	FUTURE N/A
TOTAL	280,515 S.F.

PARKING:	
REQUIRE	1,112 STALLS
PROVIDED	1,279 STALLS
EXCESS	167 STALLS

NOTE: 10% OF TOTAL PARKING IS RESERVED FOR FUTURE USE.

BRYAN HAZENBACH ARCHITECT
 P.O. BOX 2108
 SAN DIEGO, CALIFORNIA 92168
 PCL 619-477-3380

DATE: 12-17-84
 DATE: 12-17-84
 DATE: 12-17-84

**DIAMOND
 DORADO
 CENTER**

**MASTER
 PLAN**



SCALE 1" = 80'-0"
 DATE 5-31-82

SHT A-1

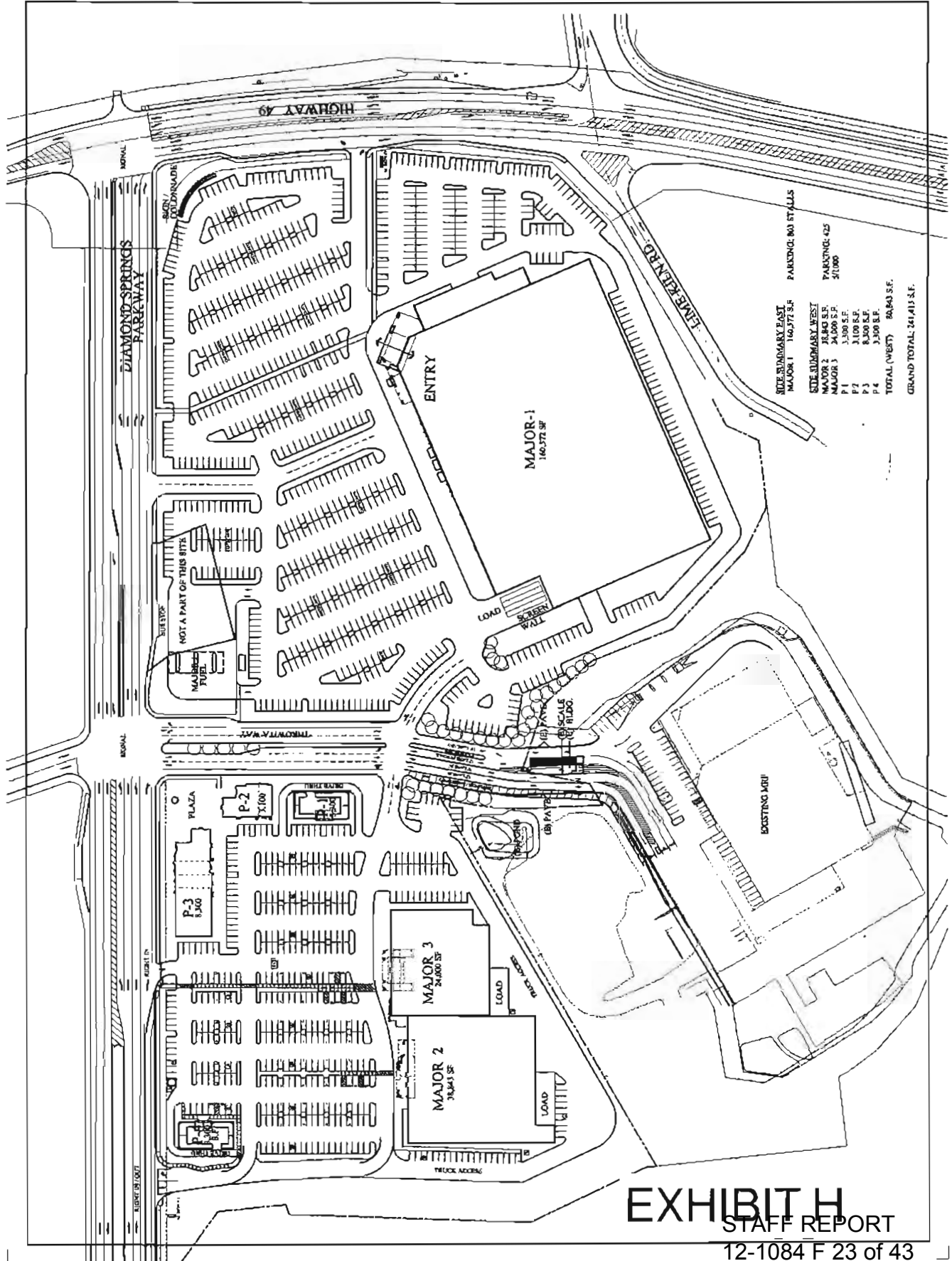


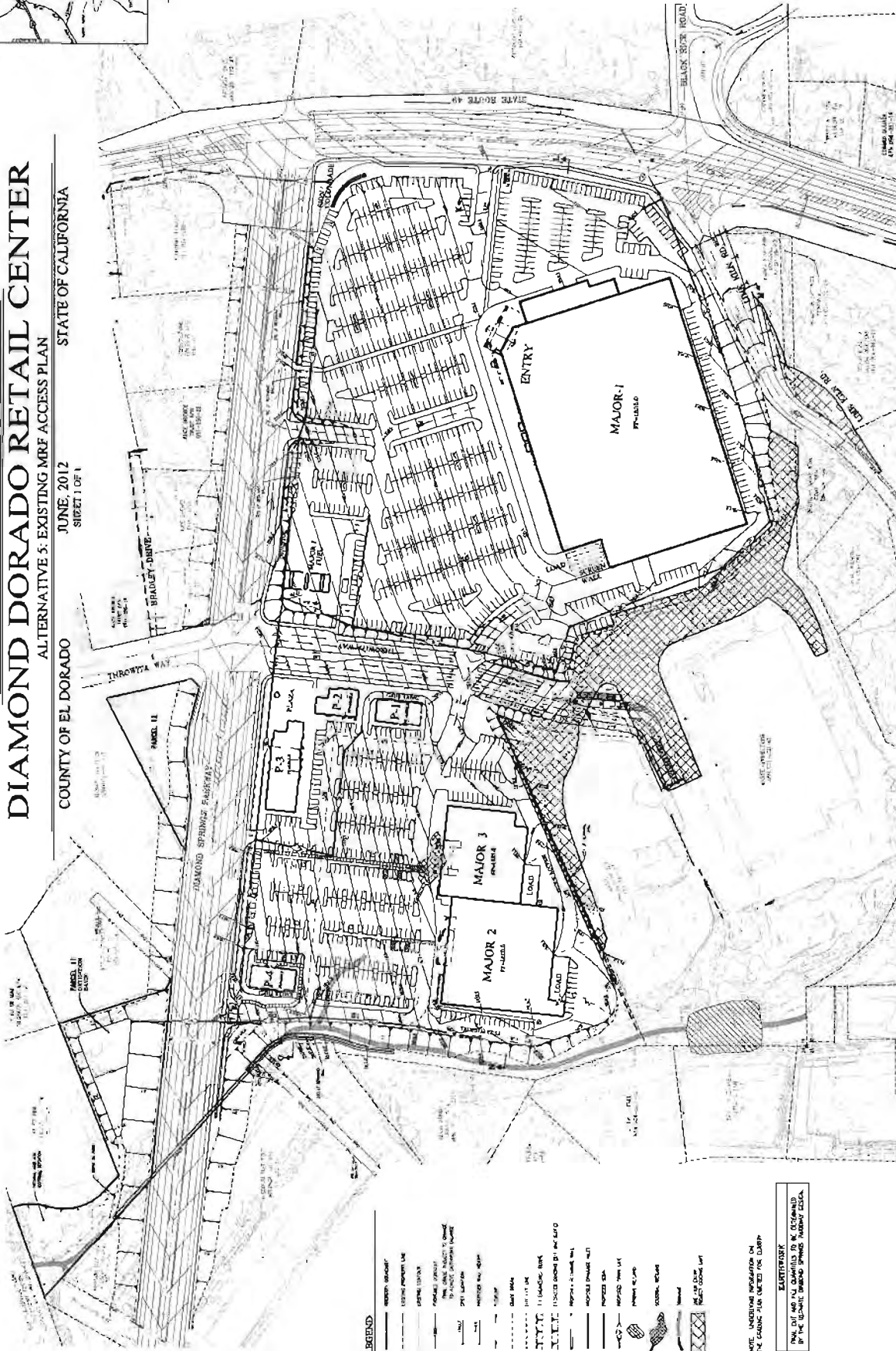
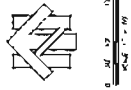
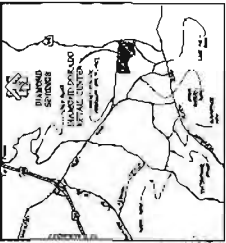
EXHIBIT H
 STAFF REPORT

TENTATIVE GRADING PLAN

DIAMOND DORADO RETAIL CENTER

ALTERNATIVE 5: EXISTING MRF ACCESS PLAN

COUNTY OF EL DORADO
STATE OF CALIFORNIA
JUNE, 2012
SHEET 7 OF 1



LEGEND

	EXISTING STRUCTURE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED STRUCTURE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED STRUCTURE FOOTPRINT
	PROPOSED PARKING LOT
	PROPOSED ROAD
	PROPOSED DRIVEWAY
	PROPOSED SIDEWALK
	PROPOSED CURB
	PROPOSED FENCE
	PROPOSED UTILITY
	PROPOSED LIGHTING
	PROPOSED SIGN
	PROPOSED TREE
	PROPOSED LANDSCAPE
	PROPOSED SITE AREA

NOTE: UNDERLINE INDICATION ON THE GRADING PLAN MEANS TO CLARIFY.

