EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT

Agenda of:	August 28, 2008
Item No.:	8
Staff:	Gordon Bell

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z07-0017/PD08-0001/ P08-0001/GGV Walgreens

APPLICANT: Granite Grado Ventures LLC

AGENT: Bobbie Lebeck; Lebeck Young Engineering

REQUEST: The project consists of the following requests:

1) Request to rezone property from One-Acre Residential (R1A) to General Commercial – Planned Development (CG-PD).

2) Tentative parcel map (commercial) to create four parcels ranging in size from 0.67 to 1.72 acres.

3) Planned development to create a commercial center with four retail buildings of 6,000, 7,132, 8,285 and 14,820 square feet in size respectively.

LOCATION: On the northwest corner of the intersection of Missouri Flat Road and Forni Road, in the Placerville area, Supervisorial District III. (Exhibit A)

APN: 327-213-10, -11, and -12

ACREAGE: 4.08

GENERAL PLAN: Commercial (Exhibit D)

ZONING: Residential One-Acre (Exhibit E)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

The project site consists of three parcels that have historically been used for residential uses. Previously issued grading and demolition permits have allowed for the northernmost two parcels to be cleared and graded in anticipation of future commercial development. Demolition permits have been issued for remaining vacant residential units on the southernmost parcel. The 2004 General Plan has designated all three parcels as Commercial. These parcels are now part of the Missouri Flat Commercial Corridor.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description: The project consists of the following:

Rezone

The proposed rezone would change the existing Residential One-Acre (R1A) zoning to a General Commercial – Planned Development (CG-PD) zoning. This zoning is consistent with the underlying General Plan Commercial land use designation.

Development Plan

The development plan includes the construction and operation of a 14,820 square foot drugstore with drive-thru pharmacy, a 6,000 square foot bank with drive-thru capability, and specialty retail comprising about 15,400 square feet in two buildings (6,800 square feet and 8,225 square feet). Exhibits F -R. The development plan includes on-site landscaping, lighting, drainage, signs, parking and loading, retaining walls, and a private lift station. The facility would have three points of access: a right-in, right-out on Missouri Flat Road, a right-in, right-out on Forni Road near the intersection, and a full access driveway on Forni Road. A monument sign is proposed at the corner of Missouri Flat Road and Forni Road, and two directory signs at the Forni Road access driveways, and one directory sign at the Missouri Flat access driveway. Table 1 details the applicable development standards subject to the project.

Table 1. Development Standards

Development Standard	Regulation Reference	Standard Requirement	Proposed Project
Use	El Dorado Zoning Ordinance Section 17.32.180	Retail Sales (Banks, Drugstores, etc.)	Retail sales /Pharmacy/Bank
Parking	El Dorado Zoning Ordinance Section 17.18.060	145 spaces (minimum)	178 spaces
Minimum Lot Area	El Dorado Zoning Ordinance Section 17.32.200.A	10,000 Square Feet	29,185 sq.ft. and larger
Building Coverage	El Dorado Zoning Ordinance Section 17.32.200.B	60% (maximum)	Consistent (20%)
Minimum Lot Width	El Dorado Zoning Ordinance Section 17.32.200.C	60 Feet	Consistent
Lighting	El Dorado Zoning Ordinance Section 17.140.170	- Lighting screening and shielding - Lighting standards - Building Lighting - Signage Lighting	Consistent
Landscaping	El Dorado Zoning Ordinance Section 17.18.090	- Minimum landscape buffer - Quantity of trees - Types of plants	Consistent (See landscape plan)
Height	El Dorado Zoning Ordinance Section 17.32.200.E	50 Feet	35 feet maximum
Floor Area Ratio (F.A.R.)	General Plan Policy 2.2.1.5	.85 (maximum for Commercial Land Use Designation)	Consistent (0.20)
Setbacks	El Dorado Zoning Ordinance Section 17.32.200.D	Front: 10 Feet Side: 10 Feet Rear: 10 Feet	Front: Exceeds 10' Side: Exceeds 10' Rear: Exceeds 10'
Signs	El Dorado Zoning Ordinance Section 17.32.200.F	- 2 signs of less than 50 sq. ft. or - 1 sign of less than 80 sq. ft.	Consistent (The Planned Development overlay allows for signage in excess of standards if appropriate findings can be made)

Parcel Map

The parcel map consists of the merging of three existing Assessor's Parcels (327-213-10, -11, and –12) and the creation of four new parcels ranging in size from 0.67 acres to 1.72 acres. Existing parcel sizes are 1.244, 1.0, and 1.834 acres. The parcel map would result in four commercial parcels

of 1.72 acres (Parcel 1), 0.86 acres (Parcel 2), 0.83 acres (Parcel 3), and 0.67 acres (Parcel 4). Total project site size is 4.08 acres.

Site Description: The project site is located on the west side of Missouri Flat Road just north of Forni Road. The project site currently consists of three parcels with elevations ranging from 1,760 feet in the southeast corner to 1794 feet in the northwest corner. The easterly two parcels are relatively flat (with the exception of perimeter slopes which range up to 30 percent) and devoid of vegetation as they have been disturbed due demolition of residential structures and preliminary grading for the proposed project. The westerly parcel is also relatively flat and is occupied by two vacant residential units slated for demolition. Vegetation on this parcel consists of non-native grasslands and extensive oak woodland.

Two soil units have been mapped on the project site, Auburn very rocky silt loam, 2 to 30 percent slopes and Boomer gravelly loam (BhC), 3 to 15 percent slopes. Both soils are very well drained, with slow to medium runoff potential, and slight to moderate erosion hazard.

Table 2. Project Site Current Land Use Information

	Project Site
General Plan Designation	Commercial (C)
Zoning & Overlay Designations	Residential One-Acre (R1A)
Current Use	Vacant
Size (in acreage)	4.08
Rare Plant Mitigation Area	Mitigation Area 2
School District	Mother Lode Union
Fire District	Diamond Springs/El Dorado Fire Protection District
Water/Sewer District	El Dorado Irrigation District (EID)
Airport	Not applicable
Flood Zone	C

Table 3. Adjacent Land Uses and Designation

	Zoning	**General Plan**	**Land Use/Improvements**
Site	**Residential One-Acre (R1A)**	Commercial (C)	Vacant land/Residential (abandoned)
North	Residential One (R1A)	Commercial (C)	Residential
South	Residential One (R1A)	Commercial (C)	Shopping Center (Walmart)
East	Residential One (R1A)	Commercial (C)	Residential
West	Residential One (R1A)	Commercial (C)	Vacant Land

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. Specifically, the project has been reviewed for consistency with the following General Plan Policies.

Rezone: The project request includes a rezone which pursuant to **General Plan Policy 2.2.5.3** requires that the following criteria to be evaluated prior to approval of a Rezone request:

1. *Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;*

Discussion: A letter from the El Dorado Irrigation District (EID) indicates that there is adequate water availability for the proposed project.

2. *Availability and capacity of public treated water system;*

Discussion: A letter from the El Dorado Irrigation District indicates that there is adequate wastewater capability to serve the proposed project and that they will be able to serve the project via the existing 4-inch force main in Forni Road.

3. *Availability and capacity of public waste water treatment system;*

Discussion: The EID has indicated that it has adequate capacity to serve the proposed project.

4. *Distance to and capacity of the serving elementary and high school;*

Discussion: Not applicable, the project is a commercial project and will not generate students.

5. *Response time from nearest fire station handling structure fires;*

Discussion: The project site would be served by the Diamond Springs/El Dorado Fire Protection District. The Fire Department maintains a fire station at 501 Main Street in Diamond Springs, which is approximately 1.25 miles from the project site. The District has reviewed the project and has determined with the required conditions of approval, the District would be able to provide adequate fire protection to the site.

6. *Distance to nearest Community Region or Rural Center;*

Discussion: The project site is located within the Placerville Community Region.

7. *Erosion hazard;*

Discussion: The grading necessary for the onsite and offsite road improvements and building pads would be required to comply with applicable grading and erosion control policies established by the County. The Department of Transportation would review the grading plans to verify conformance with established policy. Adherence to these rules would ensure that erosion hazards would be prevented.

8. *Septic and leach field capability;*

Discussion: The project would be served by a public wastewater systems, no septic or leach fields are proposed.

9. *Groundwater capability to support wells;*

Discussion: The project would be served by a public water system and would not utilize wells for potable water or landscaping.

10. *Critical flora and fauna habitat areas;*

Discussion: The project site is located within a Rare Plant Mitigation Area 2, and maintains a fragmented oak woodland habitat within an urban area. The project will be required to pay appropriate fees into the INRMP in order to mitigate impacts to this habitat which will be removed.

11. *Important timber production areas;*

Discussion: The project site does not contain or is adjacent to any important timber production areas.

12. *Important agricultural areas;*

Discussion: The project site is not located adjacent to any important agricultural areas. The project is within an urban area that has been designated by the General Plan for commercial uses.

13. *Important mineral resource areas;*

Discussion: The project site does not contain or is located adjacent to any important mineral resource areas.

14. *Capacity of the transportation system serving the area;*

Discussion: The Department of Transportation has reviewed and determined that implementation of required road improvements, completion of the Caltrans improvements at Missouri Flat Road/Highway 50 interchange, and payment of Traffic Impact Mitigation Fees prior to building

permit issuance would reduce impacts to the existing traffic system in the area to less than significant levels.

15. *Existing land use pattern;*

Discussion: The project site is surrounded by land designated for rural residential uses. The proposed rezone would be entirely consistent with that land use pattern.

16. *Proximity to perennial water course;*

Discussion: There are no perennial water courses on the project site. The closest perennial water course is Weber Creek, located approximately 0.5 miles north of the site.

17. *Important historical/archeological sites;*

A Cultural Resources records search indicated that there are no important historical or archaeological resources on or adjacent to the site.

No archaeological features were found on the project site or in the nearby vicinity.

18. *Seismic hazards and present of active faults;*

Discussion: The project site does not contain or is adjacent to seismic hazards or active faults. Adherence to standard construction practices would prevent any seismic related hazards.

19. *Consistency with existing Conditions, Covenants, and Restrictions;*

Discussion: The project parcels do not have any existing CC&Rs.

• Land Use Element Policy 2.2.5.2 (Project Consistency with General Plan)

Discussion: The entire project site has a Commercial land use designation, thereby allowing the proposed retail/pharmacy, bank, and general retail facilities to be developed in an orderly manner.

• Land Use Element Policy 2.5.2.2 (New Commercial Development Near Existing Commercial Facilities)

Discussion: The proposed retail facility is located at the intersection of Missouri Flat Road and Forni Road in an area where commercial uses currently exist and are proposed by the General Plan.

• Circulation Element Policy TC-Xd (Level of Service)

Discussion: As verified by the Department of Transportation and discussed in the applicant's traffic study, the proposed facility would contribute to the existing traffic volumes along Missouri Flat and Forni Roads. With implementation of project specific road improvements, completion of Caltrans improvements to the Missouri Flat Road/Highway 50 interchange, and payment of requisite traffic impact fees, a Level of Service (LOS) of C or better would be maintained.

• Circulation Element Policy TC-4i (Bicycle/Pedestrian Path Connectivity)

Discussion: The Bicycle Transportation Plan requires a Class II bicycle lane route along Missouri Flat Road from Forni Road to Pleasant Valley. There is an existing Class II bicycle lane route from Highway 50 to Forni Road along Missouri Flat Road. The project would not impede installation of the future bicycle lane.

• Circulation Element Policy TC-5b (Commercial Sidewalks)

Discussion: The policy requires sidewalks for commercial projects in order to promote neighborhood pedestrian connectivity. The El Dorado County Department of Transportation is requiring a six (6) foot sidewalk bounding the project site. The project is complying with this requirement.

• Public Services and Utility Element Policy 5.2.1.4 (Connection to Public Water within a Community Region)

Discussion: The project is located within the Placerville Community Region where public water service exists. The facility would be required to connect to EID's system in the vicinity of the project.

• Public Services and Utility Element Policy 5.3.1.7 (Connection to Public Wastewater within a Community Region)

Discussion: The project is located within the Placerville Community Region where public sewer service exists. The facility would be required to connect to EID's system in the vicinity of the project site.

• Public Health, Safety, and Noise Element Policies 6.5.1.1(Noise Sensitive Land Uses), 6.5.1.2 (Noise from Non-Residential Uses), and 6.5.1.3 (Noise Mitigation)

Discussion: The project would anticipate generation of noise levels from operational and traffic effects. However, these noise levels are not expected to exceed noise thresholds at nearby residential units. Construction noise may exceed thresholds and create short-term impacts. As identified in the Initial Study/Mitigated Negative Declaration, project specific noise mitigation measures related to construction noise have been incorporated thus ensuring consistency with these policies.

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

Zoning

The applicant has proposed a rezone to CG-PD, General Commercial- Planned Development, consistent with the existing General Plan Land Use Designation. The proposed retail facilities are a permitted by right within the General Commercial Zone District and have been designed in conformance with the applicable development standards of the El Dorado County Zoning Code.

Planned Development

The proposed development plan has been reviewed pursuant to Chapter 17.02 of the El Dorado Zoning Code (Planned Development). The following details the specific components of the project, in accordance with the Planned Development criteria.

Lighting

The proposed development has been reviewed for conformance with the Outdoor Lighting Standards under Section 17.14.170 of the El Dorado County Zoning Code. Based on the Photometric Plan, the development would have several light fixtures surrounding the building within the parking lot area (Exhibit N). The plan depicts intensity of lighting primarily confined within the vicinity of the proposed development, lessening as it approaches the border of the project site. A final Photometric Plan shall be further reviewed during Building permit review and prior to issuance of the building permit for the project.

Landscaping

The proposed development has been reviewed for conformance with the Landscaping Standards under Section 17.18.090 of the El Dorado County Zoning Code and for consistency with the Draft Missouri Flat Design Guidelines (See Exhibit T). Based on the preliminary landscaping plan, landscaping is provided around the perimeter of the entire site (Exhibit H). This landscaping includes typical groundcover (Bearberry, California Fescue, Verbena, and Maiden Grass), shrubs and perennials (Lily-of-the-Nile, Sunset Manzanita, Dwarf Barberry, Western Rosebud, Butterfly Iris, Gold Coast Juniper, Blue Haven Juniper, Dwarf Crape Myrtle, Heavenly Bamboo, Creeping Mahonia, New Zealand Flax, Dwarf Swiss Mountain Pine, Red Coffeeberry, and Gold Flame Spirea) and a mix of native and non-native trees (Forest Pansy Rosebud, Crape Myrtle, Olive Tree, Chinese Pistache, Ponderosa Pine, Interior Live Oak, and Black Oak).

Architectural Design/Elevation

In accordance with Section 17.74.010 (Design Review) of the El Dorado County Zoning Ordinance, the project has been reviewed for conformance with the architectural design standards, suitability, and compatibility within the area. The project can be characterized as "Craftsman" type architecture,

although the Spanish tile roof is inconsistent with that architectural type as described in the Missouri Flat Design Guidelines. Roofing materials deemed consistent with "Craftsman style" architecture include:

- Standing seam metal roof
- Concrete shake shingles
- treated wood shingles
- Composition shake shingles

It is staff's opinion that a more appropriate roofing material would be a standing seam metal roof, or composition shake shingles, which would be consistent with the Missouri Flat Design Guidelines and consistent with development across the street from the development on Golden Center Drive. The applicant has suggested a corrugated metal roof as an option as well. This type of roof material would not be consistent with the Craftsman type architecture, but would be a material type consistent with other styles of architecture recommended by the Missouri Flat Design Guidelines such as Gold Rush Era or Mining style architecture.