EXPLANATION
 THIS PLAN HAS BEEN PREPARED BY THE CONSULTING ENGINEER, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT, AND IS SUBJECT TO THE PROVISIONS OF THE PROFESSIONAL ENGINEERING ACT.

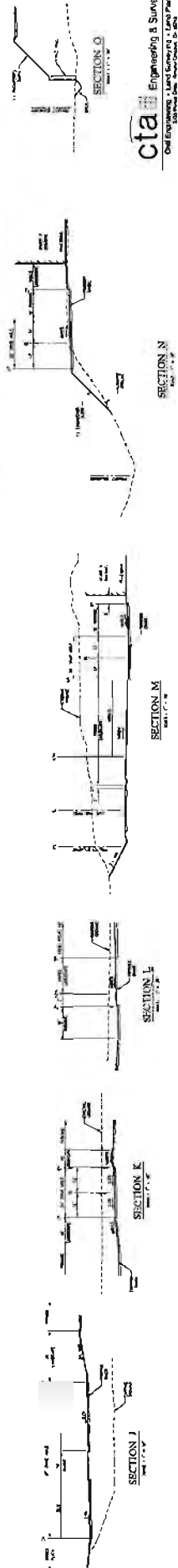


EXHIBIT J

Comparison of Original Project vs. Alternative 5 Existing MRF Access Plan

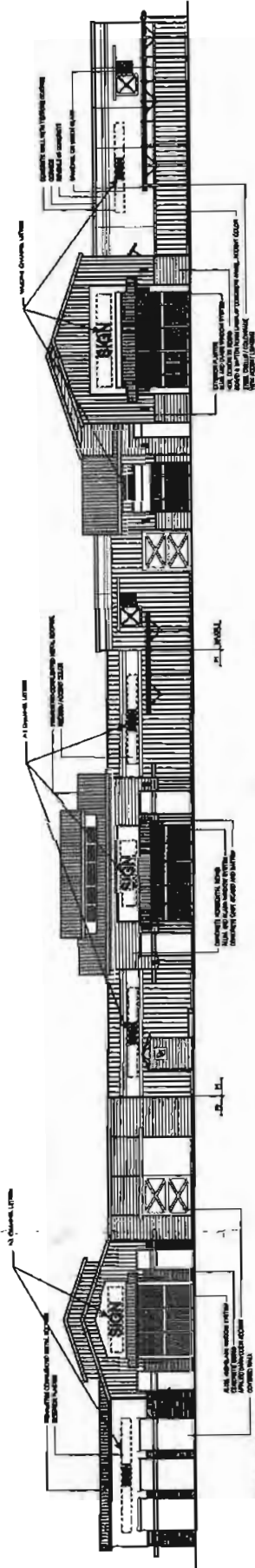
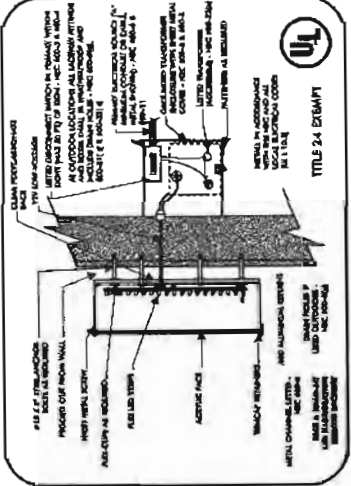
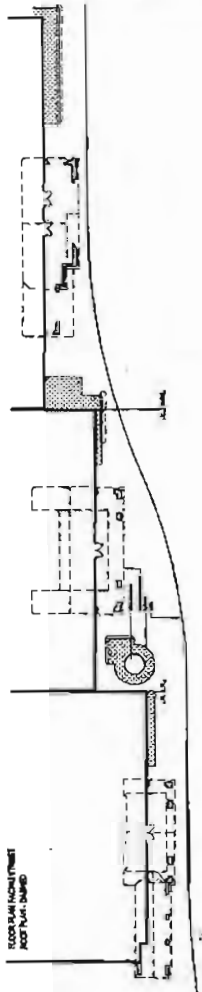
Building	Original Project as Analyzed in Draft EIR	Alternative 5: Existing MRF Access Plan	Difference
	Retail Area (square feet)		
Major 1	160,572	160,572	0
Major 2	38,843	38,843	0
Major 3	—	24,000	24,000
Building P1	21,000	3,300	(-17,700)
Building P2	19,300	3,100	(-16,200)
Building P3	10,000	8,300	(-1,700)
Building P4	3,300	3,300	0
Building P5	2,500	—	(-2,500)
Building P6 (multi-tenant)	13,500	—	(-13,500)
Building P7 (multi-tenant)	11,500	—	(-11,500)
Total Building Pads	9	7	(-2)
Total Parcels	13	11	(-2)
Total Parking Spaces	1,279	1,228	(-51)
Total Building Area	280,515	241,415	(-39,100)

EXHIBIT J

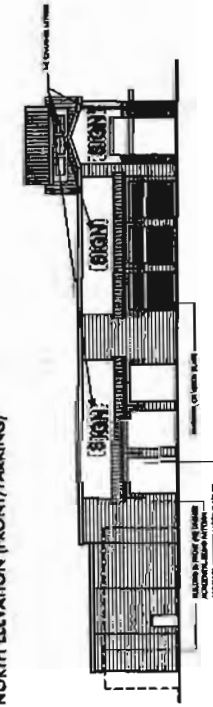
**DIAMOND DORADO
RETAIL CENTER**
DIAMOND SPRINGS, CA



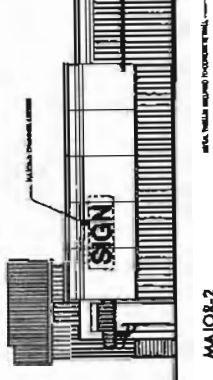
MAJOR-2, P-1 & P-2



**MAJOR-2, P-1 & P-2
NORTH ELEVATION (FRONT/PARKING)**



**P-2
EAST ELEVATION**



**MAJOR-2
WEST ELEVATION**



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2221 Enterprise Drive, Diamond Springs, CA 95618
Phone 916 933-3760 • 502 622-1400 • Fax 930 622-0067

Submittal
Date: 01/11/10
City: Diamond Springs, CA
Project: 101710
Agency: 010216

CUSTOMER APPROVAL: _____ DATE: _____
LANDLORD APPROVAL: _____ DATE: _____
CONSENT ON THIS PROJECT HAS BEEN SECURED FROM FINAL MATERIALS COLOR. APPROVAL OF THE ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLOR AS DESCRIBED IN THE WRITTEN CALLOUT. WRITTEN DIRECTION ON THIS ILLUSTRATION HAVE PRECEDENCE OVER ROLLED DIMENSION. SUBMISSION REQUIRED.

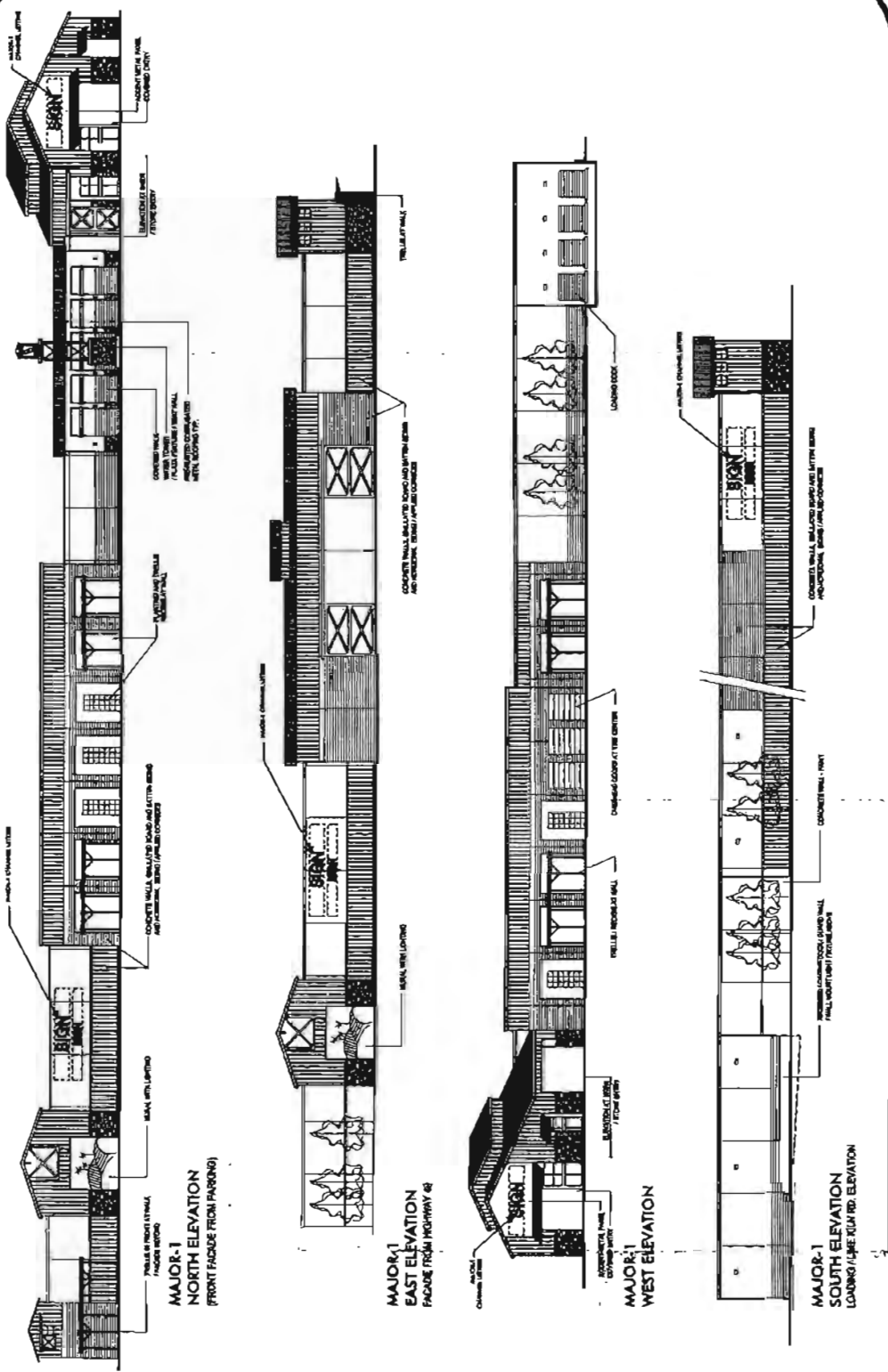


DIAMOND DORADO
RETAIL CENTER
DIAMOND SPRINGS, CA



EXHIBIT

MAJOR-1



WESTERN
WESTERN CONSTRUCTION, INC.

6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 923-3786 • Fax 916 923-4087

THIS IS AN EXHIBIT FOR THE MAJOR-1 PROJECT AND IS NOT TO BE SHOWN TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF WESTERN CONSTRUCTION, INC.

SALESPERSON
Name: [Blank]
Address: [Blank]
City: [Blank]
State: [Blank]
Zip: [Blank]
Phone: [Blank]

CUSTOMER APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

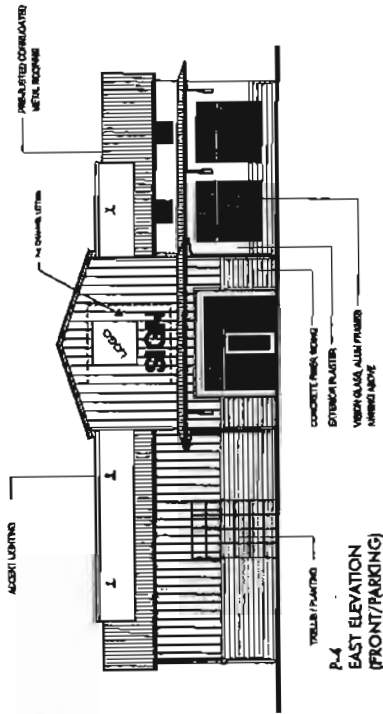
DESIGNED BY: [Blank]
DRAWN BY: [Blank]
CHECKED BY: [Blank]
DATE: [Blank]



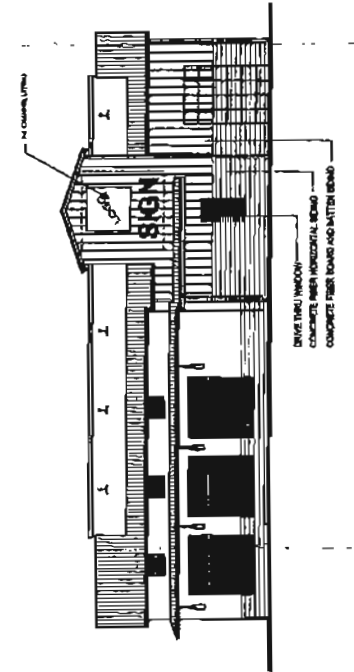
DIAMOND DORADO
RETAIL CENTER
DIAMOND SPRINGS, CA



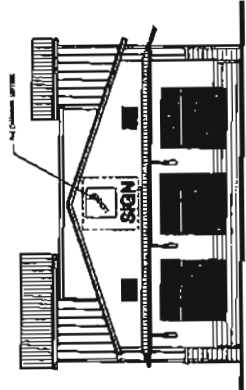
EXHIBIT
P-4



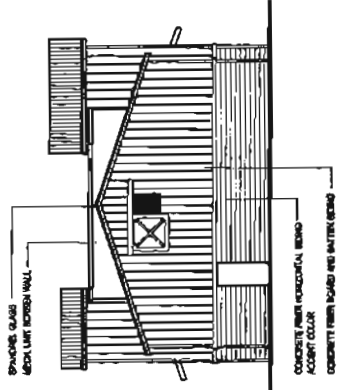
P-4
EAST ELEVATION
(FRONT/PARKING)



P-4
WEST ELEVATION



P-4
NORTH ELEVATION



P-4
SOUTH ELEVATION



WASKETT DESIGN CORPORATION
6201 Enterprise Drive Diamond Springs, CA 95619
Phone 916 683-3785 • 630 623-1420 • Fax 630 622-6667

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 LAUNDRY APPROVAL _____ DATE _____
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 SALES/PERSON READY? _____ DATE _____

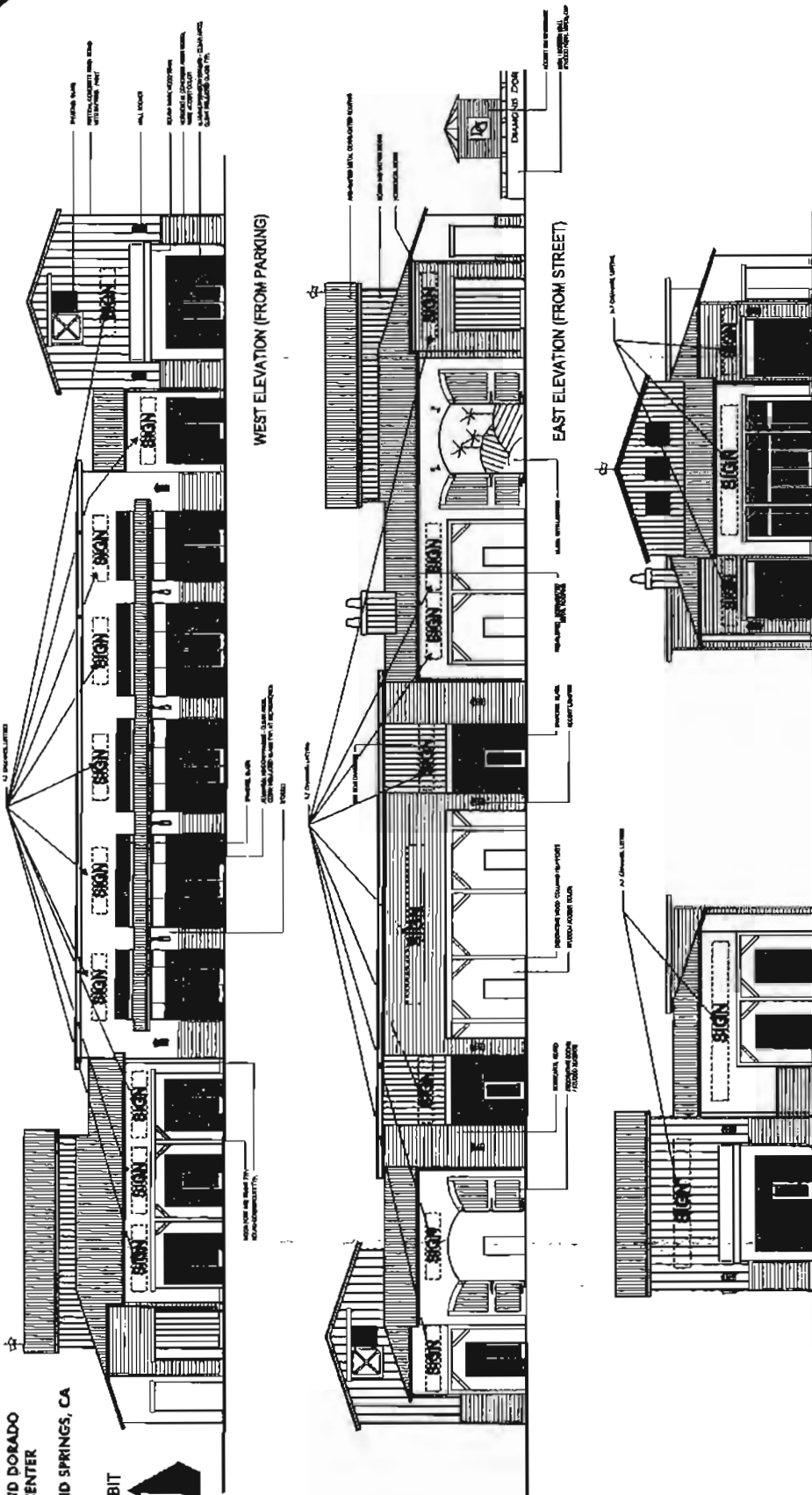


DIAMOND DORADO
RETAIL CENTER
DIAMOND SPRINGS, CA

EXHIBIT



P-7



SOUTH ELEVATION

NORTH ELEVATION (FROM PLAZA)



8221 Enterprise Drive Diamond Springs, CA 95618
Phone 916 888-3788 • Fax 916 888-8067

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DATE RECEIVED 01/08/13
LOCATION OAKS
PROJECT 017108
CITY Diamond Springs, CA
STATE CA

CUSTOMER APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____
DRAWING ON THIS PERMIT MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN SCHEDULE. WRITERS COMMENTS ON THE ILLUSTRATION HAVE PRECEDENCE OVER SCHEDULES DIMENSIONS.
SALES/DESIGN SERVICES _____ DATE _____