The project has been reviewed for consistency with the Draft Missouri Flat Design Guidelines and found to be consistent with the majority of those guidelines (See Exhibit T). Proposed color schemes and building materials are listed below:

Table 4. BUILDING 1 – Walgreens

BUILDING PORTION	STYLE/COLOR	MATERIAL
ROOF	80% El Camino Blend, 10% Mallorca, 10% Fire Flash	One Piece "S" Clay Tile
GUTTER (PAINT)	Boulder Brown	
CAST STONE	Meseta Fieldledge	
GLASS	Clear of Viracon Bronze #4	
STUCCO (COLOR 1)	Omega – Akroflex Color #9207 Omega Akrotique A-8 Stain Semi-Smooth Initigral Color Acrylic Top Coat	Stucco
STUCCO (COLOR 2)		Stucco
WINDOW FRAME	Clear	Anodized Aluminum

Table 5. BUILDINGS 2 and 3

ROOF	80% El Camino Blend, 10% Mallorca, 10% Fire Flash	One Piece "S" Clay Tile
GUTTER (PAINT)	Boulder Brown	
CAST STONE	Lucera Hillstone	
GLASS	Clear of Viracon Bronze #4	
WINDOW FRAME	Clear	Anodized Aluminum
STUCCO (COLOR 3)	Omega- Akroflex Color #9243 Omega Akrotique A-12 Stain Semi-Smooth Intigral Color Acrylic Top Coat	Stucco
STUCCO (COLOR 4)	Omega – Akroflex Color #9207 Omega Akrotique A-2 Stain Semi-Smooth Initgral Color Acrylic Top Coat	Stucco

Signs

The proposed development has been verified for conformance with Chapter 17.16 (Signs) and development standards contained in Section 17.32.200(F) of the El Dorado County Zoning Code. The project would include three directory/monument signs (two on Forni Road, one on Missouri Flat Road) and one monument sign located at the corner of the project at the intersection of Missouri Flat Road/Forni Road (See Table 6). Development standards (Section 17.32.200(F)) for the zone district allow for two (2) signs of 50 square feet or less, or one (1) sign of 80 square feet or less per parcel. However, the Planned Development overlay proposed by the project allows the Planning Commission the flexibility to allow for exceptions to these development standards provided that findings can be made for said exceptions. In this instance, it is staff's opinion that it is appropriate to allow for additional signage and the minimal increase in square footage based on the following:

a) It is appropriate to maintain a directory sign on Missouri Flat Road to allow eastbound traffic on Missouri Flat Road to identify the shopping center.
b) It is appropriate to allow for two directory signs on Forni Road, one at each entrance, as traffic traveling northbound on Forni Road, particularly from the Walmart, will be able to identify the shopping center in time to utilize the southerly entrance, preventing longer queues at the intersection. Traffic traveling southbound on Forni Road will be able to identify the northerly entrance, thus potentially avoiding congestion and queues at the southerly entrance.
c) It is appropriate to allow for the monument sign at the corner of the project site to identify the anchor tenant and establish the presence of the shopping center and give it some identity as an individual retail center.
d) The additional size would not be out of character with the scale of the shopping center, especially given the fact that the signs will be multi-tenant signs and are setback from the edge of the street. Grade changes and landscaping will partially screen these signs, and thus they will not be obtrusive in nature.

Table 6. Sign Detail

Type	Size	Text	Quantity
Monument Sign (Reader Board)	51.25	Walgreens Logo	1
Directory Sign(Illuminated)	58.0	6 Tenants	3

Parking

Pursuant to Section 17.18.060.20 of the El Dorado County Code, the applicant is required to provide a minimum of 145 parking spaces for a community/regional shopping center based upon the requirement for 1 space per 250 square feet of gross floor area. However, as 15,025 square feet of the retail space is currently unspoken for, the applicant has added parking spaces over and above the required space in the event that a more parking intensive use is considered for that unleased square footage. An example of a more intensive use, one which is in character with uses across the street at the Golden Center Plaza, is a medical office. Medical offices require 1 space per 150 square feet of gross floor area. Using this as a worst-case analysis, 100 spaces would be required for the 15,025 square feet of unleased space, and 83 spaces would be required for the drive-through bank and

Walgreens store for a total of 183 spaces. As it is highly likely that some of the space may be leased for medical offices given the proliferation of such offices in the vicinity of this project, it is appropriate to consider the additional 33 spaces as part of the development plan pursuant to Section 17.18.040.D.1. This section states, "Increases. The number of parking spaces required by this chapter may be increased by the approving authority as a condition of a special use permit or planned development permit where it is determined that the proposed use would have a parking demand in excess of the requirements of this chapter."

Site Improvements

Implementation of the project would include associated on and off-site improvements. The facility proposes to connect to the existing El Dorado Irrigation District (EID) water and sewer utility lines in the vicinity of the project site. According to the Facility Improvement Letter (FIL) issued by EID, the facility would require two equivalent dwelling units (EDU) of water supply. The Diamond Springs/El Dorado Fire Protection District has determined fire flow for this project to be 1,500 GPM for two hour duration while maintaining a 20-psi residual pressure. In order to provide this fire flow and receive service, a looped water line will be constructed onsite and tie into the existing 10-inch water main in Forni Road. Sewer service will be provided by a 4-inch sewer line in Forni Road. In order to receive this service, a private full sewage lift station will be constructed using two submersible grinder pumps. The sewer line would be looped as well and provide service to the entire site.

As conditioned by the Department of Transportation (DOT) and included as required mitigation measures, the project is required to construct improvements along its frontages, including sidewalks, and left turn control lanes on Forni Road to allow for queuing up to Missouri Flat Road.

Agency and Public Comments:

The project was circulated for review and comments from various affected agencies. A formal Technical Advisory Committee (TAC) review meeting was held on March 10, 2008 to discuss comments. The following agencies provided comments on this application:

1. El Dorado Irrigation District, March 23, 2007
2. Diamond Springs/El Dorado Fire Protection District, March 7, 2008
3. County of El Dorado Department of Transportation, March 10, 2008
4. El Dorado County Environmental Management, March 13, 2008
5. County of El Dorado Office of County Surveyor, March 11, 2008
6. California Department of Transportation (Caltrans), April 1, 2008

Copies of their written comments are available at the Planning Services office. From these comments, the following issues were raised:

Transportation/Traffic: Caltrans reviewed the traffic study prepared by the applicant and has concerns that the methodologies used by the traffic consultant do not accurately reflect

existing conditions and forecast future conditions. However, the traffic consultant has utilized County accepted methodologies and those which were used for the County's General Plan. Caltrans agrees that the use of those methodologies will produce the results derived in the traffic study. The County's Department of Transportation and concurs with the results of the traffic study, and finds that project specific impacts would not exceed County thresholds of significance. However, the County's DOT is currently discussing future analyses of project related impacts in the Missouri Flat Corridor to ensure that cumulative impacts don't result in significant and unavoidable impacts and unacceptable levels of service.

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on biological resources, cultural resources, noise, and transportation/traffic. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

NOTE: This project is located within or adjacent to an area which has wildlife resources (native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of $1,876.^{75}$ after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a $50.^{00}$ recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The $1,876.^{75}$ is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study reviewed by staff;

2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the conditions of approval and mitigation measures in Attachment 1;

3. Approve Rezone Z07-0017 based on the findings in Attachment 2;

4. Approve Planned Development PD08-0001 adopting the Development Plan as the official Development Plan and Tentative Parcel Map P08-0001 based on the required findings in Attachment 2 and Conditions of Approval in Attachment 1.

SUPPORT INFORMATION

Attachments:

Attachment 1 .....Conditions of Approval
Attachment 2 .....Findings

Exhibit A .....Vicinity Map
Exhibit B .....Assessor's Map
Exhibit C .....Aerial Photo Showing Project Boundaries
Exhibit D .....General Plan Land Use Designation Map
Exhibit E .....Zoning Map
Exhibit F .....Site Plan/Tentative Map
Exhibit G .....Preliminary Grading Plan
Exhibit H .....Landscape Planting Plan
Exhibit I .....Utility Improvement Plan
Exhibit J .....Building 1 - Elevation
Exhibit K .....Building 2 - Elevation
Exhibit L .....Building 3 - Elevation
Exhibit M .....Building 4 - Elevation
Exhibit N .....Photometric Plan
Exhibit O .....Sample Monument/Directory Sign "A"
Exhibit P .....Sample Monument/Directory Sign "B"
Exhibit Q .....Sample Monument Sign "C"
Exhibit R .....Map Showing Sign Locations
Exhibit S .....Draft Mitigated Negative Declaration
Exhibit T .....Consistency with Draft Missouri Flat Guidelines

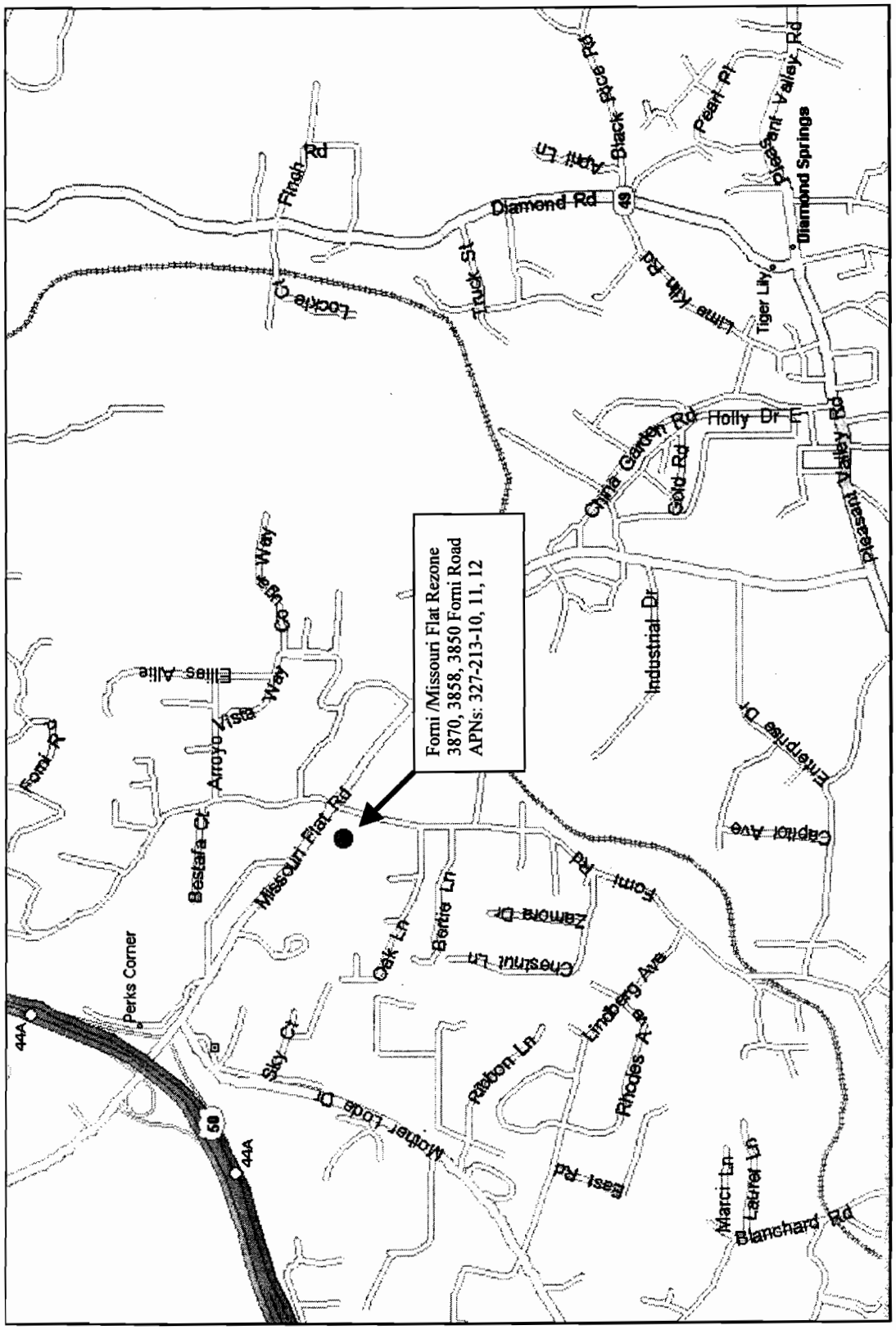


Exhibit A Vicinity Map

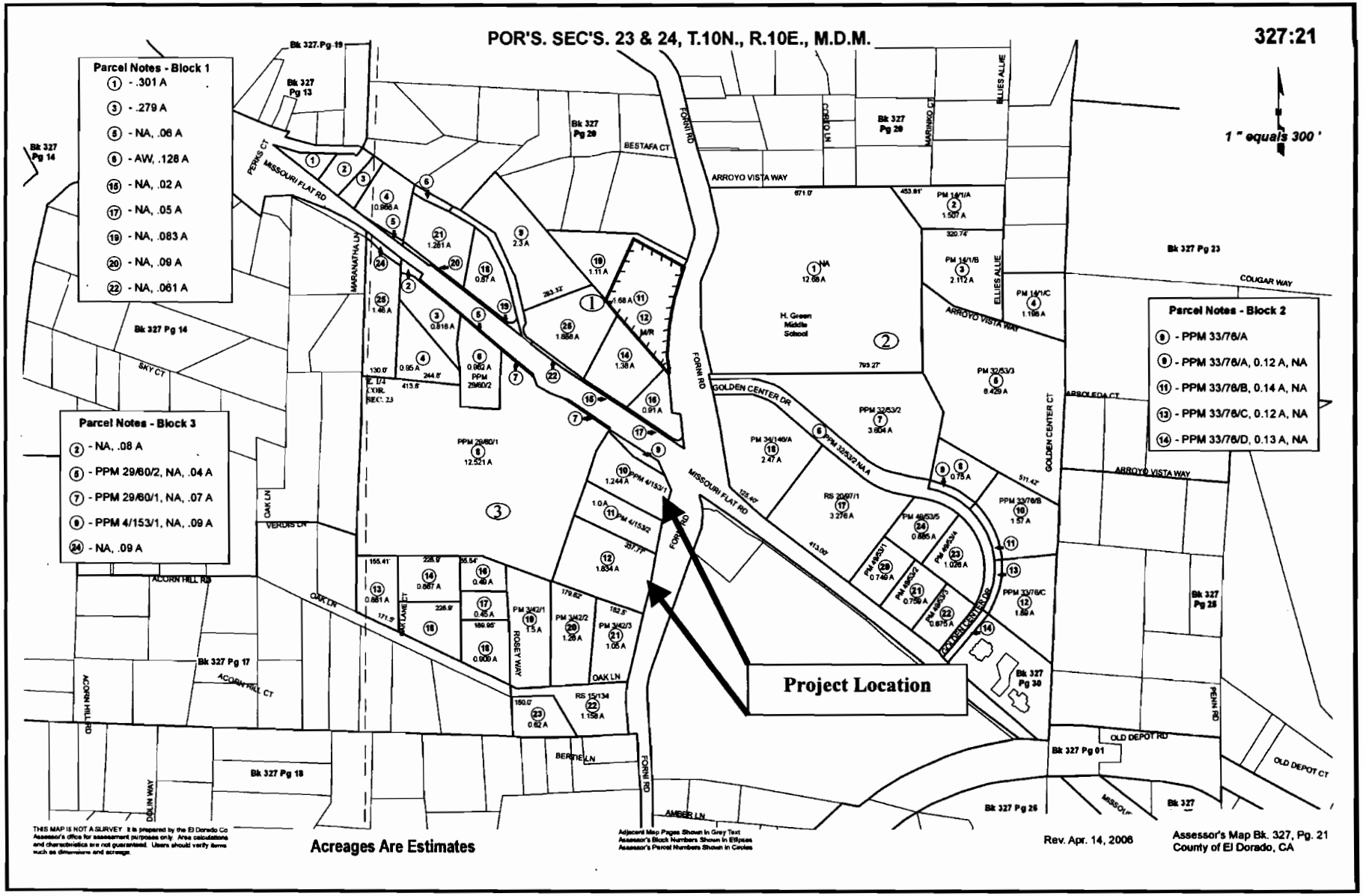


Exhibit B Assessor's Map

File No. Z 07-0017
PD 08-0001
P 08-0001

Air Photo Exhibit C

A.P.N. 327:213:10
A.P.N. 327:213:11
A.P.N. 327:213:12

Project Site

Disclaimer:
This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

N

Not To Scale

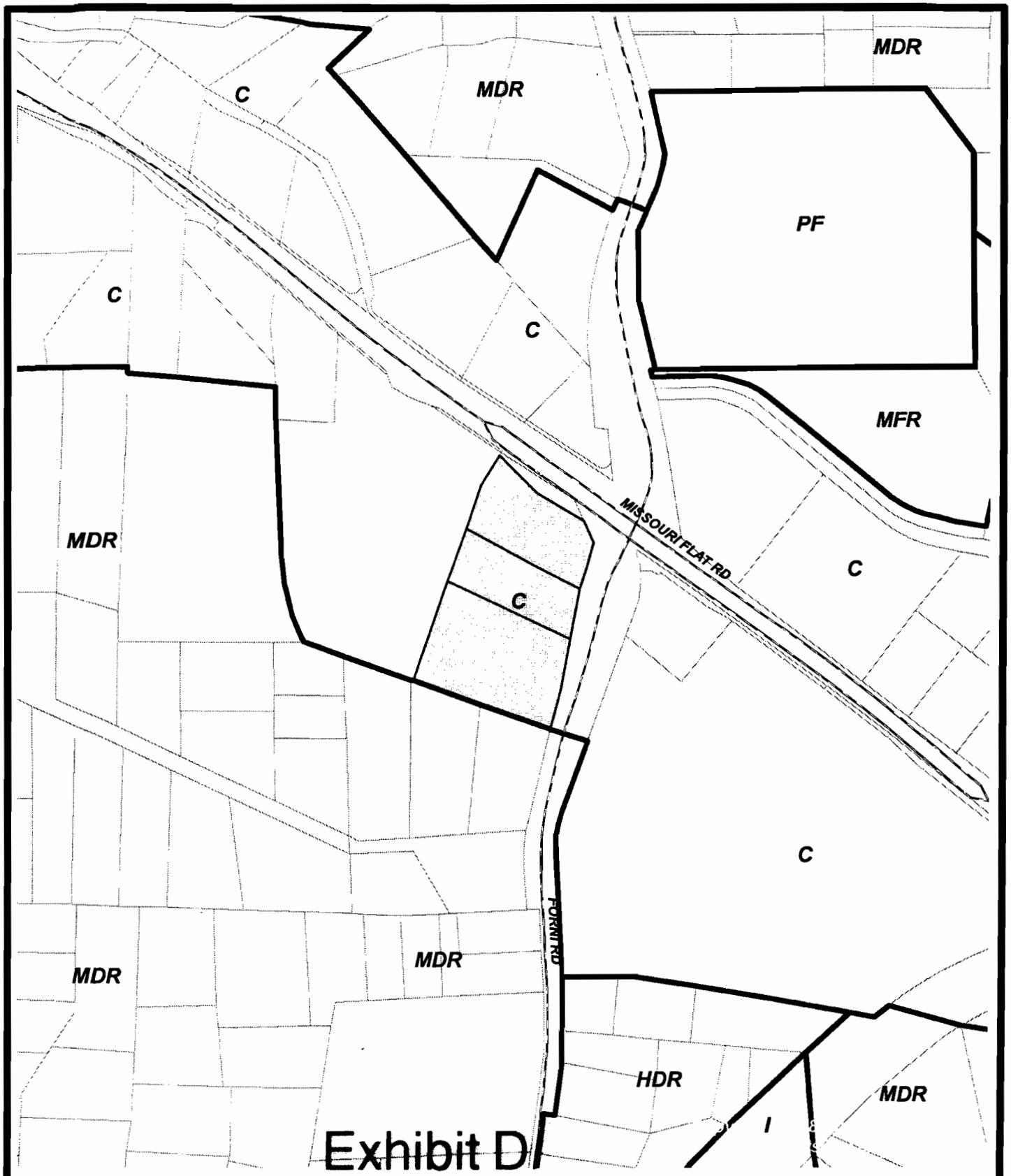


Exhibit D

General Plan Map

File No. Z 07-0017
PD 08-0001
P 08-0001

A.P.N. 327:213:10
A.P.N. 327:213:11
A.P.N. 327:213:12

Project Site

Disclaimer:
This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

N

Not To Scale

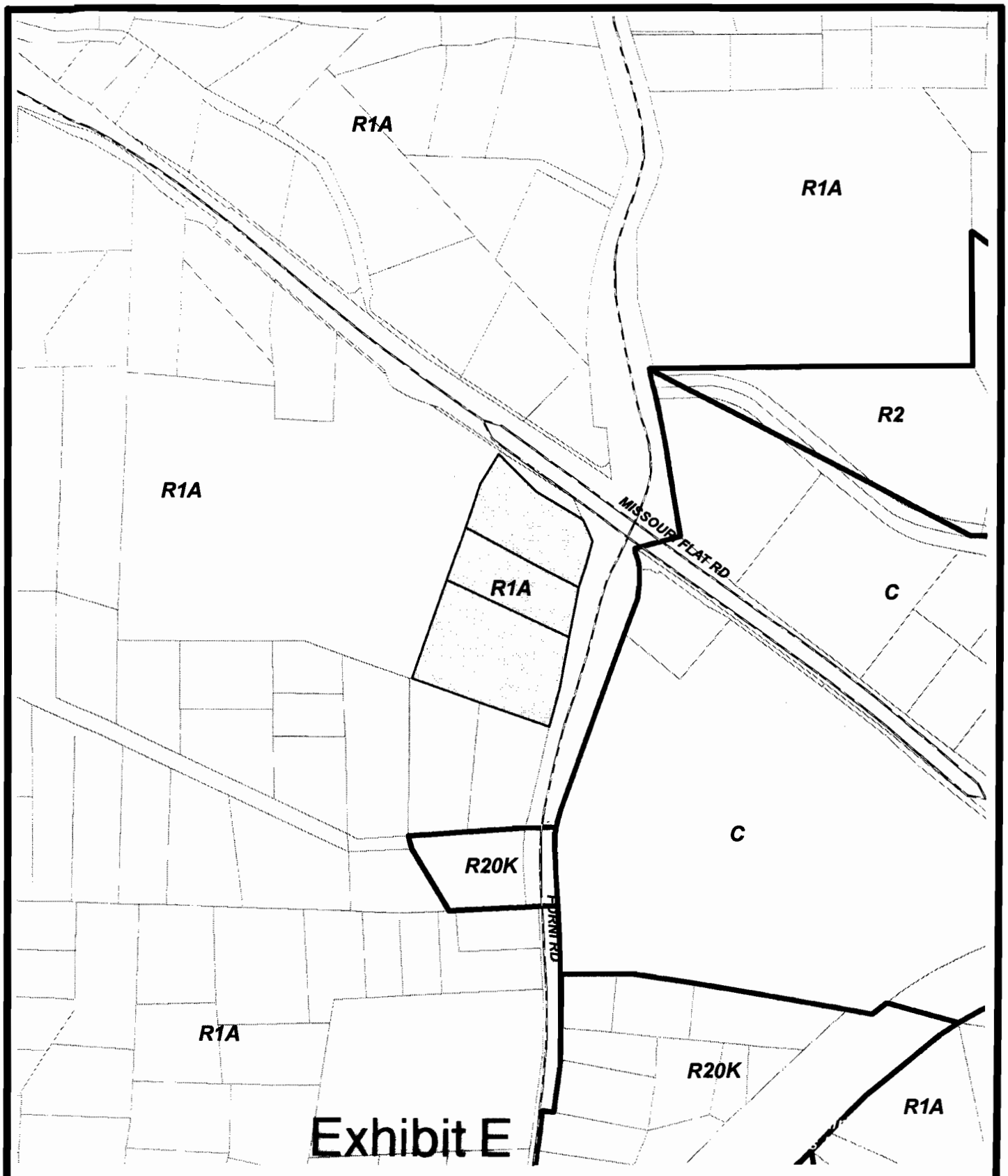


Exhibit E

File No. Z 07-0017
PD 08-0001
P 08-0001

Zoning Map

A.P.N. 327:213:10
A.P.N. 327:213:11
A.P.N. 327:213:12

Project Site

Disclaimer:
This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

N

Not To Scale

Exhibit F Development Plan/Parcel Map

P:\05-Projects\GGV\Walgreens Site\Base.dwg, 1/4/2008 12:41:56 PM, EHC

Exhibit G Grading & Drainage Plan

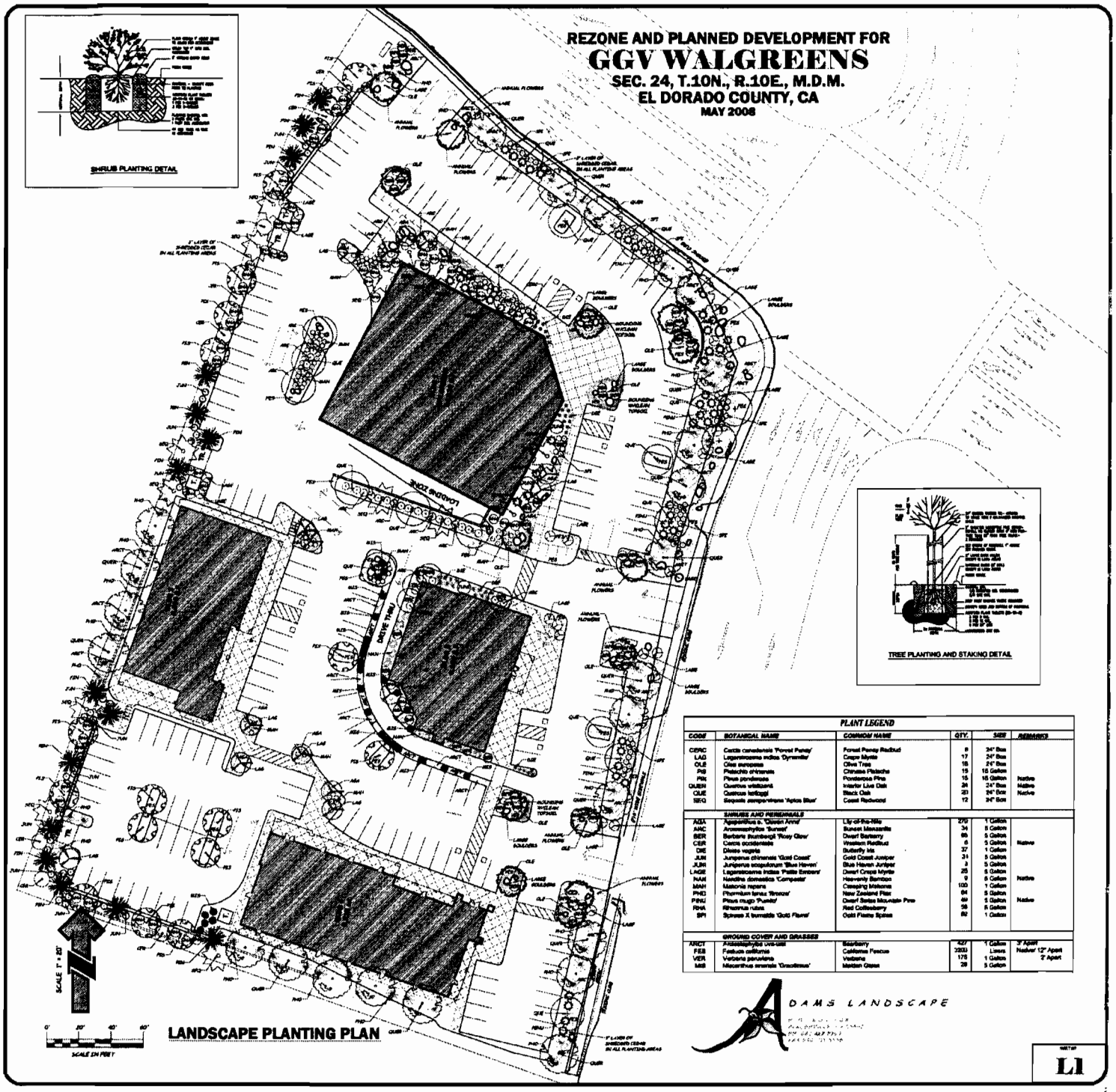
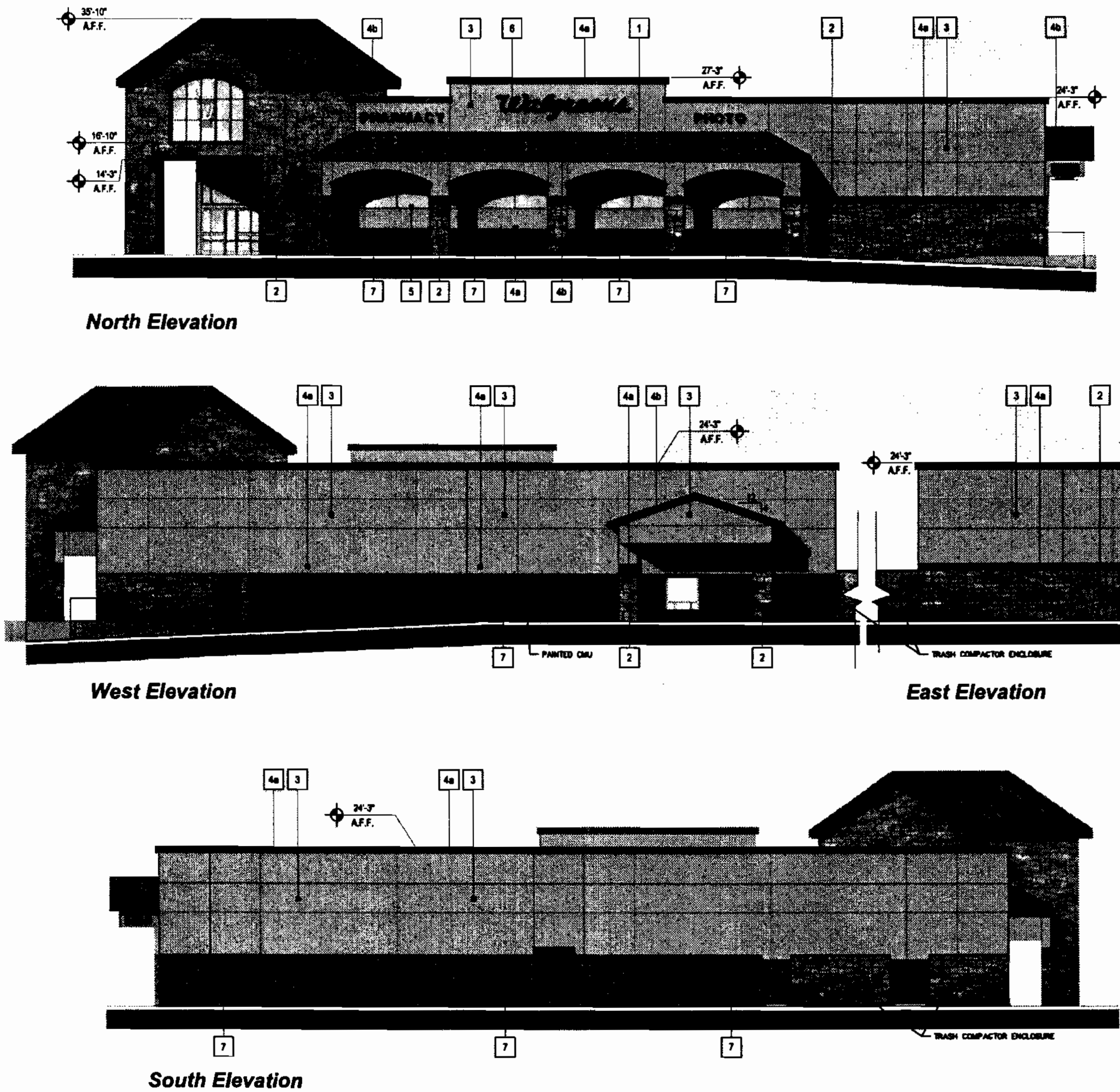