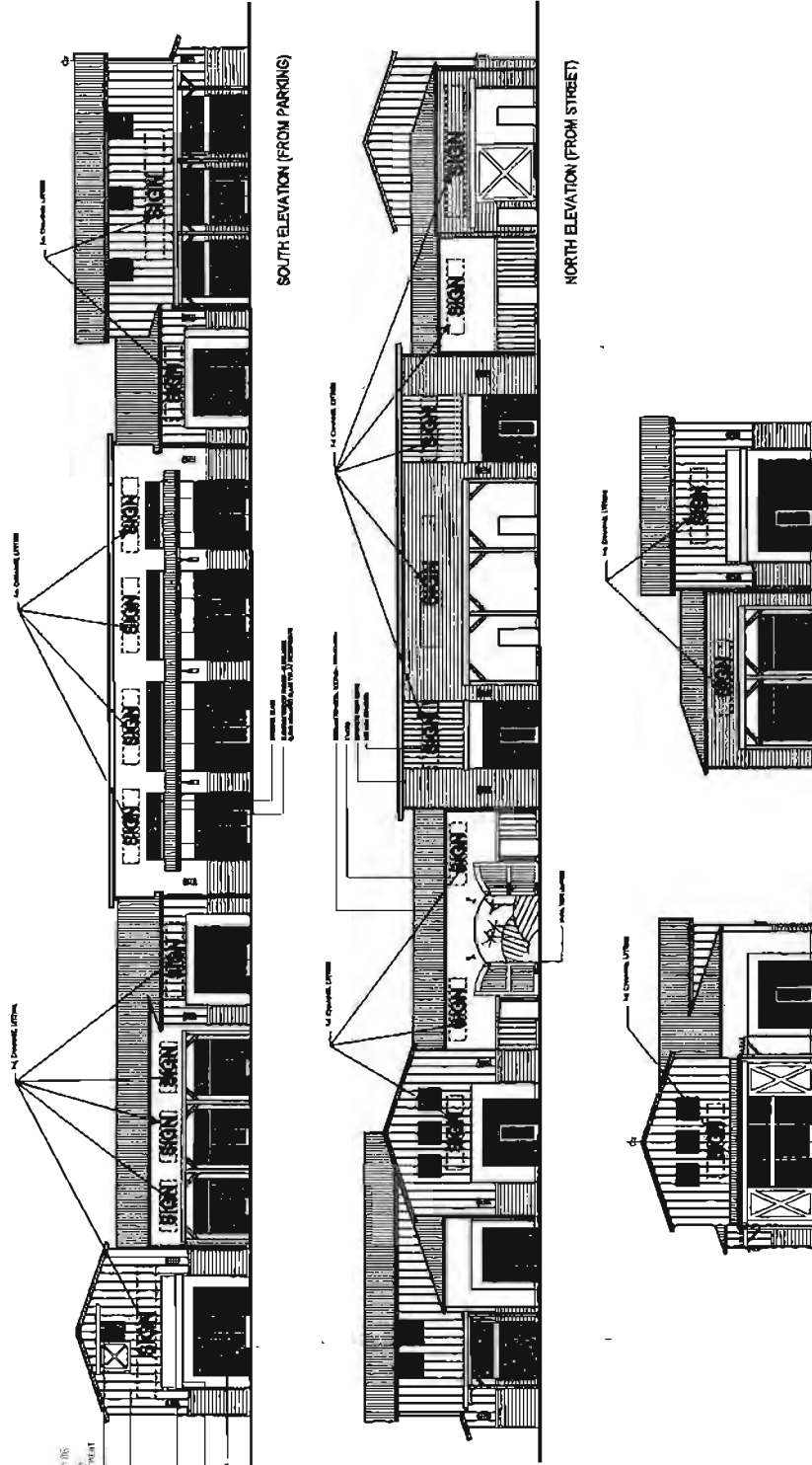


DIAMOND DORADO
RETAIL CENTER
DIAMOND SPRINGS, CA



ARCHITECT
WESTERN MONUMENTAL
CORPORATION
1000 WESTERN AVENUE
SANTA ANA, CALIFORNIA 92701
TEL: (714) 952-1000
FAX: (714) 952-1001

P-6



6221 Enterprise Drive Diamond Springs, CA 95619
Phone: 916 853-3783 • 800 622-1420 • Fax 916 853-6887

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SUBMISSION LOCATION DATE REVISED
 MAIN FILE Diamond Springs, CA 95619
 CUSTOMER APPROVAL DATE
 LANDSCAPE APPROVAL DATE
 COLORS ON THIS PRINTOUT MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN CALLOUT. WRITTEN COMMENT ON THE ILLUSTRATION MUST PRECEDE OTHER RELATED COMMENT.
 SUBMITTER SIGNATURE DATE

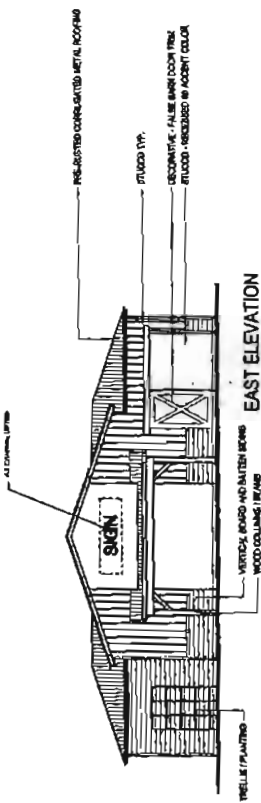


DIAMOND DORADO
RETAIL CENTER
DIAMOND SPRINGS, CA

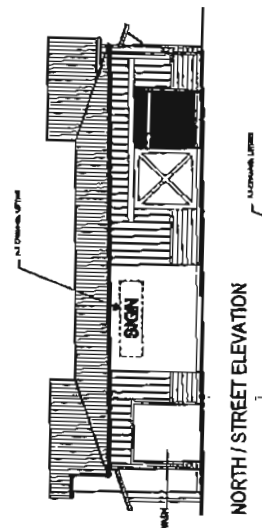
EXHIBIT



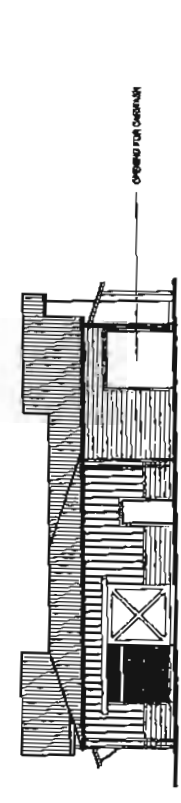
P-5



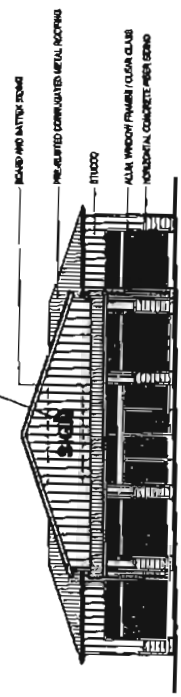
EAST ELEVATION



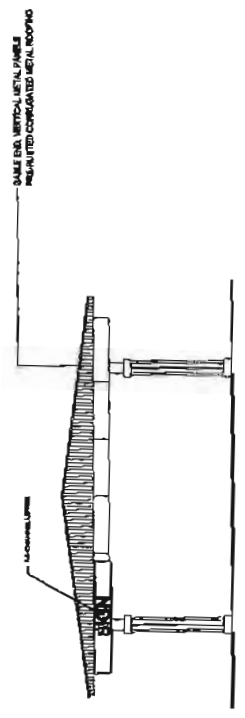
NORTH / STREET ELEVATION



SOUTH ELEVATION



ENTRY / WEST ELEVATION



FUEL CANOPY EXTERIOR ELEVATIONS



0221 Enterprise Drive Diamond Springs, CA 95618
Phone #716 638-3768 • FAX 628-1420 • Fax 630-822-8077

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CUSTOMER APPROVAL: _____ DATE _____

LANDLORD APPROVAL: _____ DATE _____

DESIGNER: _____

LOCATION: _____

DATE: _____

REVISION: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

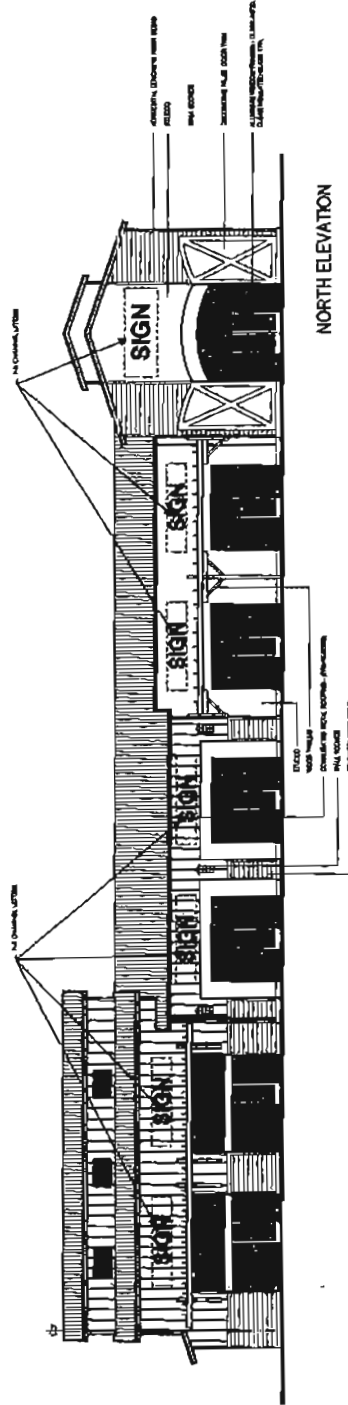
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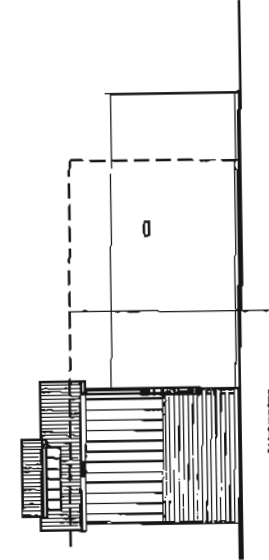
**DIAMOND DORADO
RETAIL CENTER
DIAMOND SPRINGS, CA**