Exhibit H Landscape Plan

Exhibit I Utility Plan



	Material	Manufacturer	Style/Color
1	Roof Tile	'U.S. Tile'	Style: One-Piece S Color: 80% El Camino Blend, 10% Mallorca, 10% Fire Flash
2	Stone Wainscot	'El Dorado Stone'	Style: Fieldledge Color: [illegible]
3	Cement Plaster	TBD	Color to match Omega [illegible]
4a	Trim/Band/Cornice	TBD	Color to match Omega [illegible]
4b	Fascia	PPG	[illegible]-7 Boulder Brown
5	Storefront	TBD	Anodized Aluminum
6	Signage	TBD	Walgreens Red
7	Painted CMU	TBD	Color to match Omega [illegible]

Project:
Walgreens
Missouri Flat Road and Forni Road
Placerville, California

Developer:
Granite Grado Ventures, Project II LLC
4330 Golden Center, Suite D
Placerville, CA 95667

Elevations
Preliminary

Job Number:
Date:
Drawn By:
Revised:

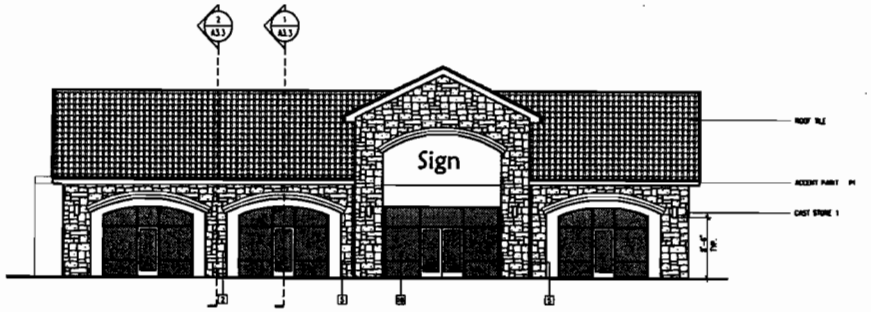
Sheet:
A.2

Rauschenbach Marvelli Becker
architects

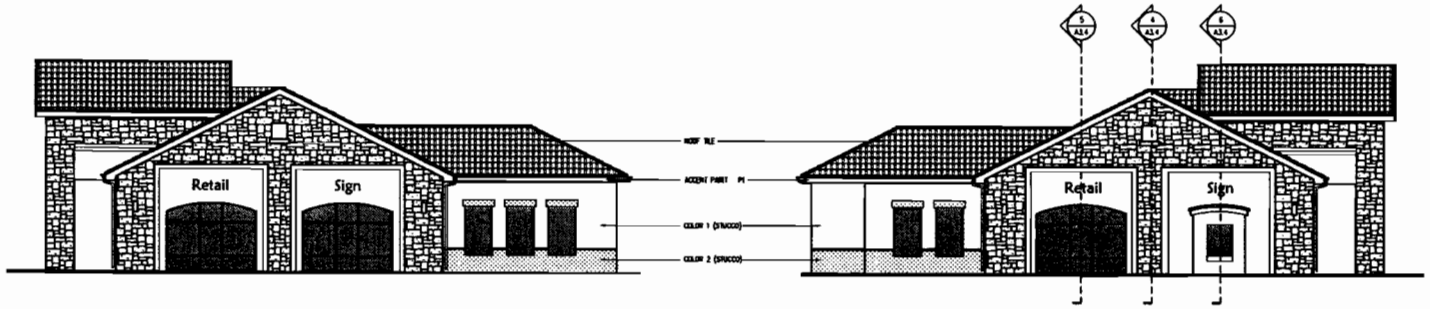
Scale: 1/8" = 1'-0"

Walgreens ■ Missouri Flat Road and Forni Road, Placerville, California

Exhibit J Building 1 Elevations

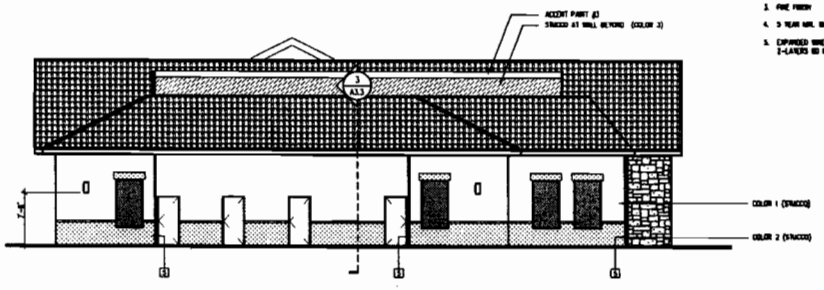


East Elevation



North Elevation

South Elevation



West Elevation

GENERAL NOTES

A. ALL DIMENSIONS TO F.O. PAPER, U.O.N.

B. SIGNS BY OWNERS. SIGNS REQUIRE SEPARATE PERMIT

C. A KEY TO THE FIRE CONTROL ROOM SHALL BE LOCATED WITHIN AN APPROVED FIRE DEPT. KNOX COMPANY MODEL NO. 4400 OR LARGER KEY BOX LOCATED ADJACENT TO THE ACCESS DOOR OR THE EXTERIOR OF THE BUILDING. CONTACT THE KNOX COMPANY DIRECTLY AT (888)653-4063 FOR CUSTOMER SERVICE & COST

KEYNOTES

1. 3 COAT STUCCO SYSTEM SEE LEGEND FOR COLORS SEE EXT. PLASTER NOTES
2. CAST STONE, ADHERE TO BROWN COAT LESS THAN 10LB PER S.F. SEE LEGEND FOR TYPE
3. ALUM. AND GLASS WINDOW / DOOR SYSTEMS
4. CONCRETE BARREL TILE ROOF SEE LEGEND FOR TYPE
5. DOWN SPOUT SEE LANDSCAPE FOR SIZE & PAINT TO MATCH ADJACENT SURFACE
6. GUTTER SEE LEGEND FOR PAINT COLOR
7. WALL SCONCE FIXTURE (SEE ELECTRICAL)
8. BUILT OUT EXT. PLASTER TRIM
9. RECESSED EXT. PLASTER
10. COVERED BALCONY
11. STUCCO EXPANSION JOINT
12. FIRE RISER DRAIN
13. GAS METERS (SEE PLUMBING)

EXTERIOR PLASTER NOTES

1. 1 COAT DIAMOND WALL BY OMEGA
2. ACRYLIC FINISH WITH PRIMER & AWARD TEXTURE BY OMEGA
3. FINE FINISH
4. 5 YEAR MFR. WARRANTY
5. EXPANDED MINIMUM LATH @ STONE LOCATIONS 2-LAYERS #15 MIN. PAPER

EXTERIOR MATERIALS SUBMITTALS

NOTE: PROVIDE SUBMITTALS OF THE FOLLOWING EXTERIOR MATERIALS FOR REVIEW AND APPROVAL.

1. WINDOW FRAMES AND SHOP DRAWINGS
2. PAINT COLORS
3. EXTERIOR PLASTER
4. ROOF TILE
5. VISION GLASS
6. SPANDREL GLASS
7. METAL GUTTER SHOP DRAWINGS
8. CAST STONE

MATERIALS AND COLOR LEGEND

SEE SAMPLE BOARD

Exhibit K Building 2 Elevations

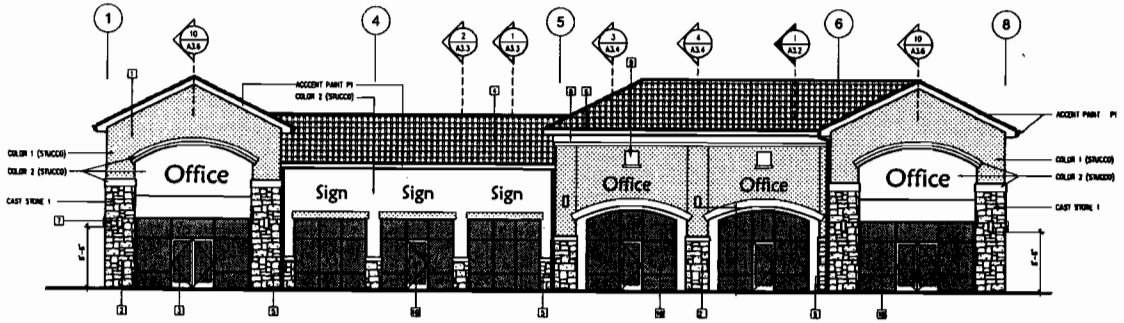
2-14-08 PROGRESS SET
5-12-08 90% PROGRESS SET

Forni Rd.

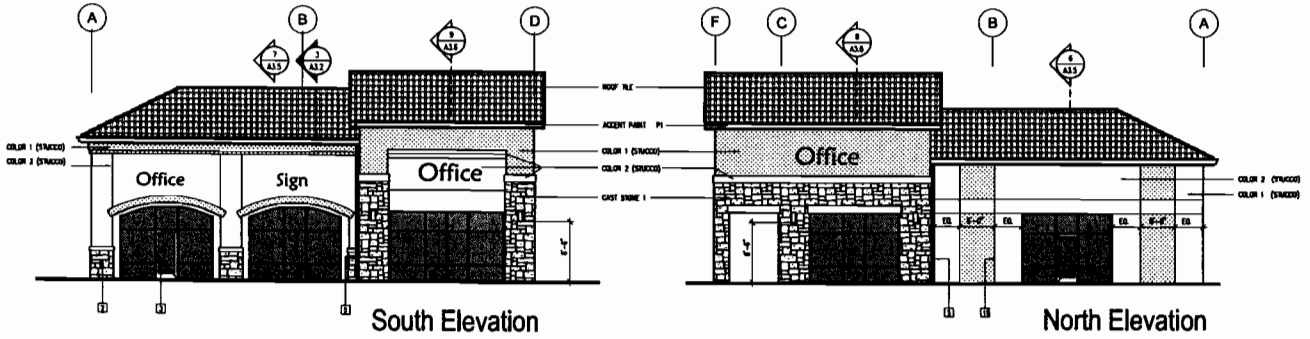
BUILDING 2 ELEVATIONS

SCALE 1/8" = 1'-0"
DATE 5-18-08

SHT A3.1

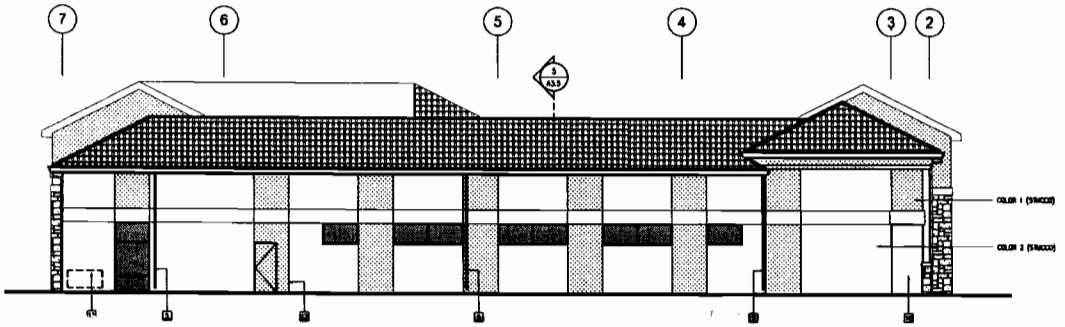


East Elevation



South Elevation

North Elevation



West Elevation

GENERAL NOTES

A. ALL DIMENSIONS TO F.O. FINISH U.O.N.

B. SIGNS BY OTHERS. SIGNS REQUIRE SEPARATE PERMIT

C. A KEY TO THE FIRE CONTROL ROOM SHALL BE LOCATED WITHIN AN APPROVED FIRE DEPT. KNOX COMPANY MODEL NO. 4400 OR LARGER KEY BOX LOCATED ADJACENT TO THE ACCESS DOOR OR THE EXTERIOR OF THE BUILDING. CONTACT THE KNOX COMPANY DIRECTLY AT (888)623-4669 FOR CUSTOMER SERVICE & COST

KEYNOTES

1. 3 COAT STUCCO SYSTEM. SEE LEGEND FOR COLORS SEE EXT. PLASTER NOTES
2. CAST STONE, ADHERE TO BROWN COAT LESS PAINT FOR PER S.F. SEE LEGEND FOR TYPE
3. ALUM. AND GLASS WINDOW / DOOR SYSTEMS
4. CONCRETE BARREL TILE ROOF SEE LEGEND FOR TYPE
5. DOWN SPOUT SEE LANDSCAPE FOR TIE IN PAINT TO MATCH ADJACENT SURFACE
6. GUTTER SEE LEGEND FOR PAINT COLOR
7. WALL SCONCE FIXTURE (SEE ELECTRICAL)
8. BUILT OUT EXT. PLASTER TRIM
9. RECESSED EXT. PLASTER.
10. CONCRETE WALKWAY
11. STUCCO EXPANSION JOINT
12. FIRE RISER TRIM
13. GAS METERS (SEE PLUMBING)

EXTERIOR MATERIALS SUBMITTALS

NOTE: PROVIDE SUBMITTALS OF THE FOLLOWING EXTERIOR MATERIALS FOR REVIEW AND APPROVAL:

1. WINDOW FRAMES AND SHOP DRAWINGS
2. PAINT COLORS
3. EXTERIOR PLASTER
4. ROOF TILE
5. MIRROR GLASS
6. SPANDREL GLASS
7. METAL GUTTER SHOP DRAWINGS
8. CAST STONE

EXTERIOR PLASTER NOTES

1. 1 COAT DIAMOND WALL BY OMEGA
2. ACRYLIC FINISH WITH PRIMER & AMMO TEXT BY OMEGA
3. FINE FINISH
4. 5 YEAR MIN. WARRANTY
5. EXPANDED WIRE LATH @ STONE LOCATIONS 2-LAYERS 60 MIN. PAPER

MATERIALS AND COLOR LEGEND

SEE SAMPLE BOARD

Exhibit L Building 3 Elevations

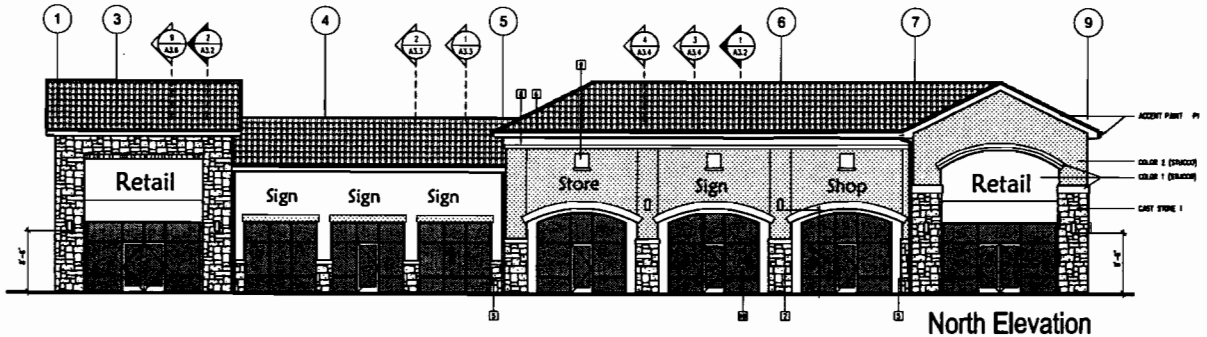
2-14-08 PROGRESS SET

Fomi Rd.

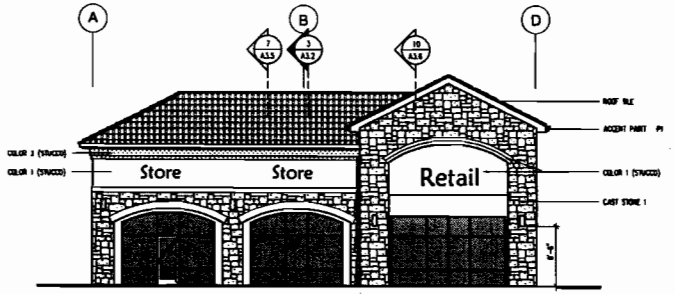
BUILDING 3 ELEVATIONS

SCALE 1/8" = 1'-0"
DATE 5-18-08

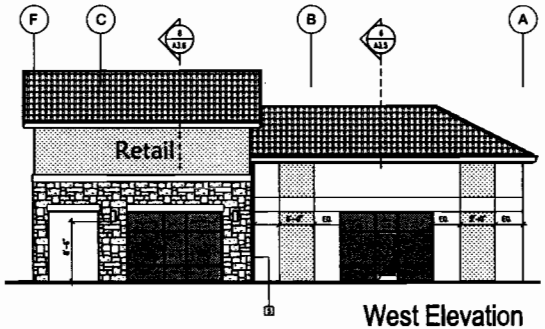
SHT A3.1



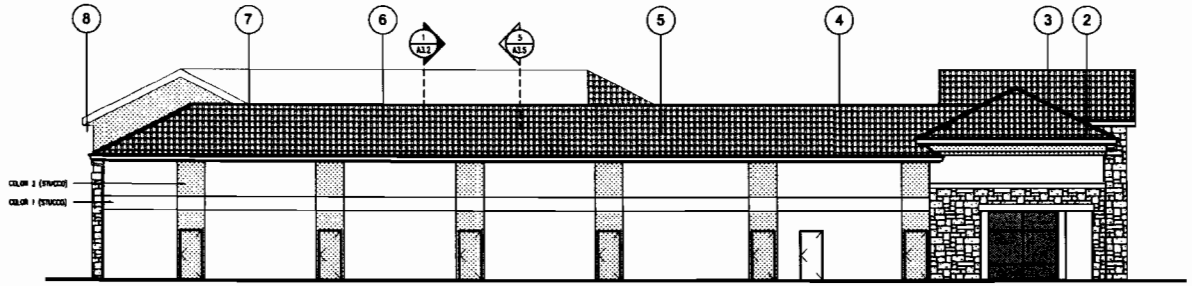
North Elevation



East Elevation



West Elevation



South Elevation

Exhibit M Building 4 Elevations

GENERAL NOTES

A. ALL DIMENSIONS TO F.O. FINISH, U.O.N.

B. SIGNS BY OTHERS. SIGNS REQUIRE SEPARATE PERMIT

C. A KEY TO THE FIRE CONTROL ROOM SHALL BE LOCATED WITHIN AN APPROVED FIRE DEPT. KNOX COMPANY KNOX-BOX OR LOCKED KEY BOX LOCATED ADJACENT TO THE ACCESS DOOR ON THE EXTERIOR OF THE BUILDING. CONTACT THE KNOX COMPANY DIRECTLY AT (888)653-4653 FOR CUSTOMER SERVICE & COST

KEYNOTES

1. 3 COAT STUCCO SYSTEM. SEE LEGEND FOR COLORS SEE EXT. PLASTER NOTES
2. CAST STONE, ADHERE TO BRUSH COAT LESS THAN 10LB. PER S.F. SEE LEGEND FOR TYPE
3. ALUM. AND GLASS WINDOW / DOOR SYSTEMS
4. CONCRETE BARREL TILE ROOF SEE LEGEND FOR TYPE
5. DOWN SPOUT SEE LANDSCAPE PLAN RE: H PAINT TO MATCH ADJACENT SURFACE
6. GUTTER SEE LEGEND FOR PAINT COLOR
7. WALL SCONCE FIXTURE (SEE ELECTRICAL)
8. BUILT OUT EXT. PLASTER TRIM
9. RECESSED EXT. PLASTER.
10. COVERED WALKWAY
11. STUCCO EXPANSION JOINT
12. FIRE RISER DRAIN
13. GAS METERS (SEE PLUMBING)

EXTERIOR MATERIALS SUBMITTALS

NOTE: PROVIDE SUBMITTALS OF THE FOLLOWING EXTERIOR MATERIALS FOR REVIEW AND APPROVAL.

1. WINDOW FRAMES AND SHOP DRAWINGS
2. PAINT COLORS
3. EXTERIOR PLASTER
4. ROOF TILE
5. VISION GLASS
6. SPANDREL GLASS
7. METAL GUTTER SHOP DRAWINGS
8. CAST STONE

EXTERIOR PLASTER NOTES

1. 1 COAT DIAMOND WALL BY OMEGA
2. ACRYLIC FINISH WITH PRIMER & 4000 TONE BY OMEGA
3. FINE FINISH
4. 5 YEAR MIN. WARRANTY
5. EXPANDED MIRE LATH @ STONE LOCATIONS 2-LAYERS 60 MIN. PAPER

MATERIALS AND COLOR LEGEND

SEE SAMPLE BOARD

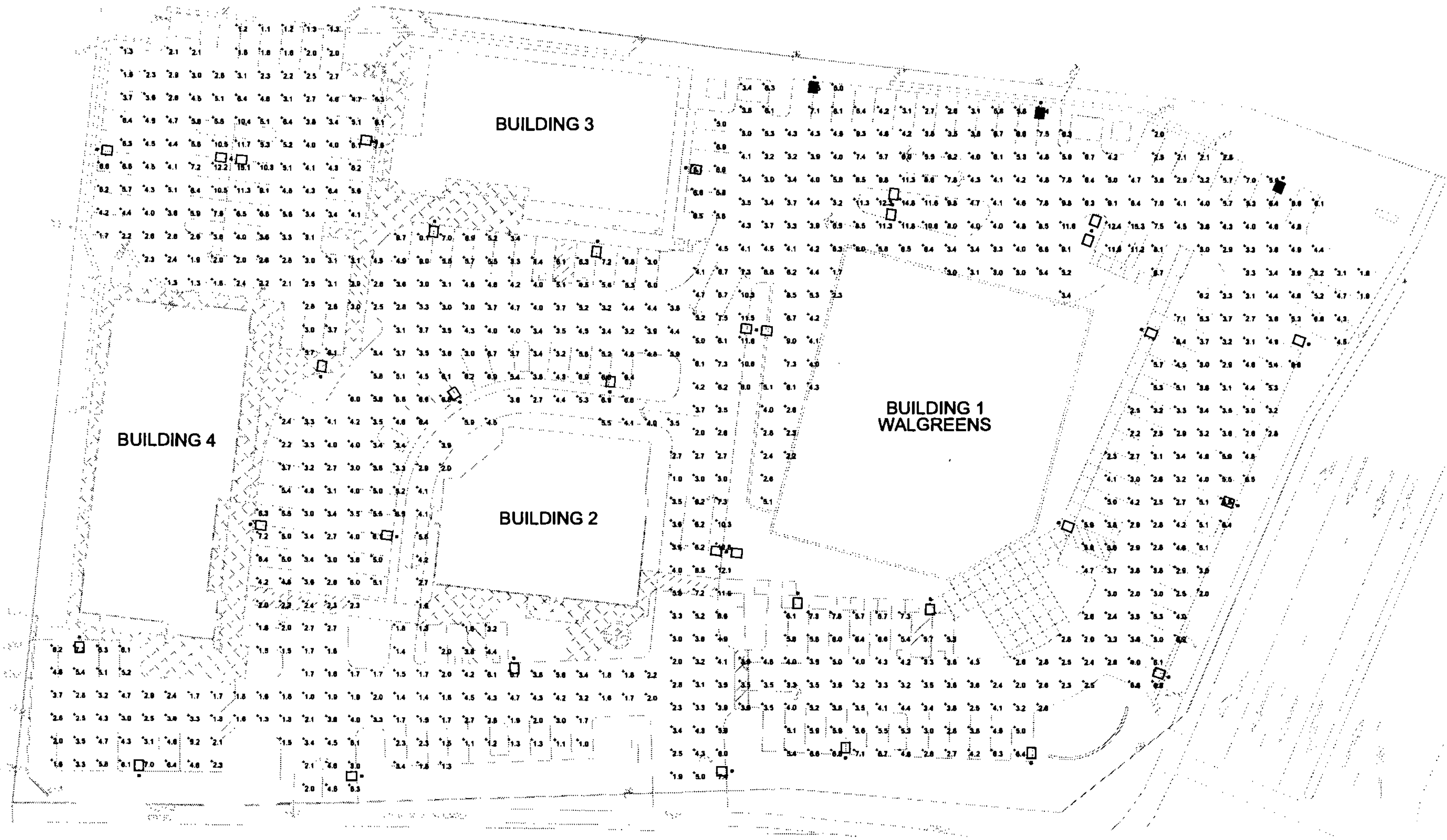
3-3-08 PROGRESS SET

Forni Rd.

BUILDING 4 ELEVATIONS

SCALE 1/8" = 1'-0"
DATE 5-18-08

SHT A3.1



PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	S1	[illegible]	[illegible]	CLEAR FLAT GLASS LENS	CLEAR [illegible] PRORATED TO [illegible] LUMENS	[illegible]	[illegible]	[illegible]	[illegible]
■	[illegible]	[illegible]	[illegible]	CLEAR FLAT GLASS LENS	CLEAR [illegible] PRORATED TO [illegible] LUMENS	[illegible]	[illegible]	[illegible]	[illegible]
□□	S2	[illegible]	[illegible]	CLEAR FLAT GLASS LENS	CLEAR [illegible] PRORATED TO [illegible] LUMENS	[illegible]	[illegible]	[illegible]	[illegible]

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
[illegible]	+	4.1 fc	10.1 fc	1.0 fc	[illegible]	[illegible]
[illegible]	+	[illegible]	14.8 fc	1.7 fc	[illegible]	[illegible]

Exhibit N Photometric Plan

WALGREENS MARKET PLACE
FOWLER ROAD @ MISSOURI FLAT ROAD
PLACERVILLE, CALIFORNIA

Project:

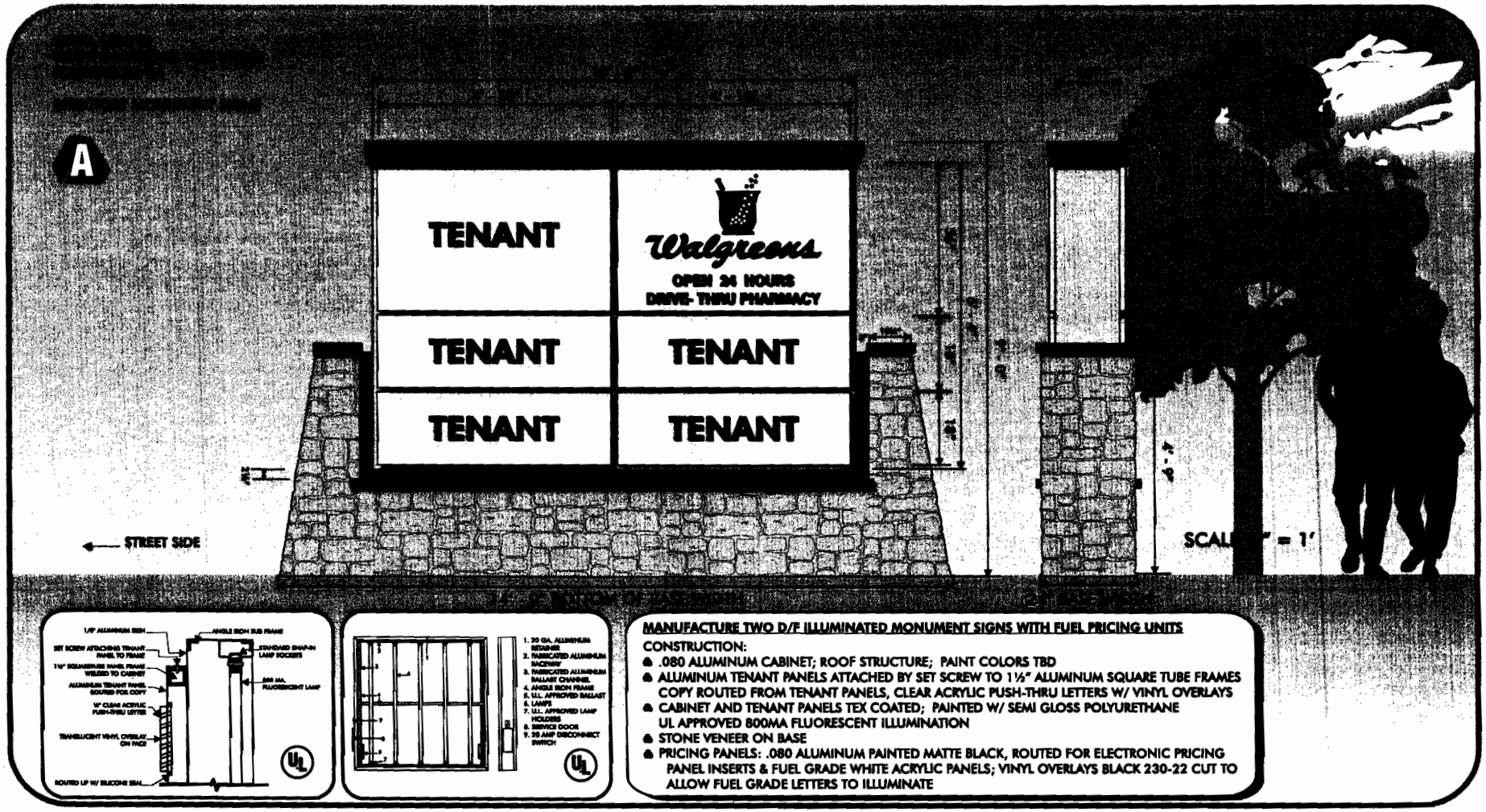
Drawing:

REVISIONS | BY

KEN RUBITSKY & ASSOC.

No. 11798
ELECTRICAL
STATE OF CALIFORNIA

Date 10-12-07
Scale AS NOTED
Drawn CS
Job 7241
Sheet
Of Sheets



MANUFACTURE TWO D/F ILLUMINATED MONUMENT SIGNS WITH FUEL PRICING UNITS

CONSTRUCTION:

- .080 ALUMINUM CABINET; ROOF STRUCTURE; PAINT COLORS TBD
- ALUMINUM TENANT PANELS ATTACHED BY SET SCREW TO 1½" ALUMINUM SQUARE TUBE FRAMES COPY ROUTED FROM TENANT PANELS, CLEAR ACRYLIC PUSH-THRU LETTERS W/ VINYL OVERLAYS
- CABINET AND TENANT PANELS TEX COATED; PAINTED W/ SEMI GLOSS POLYURETHANE UL APPROVED 800MA FLUORESCENT ILLUMINATION
- STONE VENEER ON BASE
- PRICING PANELS: .080 ALUMINUM PAINTED MATTE BLACK, ROUTED FOR ELECTRONIC PRICING PANEL INSERTS & FUEL GRADE WHITE ACRYLIC PANELS; VINYL OVERLAYS BLACK 230-22 CUT TO ALLOW FUEL GRADE LETTERS TO ILLUMINATE

Western Sign Company, Inc.
6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON	Keith Wills
DESIGN	Perry Wilson
LOCATION	Placerville, CA
DATE	05/16/07
REVISED	11/13/07