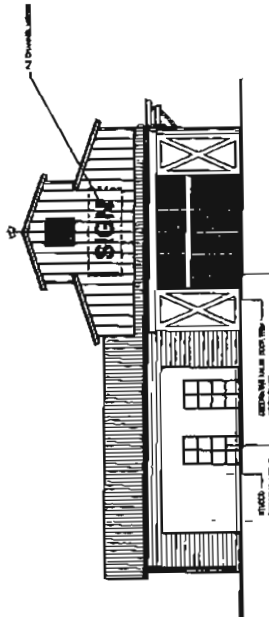
P-3



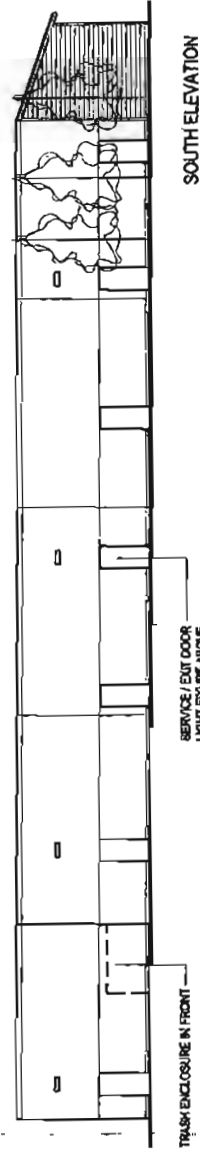
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



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6221 Enterprises Drive Diamond Springs, CA 94619
Phone 916 833-7768 • 833 822-1420 • Fax 930 822-8367

SUBMISSION
DATE: 02/1/04
LOCATION: Diamond Springs, CA
DATE REVISED: 01/22/10

CUSTOMER APPROVAL _____ DATE _____
LANDSCAPE APPROVAL _____ DATE _____
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SALES/PERSON READY _____ DATE _____

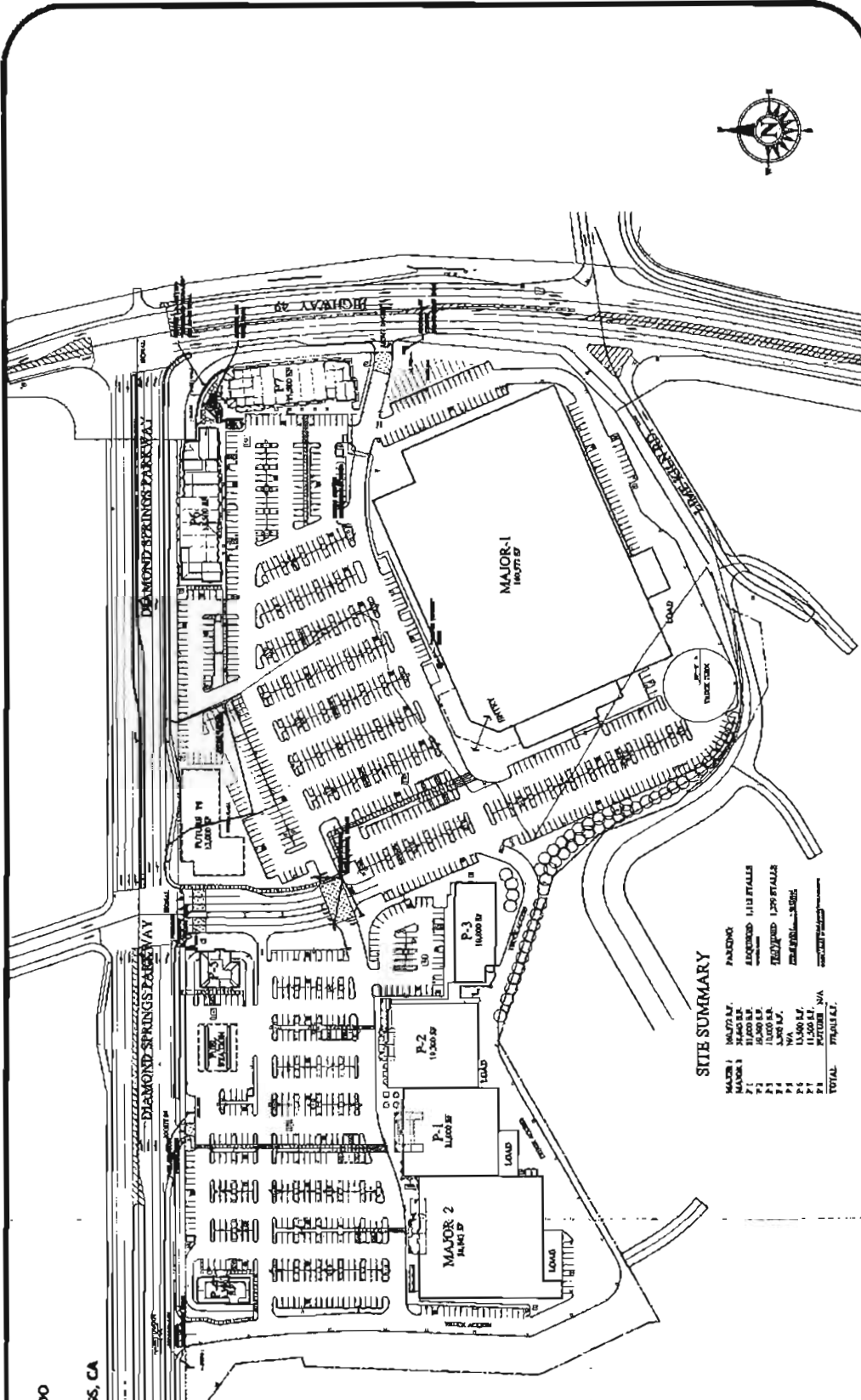


DIAMOND DORADO
RETAIL CENTER
DIAMOND SPRINGS, CA

EXHIBIT



SITE PLAN



SITE SUMMARY

MAJOR	MAJOR #	MAJOR AREA	MAJOR TYPE
MAJOR-1	MAJOR-1	14,077 SF	RETAIL
P-1	P-1	14,000 SF	PARKING
P-2	P-2	13,291 SF	PARKING
P-3	P-3	11,500 SF	PARKING
P-4	P-4	11,500 SF	PARKING
P-5	P-5	11,500 SF	PARKING
P-6	P-6	11,500 SF	PARKING
P-7	P-7	11,500 SF	PARKING
P-8	P-8	11,500 SF	PARKING
P-9	P-9	11,500 SF	PARKING
P-10	P-10	11,500 SF	PARKING
P-11	P-11	11,500 SF	PARKING
P-12	P-12	11,500 SF	PARKING
P-13	P-13	11,500 SF	PARKING
P-14	P-14	11,500 SF	PARKING
P-15	P-15	11,500 SF	PARKING
P-16	P-16	11,500 SF	PARKING
P-17	P-17	11,500 SF	PARKING
P-18	P-18	11,500 SF	PARKING
P-19	P-19	11,500 SF	PARKING
P-20	P-20	11,500 SF	PARKING
TOTAL		1,113 STALLS	
TOTAL		1,291 STALLS	



6231 Enterprise Drive Diamond Springs, CA 95618
Phone 916 853-5765 • Fax 916 853-5077

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SALE MEMORANDUM
DATE: _____
LOCATION: _____
REVISIONS: _____

CLIENT NAME
Diamond Springs, CA
111111
95618

CUSTOMER APPROVAL _____ DATE _____
LANDSCAPE APPROVAL _____ DATE _____

COLLUSION ON THE PRINTOUT MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN COLLUSION. WRITERS DISBURSED ON THE ILLUSTRATION HAVE PRESERVED OTHER FILES THEREOF.
BUSINESS SIGNATURE _____ DATE _____

**DIAMOND DORADO
RETAIL CENTER**

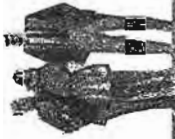
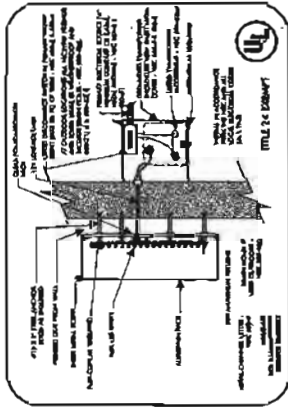
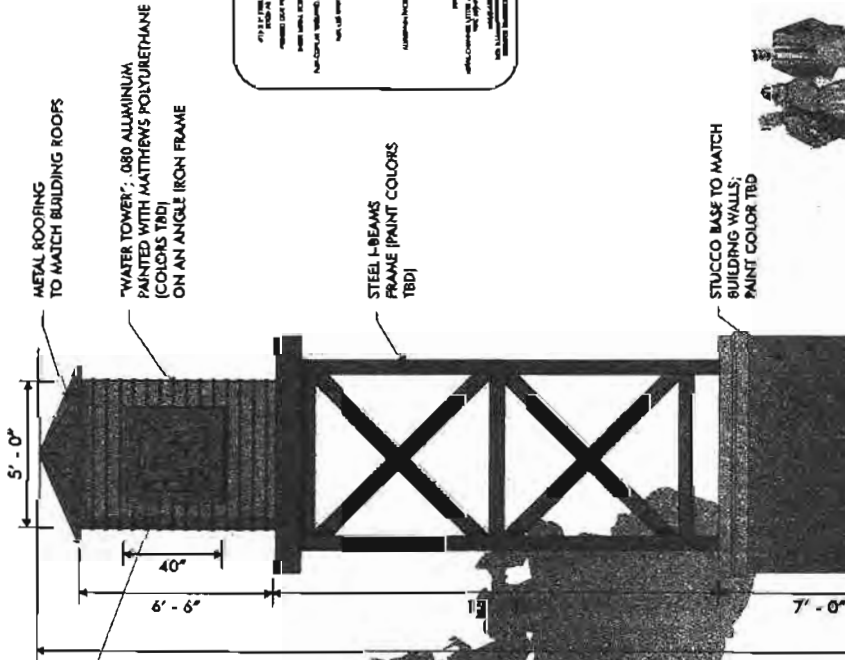
DIAMOND SPRINGS, CA