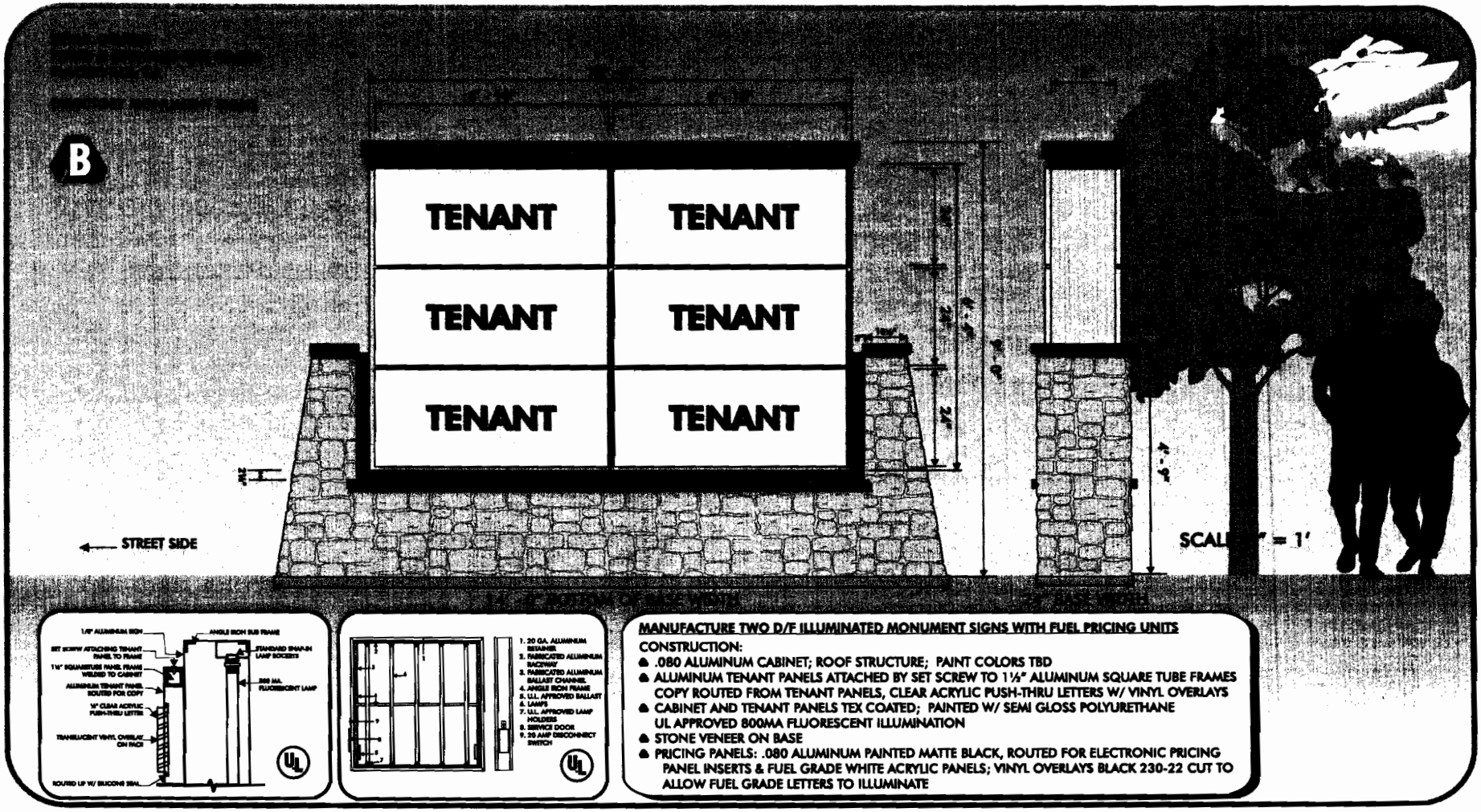
CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

MEMBER OF THE ISA INTERNATIONAL SIGN ASSOCIATION

CSA

Exhibit O Directory Monument Sign "A"



MANUFACTURE TWO D/F ILLUMINATED MONUMENT SIGNS WITH FUEL PRICING UNITS

CONSTRUCTION:

- .080 ALUMINUM CABINET; ROOF STRUCTURE; PAINT COLORS TBD
- ALUMINUM TENANT PANELS ATTACHED BY SET SCREW TO 1½" ALUMINUM SQUARE TUBE FRAMES COPY ROUTED FROM TENANT PANELS, CLEAR ACRYLIC PUSH-THRU LETTERS W/ VINYL OVERLAYS
- CABINET AND TENANT PANELS TEX COATED; PAINTED W/ SEMI GLOSS POLYURETHANE UL APPROVED 800MA FLUORESCENT ILLUMINATION
- STONE VENEER ON BASE
- PRICING PANELS: .080 ALUMINUM PAINTED MATTE BLACK, ROUTED FOR ELECTRONIC PRICING PANEL INSERTS & FUEL GRADE WHITE ACRYLIC PANELS; VINYL OVERLAYS BLACK 230-22 CUT TO ALLOW FUEL GRADE LETTERS TO ILLUMINATE

Western Sign Company, Inc.
6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON	Keith Wills
DESIGN	Perry Wilson
LOCATION	Placerville, CA
DATE	05/18/07
REVISED	11/13/07

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

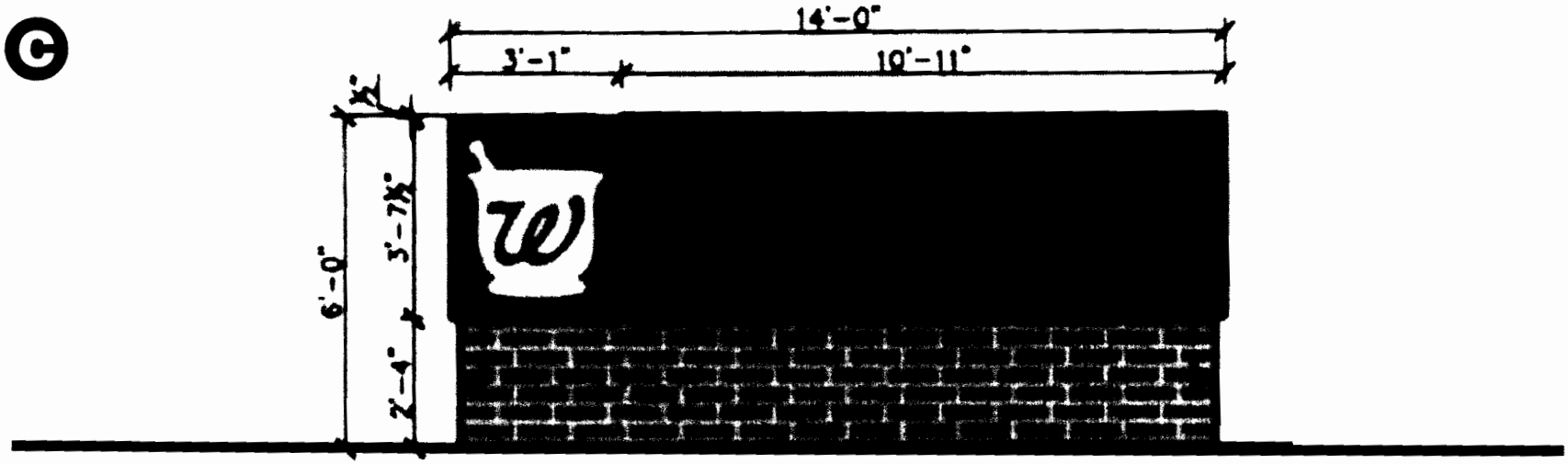
MEMBER OF THE ISA INTERNATIONAL SIGN ASSOCIATION

OSA Outdoor Sign Association

Exhibit P Directory Monument Sign "B"

RETAIL CENTER
FORNI & MISSOURI FLAT ROADS
PLACERVILLE, CA

C



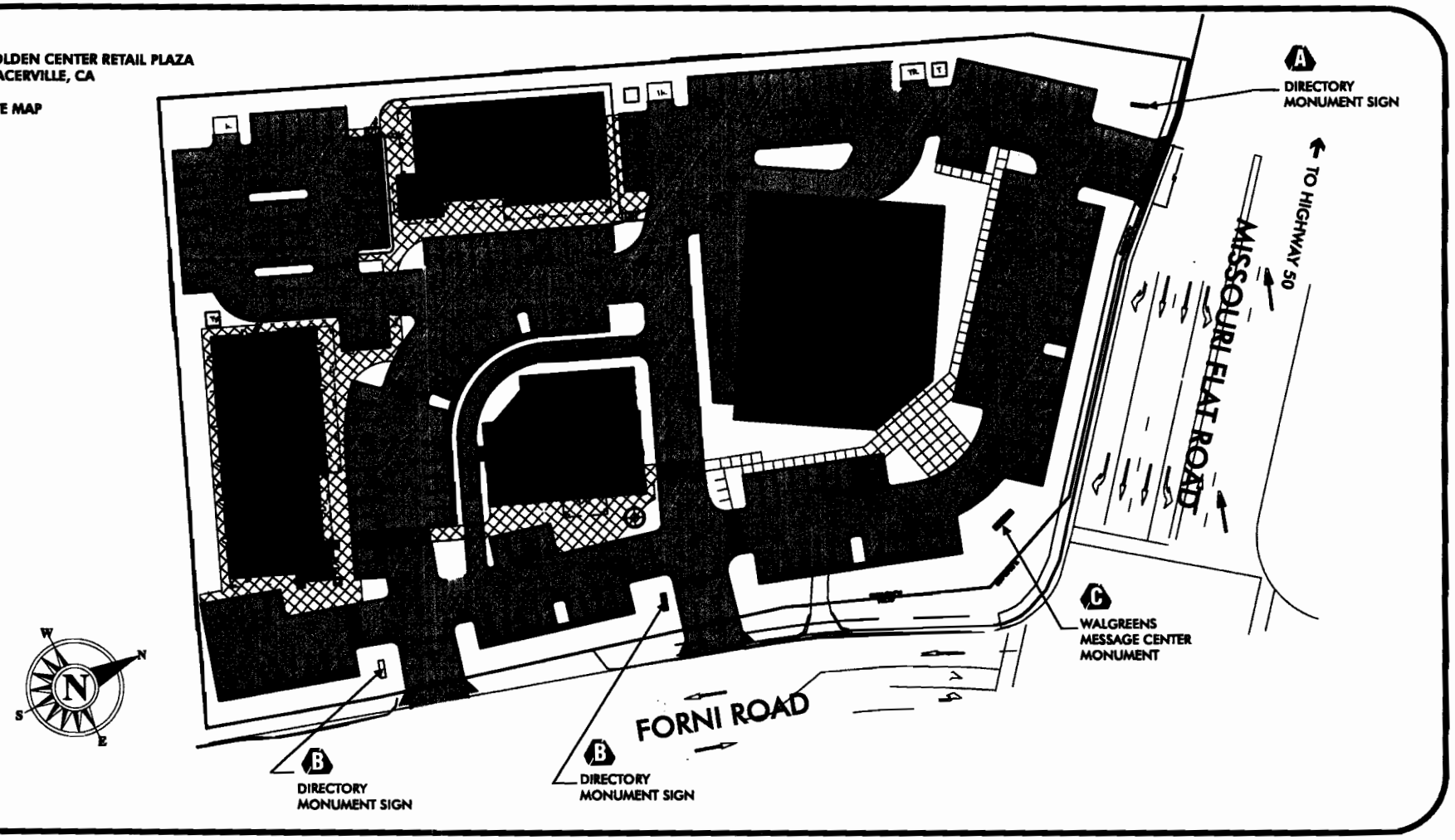
SCALE ½" = 1'

PRIMARY PANEL:	11.22 S.F.
LED READERBOARD:	40.03 S.F.
TOTAL SIGN AREA:	51.25 S.F.

Exhibit Q Directory Monument Sign "C"

GOLDEN CENTER RETAIL PLAZA
PLACERVILLE, CA

SITE MAP



Western Sign Company, Inc.
6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON	Keith Wills
DESIGN	Perry Wilson
LOCATION	Placerville, CA
DATE	05/16/07
REVISED	11/13/07

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

MEMBER OF THE ISA INTERNATIONAL SIGN ASSOCIATION

OSA

Exhibit R Monument Sign Location Map

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

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS

Project Title: GGV Walgreens; Rezone (Z 07-0017), Planned Development (PD 08-0001), Parcel Map (P 08-0001)

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

Contact Person: Gordon Bell | **Phone Number:** (530) 647-1932

Property Owner's Name and Address: Granite Grado Ventures LLC

Project Applicant's Name and Address: Leonard Grado, 4330 Golden Center Drive, Ste. D, Placerville, CA 95667

Project Agent's Name and Address: **Bobbie Lebeck; Lebeck.Young Engineering, 3430 Robin Lane, Bldg. #2, Cameron Park, CA 95682;**

Project Engineer's / Architect's Name and Address: **Lebeck.Young Engineering, 3430 Robin Lane, Bldg. #2, Cameron Park, CA 95682; Attn: Bobbie Lebeck**

Project Location: 3850, 3858, & 3870 Forni Road, Northwest corner of the intersection of Missouri Flat Road and Forni Road, west of the City of Placerville

Assessor's Parcel Number(s): 327-213-10, 11, 12 (4.08 acres)

Zoning: R1A, One-acre Residential

Section: 24 **T:** 10 **R:** 10

General Plan Designation: C, Commercial

Description of Project:

1. Request to rezone property from R1A (One-Acre Residential) to CG-PD (General Commercial-Planned Development.
2. Tentative Parcel Map (commercial) to create four parcels ranging in size from 0.67 acres to 1.72 acres.
3. Development Plan to create a commercial center with four retail buildings of 6,000, 7,132, 8,285 and 14,820 square feet in size respectively.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use (e.g., Single Family Residences, Grazing, Park, School)
Site:	R1A	C	Vacant Land/Residential
North:	R1A	C	Residential
East:	R1A	C	Shopping Center
South:	R1A	C	Residential
West:	R1A	C	Open Space

Briefly Describe the environmental setting: The project site is located on the west side of Missouri Flat Road just north of Forni Road. The project site currently consists of three parcels with elevations ranging from 1760 feet in the southeast corner to 1794 feet in the northwest corner. The easterly two parcels are relatively flat (with the exception of perimeter slopes which range up to 30%)and devoid of vegetation as they have been disturbed due

Exhibit S

demolition of residential structures and preliminary grading for the proposed project. The westerly parcel is also relatively flat and is occupied by two vacant residential units slated for demolition. Vegetation on this parcel consists of non-native grasslands and an extensive oak woodland.
Two soil units have been mapped on the project site, Auburn very rocky silt loam, 2 to 30 percent slopes and Boomer gravelly loam (BhC), 3 to 15 percent slopes. Both soils are very well drained, with slow to medium runoff potential, and slight to moderate erosion hazard.

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture Resources		Air Quality
X	Biological Resources	X	Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources	X	Noise		Population / Housing
	Public Services		Recreation	X	Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: 7/16/2008

Printed Name: Gordon Bell For: El Dorado County

Signature: _____ Date: _____

Printed Name: _____ For: El Dorado County

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a. the significance criteria or threshold, if any, used to evaluate each question; and
   b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

a. The project site is located within the Missouri Flat Corridor, which is an area designated primarily for commercial uses. There are no scenic vistas in this area as designated by the County's General Plan. As such, development of this project would not have a substantial adverse effect on a scenic vista. There would be no impact.

b. The nearest state scenic highway, as designated and listed by Caltrans, is U.S. Highway 50 beginning from the eastern limits of the Government Center interchange (Forni Road/Placerville Drive) to South Lake Tahoe. The Government Center interchange is approximately one mile north of the project site. However, the site is not visible from this interchange, nor are there any scenic resources in the area, thus there would be no impact.

c. The project site has historically been developed with residential uses and now stands as a vacant undeveloped cluster of parcels. The southernmost parcel does include a moderately dense oak woodland, while the southerly two parcels have been graded and cleared and are virtually devoid of vegetation. Surrounding land uses include an existing Walmart shopping center to the east, a commercial shopping center to the northeast, and large lot residential development to the west, north and to the south. The General Plan designates land use on this parcel and other parcels along Missouri Flat as Commercial, which is a land use designation that will ultimately define the visual character of the area. Development of the site with a retail shopping center will substantially change the character of the area from what was previously a large lot residential area to one that is more commercial in nature. This development will be in character with existing shopping centers to the east and northeast and will be consistent with that anticipated by the General Plan and the Missouri Flat Design Guidelines. Removal of existing trees on the southerly parcel will substantially change the character of this area, however, extensive landscaping proposed as part of this project would reduce this impact to less than significant levels.

d. The proposed project will introduce additional lighting in this area in order to light the shopping center. This additional lighting would be consistent with the Missouri Flat Design Guidelines and would not adversely impact day or nighttime views in the area consistent with the commercial land use designation. All future outdoor lighting for future development will be required conform to Section 17.14.170 of the El Dorado County Zoning Ordinance, and be fully

shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. There would be no impact.