EXHIBIT



**"WATER TOWER"
SIGN**

BY WESTERN SIGN



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DATE: _____
 LOCATION: _____
 DATE: _____
 APPROVED: _____
 DATE: _____

CUSTOMER APPROVAL: _____ DATE: _____
 LANDSCAPE APPROVAL: _____ DATE: _____
 COLOR ON THIS PRINTOUT MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DISPLAYED IN THE WRITTEN CALLOUT. WRITTEN COMMENTS ON THIS ILLUSTRATION HAVE PRIORITY OVER SCALED DIMENSIONS.
 DAILY APPROVAL: _____ DATE: _____

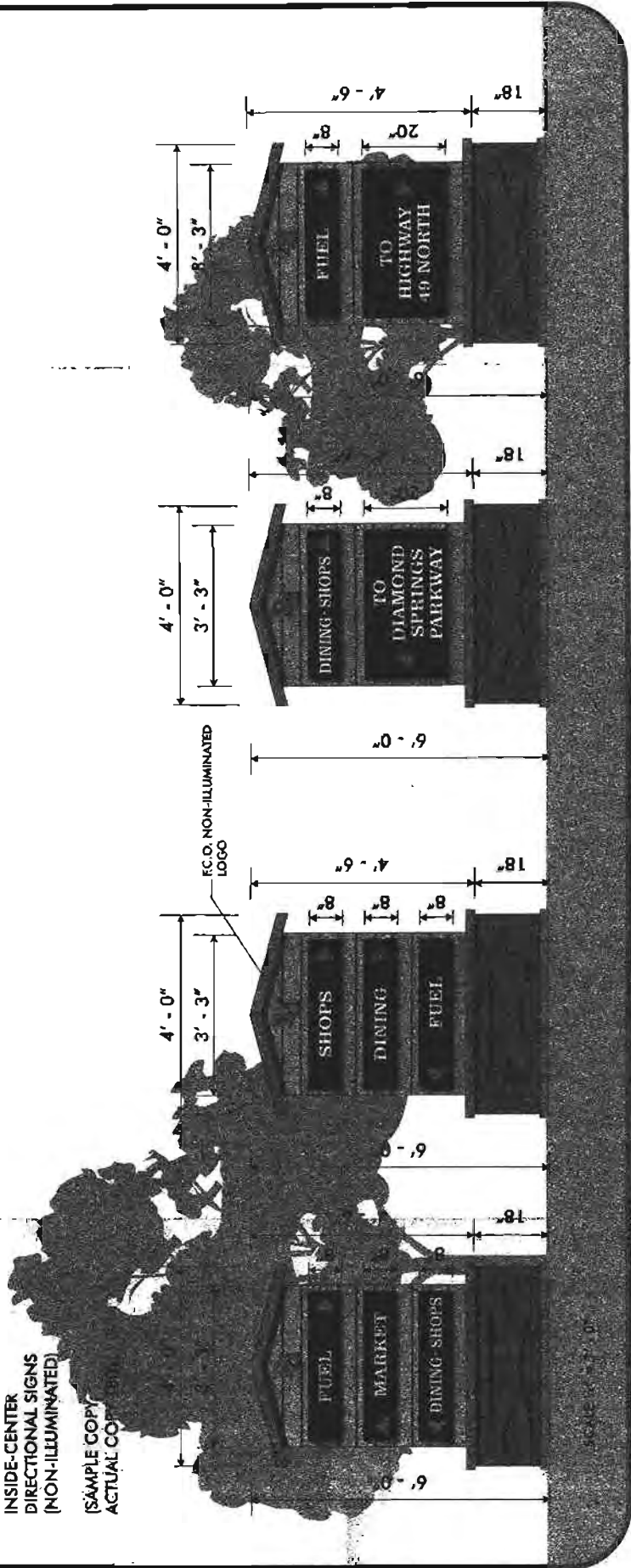
**DIAMOND DORADO
RETAIL CENTER
DIAMOND SPRINGS, CA**

EXHIBIT



**INSIDE-CENTER
DIRECTIONAL SIGNS
(NON-ILLUMINATED)**

(SAMPLE COPY
ACTUAL COPY)



E-Z-Z Enterprises, Inc.
Diamond Springs, CA 95818
Phone 916 853-3788 • 800 622-1487 • Fax 916 822-6067

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SUBMITTER: _____ **DATE:** _____
REVISION: _____ **DATE:** _____
APPROVAL: _____ **DATE:** _____
DESIGNER: _____ **DATE:** _____



ADAMS
LANDSCAPE
DESIGN
105 S. 20TH AVE.
DENVER, CO 80202, USA
PH: 303.733.8200

DIAMOND
DORADO
CENTER

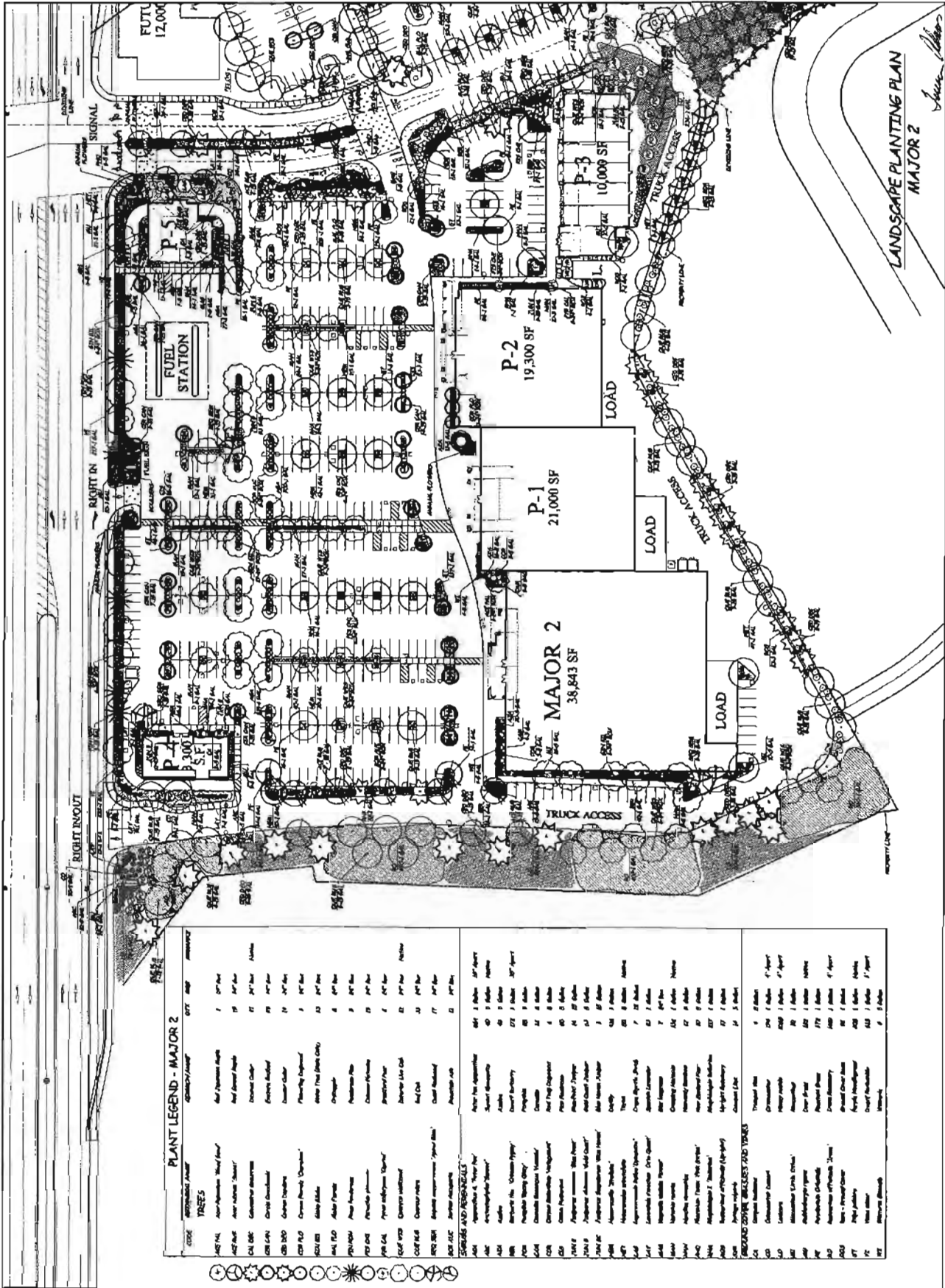
LANDSCAPE
PLAN



SCALE 1" = 60' @
DATE 03-15-10

SHT L3





LANDSCAPE PLANTING PLAN
MAJOR 2
John Adams

PLANT LEGEND - MAJOR 2

CODE	SYMBOL	COMMON NAME	HT.	SP.	REMARKS
TR-01	(Symbol)	Red Japanese Maple	1"	SP	Tree
TR-02	(Symbol)	Red Japanese Maple	15'	SP	Tree
TR-03	(Symbol)	Red Japanese Maple	25'	SP	Tree
TR-04	(Symbol)	Red Japanese Maple	35'	SP	Tree
TR-05	(Symbol)	Red Japanese Maple	45'	SP	Tree
TR-06	(Symbol)	Red Japanese Maple	55'	SP	Tree
TR-07	(Symbol)	Red Japanese Maple	65'	SP	Tree
TR-08	(Symbol)	Red Japanese Maple	75'	SP	Tree
TR-09	(Symbol)	Red Japanese Maple	85'	SP	Tree
TR-10	(Symbol)	Red Japanese Maple	95'	SP	Tree
TR-11	(Symbol)	Red Japanese Maple	105'	SP	Tree
TR-12	(Symbol)	Red Japanese Maple	115'	SP	Tree
TR-13	(Symbol)	Red Japanese Maple	125'	SP	Tree
TR-14	(Symbol)	Red Japanese Maple	135'	SP	Tree
TR-15	(Symbol)	Red Japanese Maple	145'	SP	Tree
TR-16	(Symbol)	Red Japanese Maple	155'	SP	Tree
TR-17	(Symbol)	Red Japanese Maple	165'	SP	Tree
TR-18	(Symbol)	Red Japanese Maple	175'	SP	Tree
TR-19	(Symbol)	Red Japanese Maple	185'	SP	Tree
TR-20	(Symbol)	Red Japanese Maple	195'	SP	Tree
TR-21	(Symbol)	Red Japanese Maple	205'	SP	Tree
TR-22	(Symbol)	Red Japanese Maple	215'	SP	Tree
TR-23	(Symbol)	Red Japanese Maple	225'	SP	Tree
TR-24	(Symbol)	Red Japanese Maple	235'	SP	Tree
TR-25	(Symbol)	Red Japanese Maple	245'	SP	Tree
TR-26	(Symbol)	Red Japanese Maple	255'	SP	Tree
TR-27	(Symbol)	Red Japanese Maple	265'	SP	Tree
TR-28	(Symbol)	Red Japanese Maple	275'	SP	Tree
TR-29	(Symbol)	Red Japanese Maple	285'	SP	Tree
TR-30	(Symbol)	Red Japanese Maple	295'	SP	Tree
TR-31	(Symbol)	Red Japanese Maple	305'	SP	Tree
TR-32	(Symbol)	Red Japanese Maple	315'	SP	Tree
TR-33	(Symbol)	Red Japanese Maple	325'	SP	Tree
TR-34	(Symbol)	Red Japanese Maple	335'	SP	Tree
TR-35	(Symbol)	Red Japanese Maple	345'	SP	Tree
TR-36	(Symbol)	Red Japanese Maple	355'	SP	Tree
TR-37	(Symbol)	Red Japanese Maple	365'	SP	Tree
TR-38	(Symbol)	Red Japanese Maple	375'	SP	Tree
TR-39	(Symbol)	Red Japanese Maple	385'	SP	Tree
TR-40	(Symbol)	Red Japanese Maple	395'	SP	Tree
TR-41	(Symbol)	Red Japanese Maple	405'	SP	Tree
TR-42	(Symbol)	Red Japanese Maple	415'	SP	Tree
TR-43	(Symbol)	Red Japanese Maple	425'	SP	Tree
TR-44	(Symbol)	Red Japanese Maple	435'	SP	Tree
TR-45	(Symbol)	Red Japanese Maple	445'	SP	Tree
TR-46	(Symbol)	Red Japanese Maple	455'	SP	Tree
TR-47	(Symbol)	Red Japanese Maple	465'	SP	Tree
TR-48	(Symbol)	Red Japanese Maple	475'	SP	Tree
TR-49	(Symbol)	Red Japanese Maple	485'	SP	Tree
TR-50	(Symbol)	Red Japanese Maple	495'	SP	Tree
TR-51	(Symbol)	Red Japanese Maple	505'	SP	Tree
TR-52	(Symbol)	Red Japanese Maple	515'	SP	Tree
TR-53	(Symbol)	Red Japanese Maple	525'	SP	Tree
TR-54	(Symbol)	Red Japanese Maple	535'	SP	Tree
TR-55	(Symbol)	Red Japanese Maple	545'	SP	Tree
TR-56	(Symbol)	Red Japanese Maple	555'	SP	Tree
TR-57	(Symbol)	Red Japanese Maple	565'	SP	Tree
TR-58	(Symbol)	Red Japanese Maple	575'	SP	Tree
TR-59	(Symbol)	Red Japanese Maple	585'	SP	Tree
TR-60	(Symbol)	Red Japanese Maple	595'	SP	Tree
TR-61	(Symbol)	Red Japanese Maple	605'	SP	Tree
TR-62	(Symbol)	Red Japanese Maple	615'	SP	Tree
TR-63	(Symbol)	Red Japanese Maple	625'	SP	Tree
TR-64	(Symbol)	Red Japanese Maple	635'	SP	Tree
TR-65	(Symbol)	Red Japanese Maple	645'	SP	Tree
TR-66	(Symbol)	Red Japanese Maple	655'	SP	Tree
TR-67	(Symbol)	Red Japanese Maple	665'	SP	Tree
TR-68	(Symbol)	Red Japanese Maple	675'	SP	Tree
TR-69	(Symbol)	Red Japanese Maple	685'	SP	Tree
TR-70	(Symbol)	Red Japanese Maple	695'	SP	Tree
TR-71	(Symbol)	Red Japanese Maple	705'	SP	Tree
TR-72	(Symbol)	Red Japanese Maple	715'	SP	Tree
TR-73	(Symbol)	Red Japanese Maple	725'	SP	Tree
TR-74	(Symbol)	Red Japanese Maple	735'	SP	Tree
TR-75	(Symbol)	Red Japanese Maple	745'	SP	Tree
TR-76	(Symbol)	Red Japanese Maple	755'	SP	Tree
TR-77	(Symbol)	Red Japanese Maple	765'	SP	Tree
TR-78	(Symbol)	Red Japanese Maple	775'	SP	Tree
TR-79	(Symbol)	Red Japanese Maple	785'	SP	Tree
TR-80	(Symbol)	Red Japanese Maple	795'	SP	Tree
TR-81	(Symbol)	Red Japanese Maple	805'	SP	Tree
TR-82	(Symbol)	Red Japanese Maple	815'	SP	Tree
TR-83	(Symbol)	Red Japanese Maple	825'	SP	Tree
TR-84	(Symbol)	Red Japanese Maple	835'	SP	Tree
TR-85	(Symbol)	Red Japanese Maple	845'	SP	Tree
TR-86	(Symbol)	Red Japanese Maple	855'	SP	Tree
TR-87	(Symbol)	Red Japanese Maple	865'	SP	Tree
TR-88	(Symbol)	Red Japanese Maple	875'	SP	Tree
TR-89	(Symbol)	Red Japanese Maple	885'	SP	Tree
TR-90	(Symbol)	Red Japanese Maple	895'	SP	Tree
TR-91	(Symbol)	Red Japanese Maple	905'	SP	Tree
TR-92	(Symbol)	Red Japanese Maple	915'	SP	Tree
TR-93	(Symbol)	Red Japanese Maple	925'	SP	Tree
TR-94	(Symbol)	Red Japanese Maple	935'	SP	Tree
TR-95	(Symbol)	Red Japanese Maple	945'	SP	Tree
TR-96	(Symbol)	Red Japanese Maple	955'	SP	Tree
TR-97	(Symbol)	Red Japanese Maple	965'	SP	Tree
TR-98	(Symbol)	Red Japanese Maple	975'	SP	Tree
TR-99	(Symbol)	Red Japanese Maple	985'	SP	Tree
TR-100	(Symbol)	Red Japanese Maple	995'	SP	Tree