Finding: The proposed project would result in the construction of commercial buildings and parking lots on parcels previously utilized for residential purposes. This will result in a change in character of the area. However, the El Dorado County General Plan adopted in 2004 has designated these parcels for commercial uses and analyzed potential impacts resulting from the conversion of this land to such uses. The General Plan EIR concluded that these impacts were less than significant. As the project will not impinge upon scenic vistas, will fit in with existing and future designated commercial character of the area, and will ensure that all lighting is shielded to the extent that it will not produce significant glare on surrounding properties, impacts are considered to be less than significant for this "Aesthetics" category.

II. AGRICULTURE RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or
- Agricultural uses are subjected to impacts from adjacent incompatible land uses.

a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not considered to be "Prime Farmland" nor is there properties designated as being within the Agricultural (A) General Plan land use overlay district area adjacent to the project site. The project would not result in the conversion of farmland to nonagricultural uses and there would be no loss of productive agricultural land or conflict with agricultural uses. There would be no impact.

The El Dorado County Resource Conservation District (RCD) has indicated (letter dated February 11, 2008) that the BhC (Boomer gravelly loam) soils onsite are classified as Statewide Important Farmland. They are concerned with the loss of the agricultural potential of these productive soils due to conversion to urban uses. These soils comprise about 50% of the soils located onsite. However, as noted above, the site has been historically and currently designated for non-agricultural uses (residential and commercial). In addition, there are no contiguous agricultural operations in the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

vicinity of the project, only residential and commercial. Because there are no agricultural support operations in the vicinity of the project, and surrounding land uses would be considered incompatible with agricultural operations, the impact resulting from the loss of these soils is considered less than significant.

b. **Williamson Act Contract.** The project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract because the site is not designated for agricultural use. There would be no impact.

c. **Non-Agricultural Use.** The site is designated as Urban and Built-Up Land under the Farmland Mapping Program. Surrounding properties are also similarly designated. There would be no impact.

Finding

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

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

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);

- Emissions of PM_{10}, CO, SO_2 and NO_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or

- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a. **Air Quality Plan.** In 1994, the Sacramento Regional Clean Air Plan was adopted. This is also called the State Implementation Plan(SIP). The Clean Air Plan was designed to bring the Sacramento Region, which includes all of El Dorado County except for the Lake Tahoe Basin, into compliance with the federal one-hour ozone standard. The SIP includes adopted measures and commitments to adopt measures to reduce ozone emissions, along with contingency measures and a demonstration of emission reductions sufficient for attainment of air quality standards. In 2006, the Sacramento Metropolitan Air Quality Management District initiated a Sacramento Regional Clean Air Plan Update, which would be designed to bring the region into compliance with the federal eight-hour ozone standard promulgated by the U.S. Environmental Protection Agency (EPA) in 1997.

As discussed in c) below, the project would be considered in compliance with the Clean Air Plan if the County requires the project to implement any applicable emission reduction measures contained in and/or derived from the Clean Air Plan. A list of emission reduction measures, applicable to a variety of land uses, is available in Appendix E of the El Dorado County Air Quality Management District (AQMD) CEQA Guide. As of 2006, the County is in non-attainment status of state and federal standards for ozone and state standards for PM_{10}. Emissions of these pollutants generated by the project would be potentially significant.

Based on the AQMD CEQA manual, the proposed retail development, measuring total of 36,237 square feet, is below the screening level threshold of 62,000 square feet in determining long-term air quality impacts. Therefore, the project would pose less than significant impact.

b. As of 2006, El Dorado County is in attainment status of all federal and state ambient air quality standards, except state and federal standards for ozone and state standards for PM_{10}. Air pollutant emission sources from the project upon completion would be from vehicle trip emissions, landscape equipment, and consumer products. Table 5.2 of the AQMD CEQA Guide provides size or activity cutoff points for various types of land uses the AQMD has determined would result in a project exceeding the emission thresholds of 82 lbs./day for ROG and NO_x. For a shopping center, the cutoff point is 62,000 square feet. The project as proposed would construct 36,237 square feet of commercial buildings, which is below the cutoff point. As noted above, the cutoff points also would apply to emissions of PM_{10}, CO and SO_2. Operational air quality impacts would be considered minor, and would not significantly contribute to existing ozone and PM_{10} air quality violations. According to an air quality study conducted by Ambient Air Quality and Noise Consulting, mobile-source CO is the localized pollutant of primary concern associated with the long-term operation of the proposed project. Localized CO concentrations are typically highest in the vicinity of congested roadway intersections. Based on a review of the traffic analysis prepared for the project, the Ambient study concluded that predicted localized mobile-source CO concentrations at nearby intersections would be unlikely to exceed applicable ambient air quality standards. Also, the Ambient study stated that the proposed project is not anticipated to result in the installation of any major sources of odorous or toxic air contaminants resulting in localized concentrations at nearby receptors in excess of applicable standards. Commercial activities that use toxic air contaminants, such as dry cleaning establishments, would be required to obtain permits from the AQMD, pursuant to its rules and regulations. Permits may be granted to such sources if they are constructed and operated in accordance with applicable regulations, including Rule 523 (New Source Review) and Rule 526 (Toxic New Source Review). In accordance with permitting requirements, the AQMD would evaluate sources to determine potential health-related impacts and to identify appropriate control measure to be implemented to protect nearby receptors.

Construction activities associated with the project would include grading and site improvements, building pad construction, utilities, entryways and associated on-site activities. Construction-related activities could generate PM_{10} dust emissions that could exceed state and/or federal ambient air quality standards. This is a temporary but potentially

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

significant effect. The applicant must comply with AQMD Rule 223-1, Fugitive Dust-Construction Activities. Requirements under Rule 223-1 include the following:

- Visible emissions shall not exceed 20 percent opacity at point-of-origin and shall not extend more than 50 feet from point-of-origin, or cross the project boundary line, whichever is less
- Vehicle speeds shall be limited to prevent visible emissions past the project boundary line, or 50 feet from the point of origin, whichever is less.
- The dust generating process must be suspended when wind causes visible emissions past the project boundary line, or 50 feet from the point of origin, whichever is less.
- Projects that require a County grading permit must submit a Fugitive Dust Plan and fee to the AQMD for approval. The Fugitive Dust Plan identifies potential dust-generating activities associated with the project and indicates measures to be implemented to control dust emissions. Notification must be made to the AQMD 10 days prior to the start of earthmoving activities.
- Applicable Best Management Practices shall be utilized throughout the project to comply with the requirements of Rule 223-1.
- Trackout from project site must be prevented and removed when exceeding 50 feet from the nearest unpaved surface exit point of the site.
- All trackout must be cleaned at the end of each workday by manually sweeping, with a rotary brush or broom with sufficient wetting, a PM_{10}-efficient street sweeper, or flushing with water if possible without causing adverse impacts on storm water drainage or potential violations of any National Pollutant Discharge Elimination System (NPDES) permit program.
- Larger sites (>150 vehicle trips/day or >20 vehicle trips/day for $\geq$3-axle vehicles) must also install a trackout control device.
- Storage piles must have a means of dust control.

Compliance with the AQMD Rule 223-1 requirements would reduce dust emissions from construction activities to a level that is less than significant.

The use of construction equipment that emits diesel exhaust would result in the generation of ROG, NOx, CO, and PM10, which could adversely affect air quality. Compliance with existing AQMD rules and regulations would reduce the amount of emissions generated by project construction and operations, particularly of ozone precursors and PM_{10}. Project impacts related to local and regional air quality would be less than significant.

c. As noted in b) above, the County currently is in non-attainment status for state and federal standards for ozone and state standards for PM_{10}. The project is likely to generate emissions of ozone precursors and PM_{10}, through both construction activities and project operations. As noted in b) above, project operations are expected to generate ROG and NOx emissions that are below significance thresholds established by AQMD, based on the anticipated amount of square footage of commercial development. Nevertheless, the project would contribute ozone emissions in an area classified in "serious non-attainment" of federal ozone standards.

The El Dorado AQMD CEQA Guide provides guidance for assessing the cumulative impacts of a project on air quality. For ROG and NO_x, the AQMD basically determines their cumulative significance on whether the project is consistent with an approved plan or mitigation program of AQMD-wide or regional application. For western El Dorado County, the Sacramento Regional Clean Air Plan is the applicable plan. Development projects are considered consistent with the Clean Air Plan if:

- The project does not require a change in the existing land use designation and projected emissions of ROG and NO_x from the proposed project are equal to or less than the emissions anticipated for the site if developed under the existing land use designation;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

- The project does not exceed the "project alone" significance criteria;
- The lead agency for the project (i.e., the County) requires the project to implement any applicable emission reduction measures contained in and/or derived from the Clean Air Plan; and
- The project complies with all applicable AQMD rules and regulations.

The project would be required to comply with all AQMD rules and regulations. The project also does not require a change in the existing land use designation, which is Commercial, as the project proposes commercial/retail development. As discussed in b) above, the project by itself would not exceed thresholds of significance for ozone precursors, PM_{10}, CO and SO_2.

As discussed in b) above, construction activities associated with the project would be expected to generate PM_{10} emissions. These emissions would be temporary and would cease when construction work is completed. In addition, AQMD rules would control PM_{10} emissions resulting from construction activities. Project operations are expected to generate very little amounts of PM_{10}. Therefore, the project would not contribute a cumulatively considerable amount of PM_{10}. Cumulative impacts on PM_{10} emissions are considered less than significant.

d. **Sensitive Receptors.** There is a school located approximately 1/10 of a mile east of the project site and residences located just west of the site. The most significant pollutant generated by the project would be PM_{10} emissions during construction, and such emissions would cease after construction work ends. Also, as described in b) above, AQMD Rule 223-1 requires measures to control dust emissions during construction. Thus, the project would not expose existing residents in the area to substantial pollutant concentrations. The impact would be less than significant.

e. **Odors.** Odors generated by construction activities such and use of as exhaust fumes from construction equipment, and the use of landscape maintenance equipment after project completion, can be considered objectionable by some residents in the area. These odors would be sporadic and temporary, and occur intermittently throughout the workday. Exhaust odors would dissipate rapidly within the immediate vicinity. Because of the temporary and sporadic nature of odor generation, the potential impact on residents or visitors to the area is limited and unlikely to be substantial. The impact would be less than significant.

Finding

A significant air quality impact is defines as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial air pollutant concentrations. As discussed above, inclusion of standard conditions of approval would reduce impacts to a less than significant level. For this "Air Quality" category, the thresholds of significance have not been exceeded.

IV. BIOLOGICAL RESOURCES. *Would the project:*				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion:

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

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

a. The project will not impact any riparian habitat, as none exists onsite and drainage which may end up in the Weber Creek watershed is not expected to be significant. However, the project will result in the removal of a significant number of trees that may provide roosting and nesting habitat for bird species that are identified as candidate, sensitive, or special status. Raptor species which are known to exist in the area that may be impacted by the project include Cooper's hawk (a California Species of Special Concern), red-shouldered hawk, red-tailed hawk, and the great horned owl. Taller trees of black oak and foothill pine could provide nesting habitat for these species. Construction activities that occur during the typical breeding season (approximately March 1 through August 31) could disturb the breeding and nesting of these species, thereby adversely affecting their numbers. The take of any raptor species is prohibited under California Fish and Game Code Section 3503.5. As a biological survey was not submitted with the proposed project, the existence of such species on the project site could not be definitively determined. Therefore, impacts associated with the potential incidental take of raptor species is considered a potentially significant impact.

MM BIO-1: If construction activities are scheduled to occur within the typical breeding season for raptors (March 1through August 31), on-site pre-construction surveys for raptors and their nests shall be conducted by a qualified biologist no more than 30 days prior to initiation of the proposed development activities. The survey results shall be submitted to the California Department of Fish and Game (CDFG) and Planning Services prior to issuance of a grading permit. If active raptor nests are found on or immediately adjacent to the site, consultation must be initiated with CDFG to determine appropriate avoidance measures. The applicant shall follow the appropriate avoidance measures issued by CDFG, and no construction activities

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

shall occur on the project site until the avoidance measures are issued and implemented. If no active nests are found, then no further action is required, and construction activities may proceed upon approval by Planning Services.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services shall verify that the above measure has been incorporated on the plans prior to issuance of a grading permit. The Division shall coordinate with the applicant and/or biologist, assess the pertinent surveys/studies, and conduct on-site verification for conformance with this measure.

Implementation of the mitigation measure mentioned above would avoid direct impacts on nesting birds, including raptor species protected by the Fish and Game Code. Impacts after mitigation would be less than significant.

b. The El Dorado County General Plan identifies this site as having blue oak woodland habitat. The project is also located within Rare Plant Mitigation area 2. Much of the onsite habitat has been highly disturbed due to activities associated with residential development and previous grading activities associated with grading permits associated with this project. Proposed development will result in the removal of a majority of the remaining blue oak woodland habitat onsite. Mitigation requiring payment of in-lieu fees consistent with Option B of General Plan Policy 7.4.4.4 is necessary in order to mitigate this impact to less than significant levels, as it is not feasible to implement Option A and still accommodate the proposed development. Since the existing oak woodland is fragmented with existing development and would be further fragmented with proposed future development as contemplated by the adopted General Plan, the impact to existing habitat is considered less than significant with the payment of fees associated with the oak tree removal and Rare Plant Mitigation Area 2 to the County's INRMP (Integrated Natural Resources Management Plan).

MM BIO-2: Any oak trees removed from the site shall be mitigated as specified in the Oak Woodland Management Plan for El Dorado County as adopted by the County on May 6, 2008. Mitigation for loss of tree canopy shall be implemented to reduce impacts from oak tree loss. As it is infeasible to implement Option A of the Oak Woodland Management Plan (as described below), the applicant shall be required to implement Option B (as described below):

a. For tree replacement under Policy 7.4.4.4 of the General Plan, oak trees shall be replanted at a rate of 200 tree saplings per acre, or 600 acorns per acre, whether on-site or off-site. A tree planting and preservation plan is required prior to issuance of a grading permit. If the applicant chooses to replace removed trees off-site, an easement for off-site replacement must be obtained prior to the recordation of the tentative map. A letter from the certified project arborist or qualified biologist verifying the replacement of trees and a contract for intensive to moderate maintenance and monitoring shall be required for a minimum of 15 years after planting. The survival rate shall be 90 percent. Any trees that do not survive during this period of time shall be replaced by the property owner. The arborist or biologist contract, planting and maintenance plan, and all compliance documents necessary to meet the Oak Woodlands Interim Interpretive Guidelines shall be provided to Planning Services prior to issuance of a grading permit.

b. The project applicant shall provide sufficient funding to the County's INRMP conservation fund, described in General Plan Policy 7.4.2.8 to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation as well as habitat loss, the preservation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in General Plan Policy 7.4.2.8.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services

MM BIO-3: The applicant shall prepare a Biological Resources Study and Important Habitat Mitigation Plan to determine impacts on woodland habitat and determine appropriate mitigation fees to be submitted consistent with Option B described above.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services

c. This site is not adjacent to nor does it comprise of drainages, wetlands, rivers or lakes, and there will be no impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

d. The El Dorado County General Plan does not identify this site as being part of a migration corridor for wildlife. However, as discussed in (a), above, the site may provide potential nesting habitat for bird species. Construction activities could affect these potential nesting sites. Compliance with the mitigation measures described in a) above would avoid or minimize impacts on these sites. Impacts after mitigation would be less than significant.

e. As discussed above (b), the project does not conform to the General Plan Policy 7.4.4.4 involving the oak tree canopy retention/replacement. The implementation of the project would impact 55,354 sq. ft. of oak tree canopy, which represents approximately 95% of the existing oak tree canopy on site (existing oak tree canopy = 58,532 sq.ft.). Because the majority of the project site is to be developed with structures and impervious surfaces, Option A under Policy 7.4.4.4 of the General Plan does not seem feasible as proposed mitigation for this project. Therefore, the applicant is seeking mitigation in the form of Option B, which requires the applicant to provide sufficient funding to the County's INRMP conservation fund, described in Policy 7.4.2.8, to fully compensate for the impact to oak woodland habitat. The removal of the oak woodland is considered a potentially significant impact that would be mitigated with adherence to Mitigation Measures BIO-2 & 3.

f. The project site is not currently covered by a Habitat Conservation Plan or Natural Community Conservation Plan. There would be no impact.