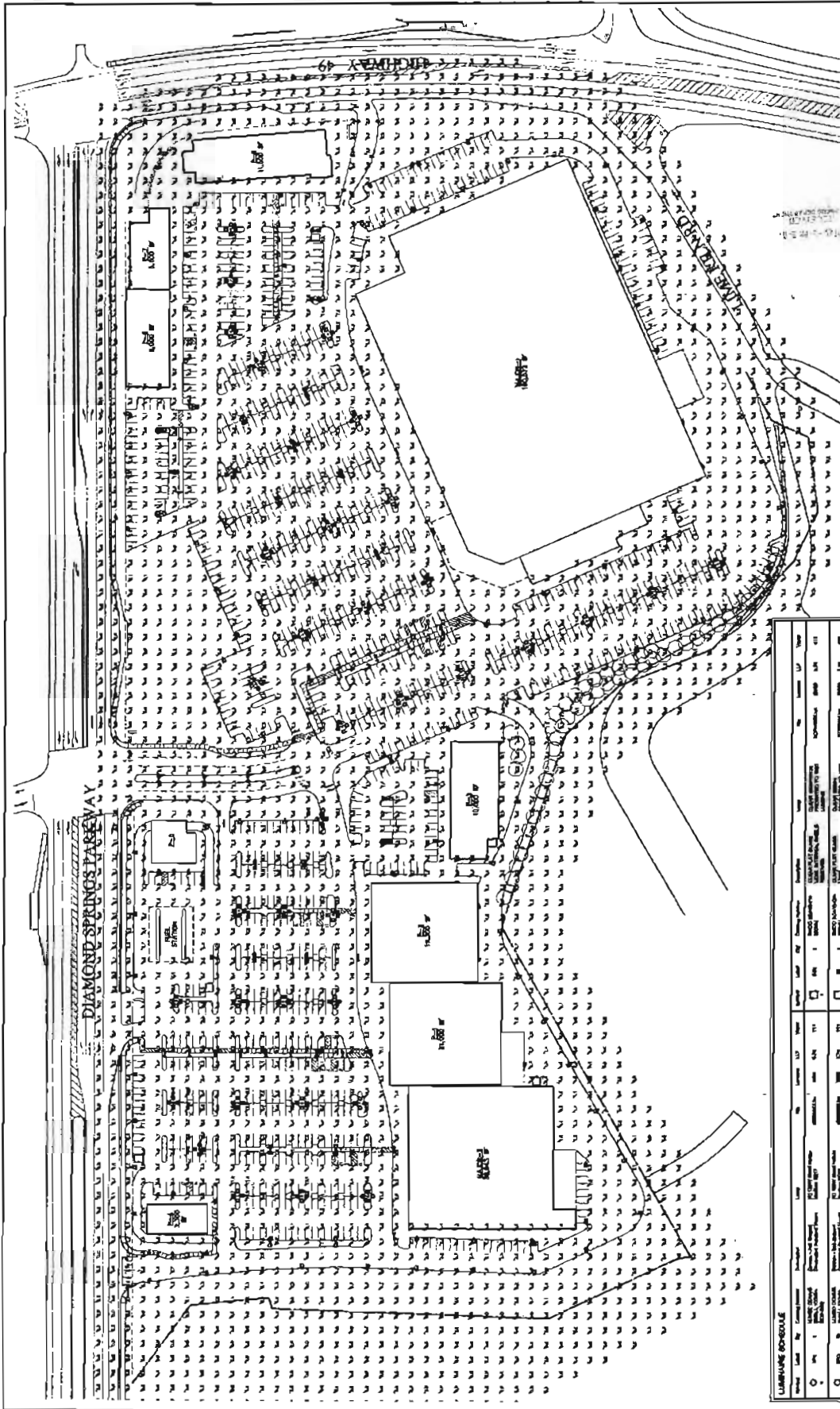


DATE	11-15-09
SCALE	AS NOTED
PROJECT	DIAMOND SPRINGS PARKWAY
SHEET	PT1

DIAMOND PORADO CENTER
HIGHWAY 49 @ DIAMOND SPRINGS PARKWAY

PHOTOMETRIC SITE PLAN

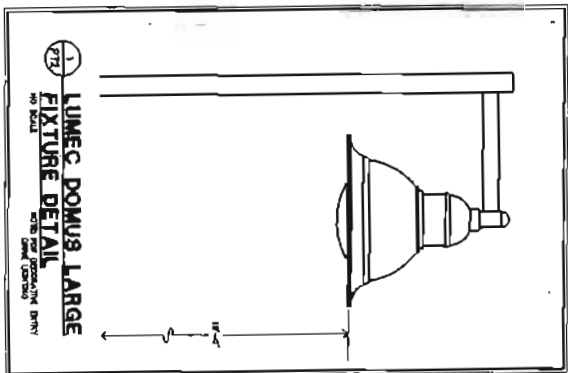
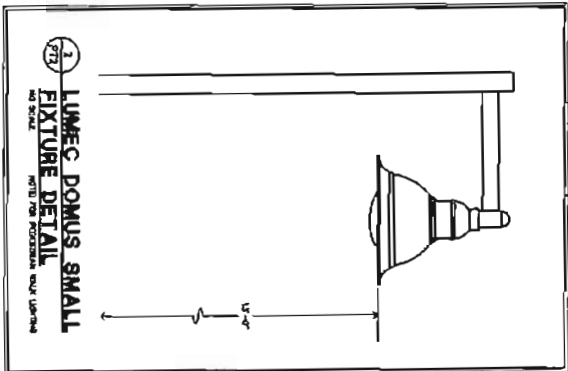
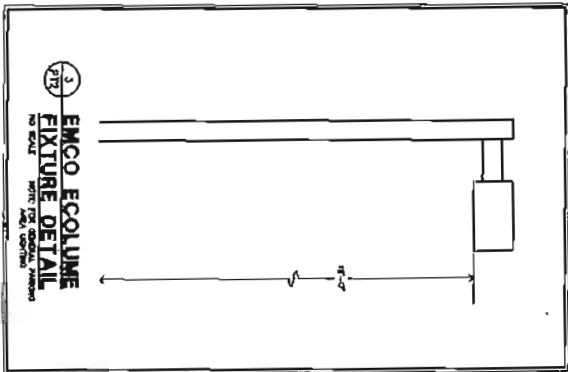
DATE	11-15-09
SCALE	AS NOTED
PROJECT	DIAMOND SPRINGS PARKWAY
SHEET	PT1



PHOTOMETRIC SITE PLAN
SHEET 1 OF 4

LUMINAIRE SCHEDULE

Symbol	Code	Height (ft)	Beam Spread (ft)	Mounting	Notes
○	1	15	15	Standard	Standard luminaire
○	2	15	15	Standard	Standard luminaire
○	3	15	15	Standard	Standard luminaire
○	4	15	15	Standard	Standard luminaire
○	5	15	15	Standard	Standard luminaire
○	6	15	15	Standard	Standard luminaire
○	7	15	15	Standard	Standard luminaire
○	8	15	15	Standard	Standard luminaire
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○	97	15	15	Standard	Standard luminaire
○	98	15	15	Standard	Standard luminaire
○	99	15	15	Standard	Standard luminaire
○	100	15	15	Standard	Standard luminaire



12-1084 F 42 OF 43

DATE	11-28-18
SCALE	AS NOTED
DRAWN BY	MM
CHECKED BY	MM
PROJECT	PT2
NO.	2000

PHOTOMETRIC SITE DETAILS

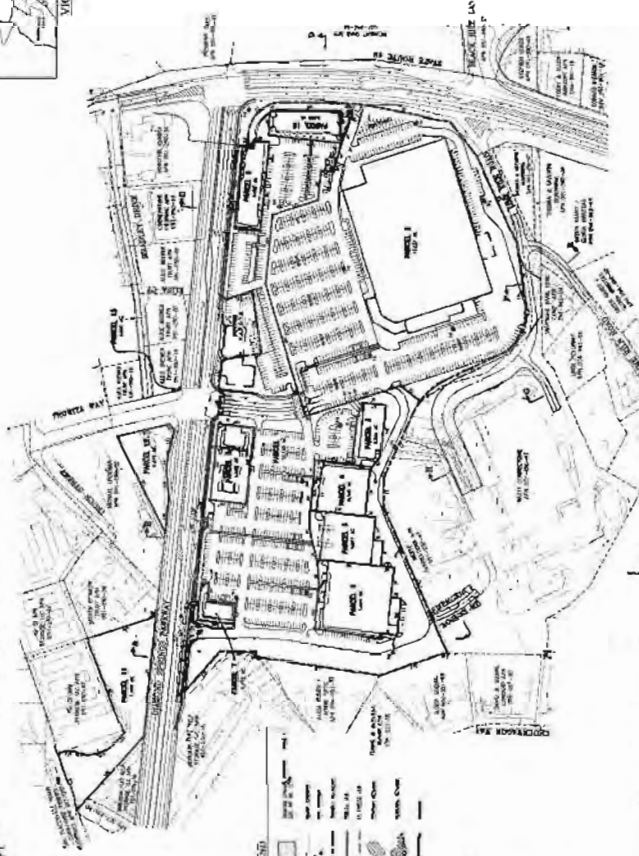
DIAMOND DORADO CENTER
HIGHWAY 40 & DIAMOND SPRINGS PARKWAY

REVISION	BY

START REPORT

OWNERS OF RECORD
 Name of Applicant
 Address of Applicant
 City, State, and Zip
 Name of Engineer
 Address of Engineer
 City, State, and Zip
 Name of Applicant
 Address of Applicant
 City, State, and Zip
 Name of Applicant
 Address of Applicant
 City, State, and Zip

TENTATIVE COMMERCIAL PARCEL MAP
DIAMOND DORADO RETAIL CENTER
 TRACT 2 & 3, R.S. 28-38, PARCEL A, P.M. 46-95, POR. LOT 1, P.M. 28-60
 COUNTY OF EL DORADO JANUARY, 2010 STATE OF CALIFORNIA
 SHEET OF 1



Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	1.23	83,724
2	1.15	79,032
3	1.08	74,052
4	1.02	70,032
5	0.95	65,616
6	0.88	60,504
7	0.82	56,112
8	0.75	51,744
9	0.68	46,704
10	0.62	42,432
11	0.55	37,740
12	0.48	32,832
13	0.42	28,608
14	0.35	24,072
15	0.28	19,224
16	0.22	15,072
17	0.15	10,320
18	0.08	5,472
19	0.02	1,392
20	0.01	696
21	0.01	696
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Section	Area (Ac.)	Area (Sq. Ft.)
SECTION A	1.23	83,724
SECTION B	1.15	79,032
SECTION C	1.08	74,052
SECTION D	1.02	70,032
SECTION E	0.95	65,616
SECTION F	0.88	60,504
SECTION G	0.82	56,112
SECTION H	0.75	51,744
SECTION I	0.68	46,704
SECTION J	0.62	42,432
SECTION K	0.55	37,740
SECTION L	0.48	32,832
SECTION M	0.42	28,608
SECTION N	0.35	24,072
SECTION O	0.28	19,224
SECTION P	0.22	15,072
SECTION Q	0.15	10,320
SECTION R	0.08	5,472
SECTION S	0.02	1,392
SECTION T	0.01	696
SECTION U	0.01	696
SECTION V	0.01	696
SECTION W	0.01	696
SECTION X	0.01	696
SECTION Y	0.01	696
SECTION Z	0.01	696

SITE PLAN

EXISTING CONDITIONS

EASEMENTS TO BE ABANDONED OR RELOCATED

- 1. EASEMENT TO BE ABANDONED OR RELOCATED
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- 100. EASEMENT TO BE ABANDONED OR RELOCATED

ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of California, do hereby certify that the above described parcel map is a true and correct copy of the original as shown to me by the applicant and that the same conform to the requirements of the laws of the State of California relating to parcel maps.

Signature of Engineer
 Date of Preparation