Findings: Potentially significant impacts to biological resources include potential impacts to nesting habitat for raptors and other bird species. Impacts to these species are reduced to a less-than-significant level with the incorporation of **Mitigation Measures BIO-1.** Construction activities associated with the project would remove existing oak trees, requiring mitigation in accordance with County policies and guidelines. Specifically, implementation of **Mitigation Measures BIO-2 and BIO-3** would reduce potential impacts to a less-than-significant level. For the Biological Resources category, established thresholds would not be exceeded by development of the project with mitigation.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?		X		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion:

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

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

a. On February 14, 2007, a complete records search was conducted by the North Central Information Center for the proposed project. The search reviewed State Office of Historic Preservation records, base maps, historic maps, and literature for El Dorado County. The results of this review indicated that the proposed project area contains no recorded contains no recorded prehistoric archaeological sites or historic period resources listed with the California Historical Resources Information System (CHRIS). The office did have two records of archaeological studies conducted within or adjacent to the current project area, including an intensive cultural resource survey of the project parcel that was conducted in 1984. State and Federal inventories list no historic properties (buildings, structures, or objects) within the proposed project area.

b. There is no record of significant archeological resources on the project site. However, there is a possibility that subsurface deposits of artifacts could be inadvertently uncovered during grading and other construction activities associated with the project. These subsurface deposits may be considered historically significant. The County General Plan EIR states that any level of ground disturbance within the County, regardless of intensity, has the potential to affect cultural resources, since prehistoric resources can occur anywhere on the landscape regardless of topography (El Dorado County, 2003, p. 5.13-13). This is a potentially significant impact.

MM CUL-1: During preliminary site grading, a cultural resources specialist shall be present on site in the event that subsurface artifacts are uncovered. Work in the area of the discovery shall be halted until artifacts can be evaluated in accordance with state and federal regulations regarding cultural resources. If a deposit is found to be significant, data shall be collected and consultation shall be initiated with appropriate agencies. The cultural resource specialist, in coordination with appropriate agencies, shall provide

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

recommendations on the disposition of the resource that retains its cultural value. Recommendations may include, but are not limited to, excavation of the resource or covering of the resource by pavement. These recommendations shall be implemented by the contractor working at the project site. A contract demonstrating that a cultural resources specialist has been retained for site grading activity shall be submitted to Planning Services for review prior to issuance of a grading permit.

Timing/Implementation: During grading, building services representative shall ensure that a cultural resource specialist is on site.

Enforcement/Monitoring: El Dorado County Planning Services

With the incorporation of the mitigation measure, subsurface cultural resources uncovered during project grading and construction activities would be protected until their significance is evaluated and recommendations are made as to their disposition. Impacts would be reduced to a less-than-significant level.

c. No paleontological resources or unique geological features were identified on the project site. The County General Plan EIR states that paleontological resources are unlikely to be encountered in El Dorado County. Paleontological remains are found in sedimentary rock formations, which are virtually nonexistent in the County (El Dorado County, 2003, p. 5-13.1). The impact would be less than significant.

d. There are no known burial sites within the project site. If human remains are unearthed during construction, the provisions of CEQA Guidelines Section 15064.5(e) and California Health and Safety Code Section 7050.5 shall apply. Under these sections, no further disturbance of the remains shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. If the remains are identified as Native American, the County Coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the most likely descendant from the deceased Native American, and the descendant may make recommendations for means of treating and disposing of the remains and any grave goods with appropriate dignity. The impact would be less than significant.

Finding: The project could have potentially significant impacts on subsurface cultural resources that may exist on the project site. The incorporation of **Mitigation Measure CUL-1** would reduce the impacts on such resources to a less-than-significant level. With mitigation, established thresholds of significance would not be exceeded within the Cultural Resources category.

VI. GEOLOGY AND SOILS. *Would the project:*				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion:

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist- Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County (El Dorado County Planning Deparment, El Dorado County General Plan Draft EIR, May 2003, p.5.9-5). No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, CA, CGS Open-File Report 2000-03, 2001, Plate 1). There are no known faults on the project site, however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is situated west of the Melones fault zone and east of the East Bear Mountain fault zone. The East Bear Mountain fault zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

Earthquake activity on the closest active faults (Dunnigan Hills, approximately 55 miles to the west and Tahoe, approximately 45 miles to the east) and larger fault systems to the west (San Andreas) could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey (California Department of Conservation, California Geological Survey, Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002. http://www.consrv.ca.gov/cgs/rghm/psha). While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquiefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the project is located (El Dorado County Planning Deparment, El Dorado County General Plan Draft EIR, May 2003, p.5.9-6-5.9-9). The project site is relatively flat. There would be no risk of landslide. There would be no impact.

Development of the project would result in commercial retail uses in an area subject to low to moderate groundshaking effects. The proposed project would not include uses that would pose any unusual risk of environmental damage either through the use of hazardous materials or processes or through structural design that could be subject ot groundshaking hazard. There would be no significant impacts that could not be mitigated through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. There would be no impact.

b-c. **Soil Erosion and Loss of Topsoil.** The site has been disturbed previously for residential development and grading of a pad for the proposed project under a previously issued grading permit (Permit# 164804). Adherence to standard conditions of approval for grading would reduce impacts to less than significant levels.

d. **Expansive Soils.** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distorition of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site has Auburn (AxD) and Boomer (BhC) soils. These soils are well-drained and consist of very rocky silt loam and gravelly loam, respectively. These soils are listed as having low, and moderate to low shrink/swell potential, respectively. Table 19-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The applicant has submitted a site-specific geotechnical study which includes design recommendations specific to soils onsite. This study would be subject to review and approval prior to issuance of a building permit for the proposed commercial structures. Impacts would be less than significant.

e. There would be no impact related to septic systems because the proposed project is to be served by public water and sewer. There would be no impact.

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

VII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

a. **Hazardous Substances.** Construction activities associated with the project may involve the transportation, use, and disposal of construction materials, paints and fuels that may be considered hazardous. The use of these hazardous materials would only occur during construction. Some spillages of paints and fuels may occur, but they would be minor and not pose a significant hazard to workers and adjacent land uses.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

The project proposes commercial uses that would be retail in character. Retail activities generally use a smaller amount of hazardous materials than other types of commercial activities. State law requires submittal of a Hazardous Materials Business Plan by activities that transport, store or handle 55 gallons, 500 pounds or 200 cubic feet of hazardous materials at any one time. The Business Plan identifies the hazardous materials used by the activity and outlines emergency procedures the activity will undertake in the event of a hazardous material release. Retail stores would be required to submit a Business Plan to the County Department of Environmental Health if the criteria for submittal are met. In addition, any uses of hazardous materials would be required to comply with applicable federal, state, and local standards associated with the handling and storage of hazardous materials, during both project construction and project operations. With existing regulations, the impact is less than significant.

b. **Creation of Hazards.** Hazardous materials may be used during project construction and operations, as discussed in (a) above. Any uses of hazardous materials would be required to comply with applicable federal, state, and local standards associated with the handling and storage of hazardous materials, including California Occupational Health and Safety Administration (CalOHSA) requirements for worker safety.

c. **Hazardous Emissions.** There is a public school located approximately 1/10 of a mile north of the project site and residential structures located just south of the site. The proposed project would not be likely to include any operations that would use acutely hazardous materials or generate hazardous air emissions. Any potential hazardous emissions would be subject to a hazardous materials plan. Impacts would be less than significant.

d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control, Hazardous Waste and Substance Site List, http://www.dtsc.ca.gov/database/Calsites/). No activities that could have resulted in a release of hazardous materials to soil or groundwater at the proposed project site are known to have occurred. There would be no impact.

e. **Public Airport Hazards.** The project is not located near or within any Safety Zones of a public airport. There would be no impact.

f. **Private Airstrip Hazards.** The project is not located near any private airstrips or landing pads. There would be no impact.

g. **Emergency Response Plan.** Construction and operation of the proposed commercial retail facilities would involve negligible or no disruption of emergency access to and from occupied uses along Missouri Flat Road or Forni Road. There would be no impact related to emergency response or evacuation plans.

h. **Fire Hazards.** The project site is located in an area of "Moderate Fire Hazard" according to the Fire Hazard Rating Map contained in the 2004 El Dorado County General Plan, Figure HS-1. Any potential development activity would be subject to SRA Fire Safe Regulations, which provide standards for basic emergency access and perimeter wildfire protection. The proposed development has been designed in compliance with state and local fire district regulations. This would reduce the risks associated with wildland fires to a less than significant level. Electrical equipment would be enclosed, and the project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

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

VIII. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?				X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a&f.

Water Quality Standards. Construction of the proposed project would involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site in the long-term. Short-term impacts resulting from increased sedimentation due to grading activities will be mitigated by adhering to a sedimentation and erosion control program incorporated into the grading permit. Operation of the proposed project would not involve any uses that would generate a significant increase in wastewater. The El Dorado Irrigation District (EID) has issued a "Can and Will Serve" letter indicating that it has the capacity to serve the additional wastewater generated by the project. There is no evidence indicating that the project or activities associated with the project would violate any water quality standards or waste discharge requirements established by the Regional Water Quality Control Board. Therefore, no water quality standards would be violated, and no impact would occur.

b. The project would not withdraw any groundwater from the site, as it proposes to connect to EID's water supply system and not use wells. Site grading, paving, and construction of buildings would reduce the area available for groundwater recharge, as structures, parking lots and soil compactions may make the ground less permeable to water. However, the proposed landscaping would allow precipitation to percolate into the ground, thereby allowing recharge of aquifers beneath the site. Since the project would not withdraw any groundwater directly, and since EID uses surface water, the reduced recharge area would not lead to a net deficit in aquifer volumes or a lowering of the groundwater table. The impact is less than significant.

c. The project would have an impact on normal drainage patterns, through site grading and the creation of additional impervious surfaces. Substantial erosion or siltation can occur without use of appropriate revegetation and erosion control measures. As discussed in the Geology and Soils section, the County Department of Transportation and the El Dorado County Resource Conservation District have developed a list of storm water management practices applicable to all construction sites within western El Dorado County. These practices include management of disturbed soil areas by implementing soil stabilization measures, which would reduce potential soil erosion.

In addition, prior to construction of a project one acre or greater in size, the RWQCB requires a project applicant to file for a National Pollution Discharge Elimination System (NPDES) General Construction Permit. The General Construction Permit process requires the project applicant to 1) notify the State, 2) prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), and 3) to monitor the effectiveness of the plan. The SWPPP identifies pollutants generated by construction activities, including sediment, earthen material, chemicals, and building materials. It also describes the Best Management Practices that would be employed to reduce or eliminate contamination of surface waters by the identified pollutants. The State Water Resources Control Board, which oversees the RWQCB, currently is in the process of reissuing the statewide General Construction Permit with some modifications. The modifications would more appropriately allocate responsibilities and requirements to projects based on their relative risk to water quality, obtain better measures of performance from projects, and establish a standard that address impacts related to hydromodification (alteration of stream channel due to changes in sediment load). Since project construction would likely disturb at least one acre, the project would be required to obtain the NPDES General Construction Permit and comply with its conditions. The impact would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

d. The project would generate an increase in surface runoff, through site grading and the creation of impervious surfaces. The project site is 4.1 acres in size. According to the County's Design and Improvement Standards Manual, drainage facilities for areas less than 100 acres shall be designed for an average recurrence interval of a 10-year flood (El Dorado County, 1986, p. 29). The 10-year flood is a flood that would occur on average once every 10 years. Compliance with the provisions of the Design and Improvement Standards Manual would reduce potential flooding impacts associated with increased runoff. The impacts are less than significant.

f. All impacts to water quality are discussed within the sections above, as well as the Geology and Soils section contained earlier in this Initial Study. No additional impacts have been identified. There would be no impact.

g. The project is a commercial project with no housing component, and as such the project would not place housing within a 100-year flood hazard. There would be no impact.

h. The project site is not located within a 100-year flood plain according to the FEMA prepared Flood Insurance Rate Map Panel No. 0600400750B, revised October, 18, 1983. There would be no impact.

i. The project would not place people or structures at risk due to flooding. The project site is somewhat higher than surrounding topography to the east and existing and proposed drainage will flow in that direction towards Weber Creek. As discussed above, the project is not located in a 100-year flood hazard area. There would be no impact.

j. The project is not at risk for inundation due to a seiche or tsunami as it is not located near any body of water. The project is not located in an area prone to inundation by mudflows. There would be no impact.

Findings: No significant hydrological impacts would result from development of the project. Implementation of County regulations and standards, along with compliance with RWQCB permit conditions, would limit potential impacts related to erosion and drainage to levels that are less than significant. For the Hydrology and Water Quality section, it has been determined the project would not exceed the identified thresholds of significance and no significant adverse environmental effects would result from the project.

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

Discussion:

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

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

a. The proposed project would not divide an established community. The 2004 General Plan has designated land along Missouri Flat Road as a commercial corridor. The proposed project, including the rezone, would simply implement the use contemplated by the General Plan. There would be no impact.

b. As discussed above, the 2004 General Plan has designated this property for commercial uses. The General Plan evaluated the impact of future development on this site with commercial land uses and found that said commercial use would have a less than significant impact on any applicable land use plan or policy adopted by agencies with jurisdiction over the proposed project. Implementation of mitigation measures discussed in Section IV, Biological Resources, would ensure that the project would have no impact.

c. There is currently no adopted HCP or NCCP that covers El Dorado County. There would be no impact.

Findings: The project may potentially conflict with General Plan Policy 7.4.4.4, which seeks to protect woodlands. Mitigation described in the Biological Resources section would reduce potential impacts to a level that is less than significant. For the Land Use Planning section, the project would not exceed the identified thresholds of significance with mitigation.

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

Discussion:

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

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

a&b.

Mineral Resources. The project site is not located in an area where mineral resources are classified as MRZ-2a or MRZ-2b per the County's General Plan Important Mineral Resource Areas map (Figure CO-1, El Dorado County General Plan, 2004). Also, there are no MRZ-2 classified areas within or adjacent to the project site, and the project has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site. There

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by the project development. There would be no impact.

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

XI. NOISE. *Would the project result in:*				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a) The most significant source of noise to which future development on the project site would be exposed would be traffic noise from adjacent roadways which include Missouri Flat Road and Forni Road. Figure B-7 (Map 3) of the County General Plan delineates traffic noise contours for the two adjacent roadways for the year 2025. According to Figure B-7, the entire project site is within the 60 dBA CNEL noise contour of Missouri Flat Road and Forni Road by the year 2025. Therefore, the proposed buildings would be exposed to noise levels of 60 dBA or greater. However, based on the State's General Plan Guidelines, indicates the exposure of business commercial land uses to noise levels of up to 70 dBA is normally acceptable, while noise levels above 75 dBA are normally unacceptable. However, it is not likely that the building would be consistently exposed to noise levels exceeding 75 dB. Moreover, building practices and local building

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

codes applicable to commercial buildings would reduce the interior noise levels of the buildings. This impact would be less than significant. Tables 6-1 and 6-2 of the General Plan are not applicable to this project, as commercial/retail land uses are not designated noise-sensitive land uses.

b) The project may generate groundborne vibration or groundborne noise levels during construction. However, those impacts are temporary and would be confined to standard construction hour limitations, as described in d) below. Moreover, the nearest sensitive land use to groundborne vibrations or noise are the residences south of the project site, which are approximately 150 feet away or more. It is unlikely that residences would experience long-term impacts from groundborne vibration or noise at that distance due to normal operations of the commercial retail center. The impacts would be less than significant.

c) The project would result in an increase in ambient noise levels in the project vicinity, due mainly to vehicular traffic generated by the proposed commercial/retail development. However, this development would occur in an area of substantial commercial development (both existing and planned), and is located adjacent to two busy roadways that already generate substantial ambient noise levels (Missouri Flat Road and Forni Road). The noise levels the project would would not be greater than those generated by the Walmart shopping center to the east and by traffic on Missouri Flat Road and Forni Road. The contribution of the project to noise levels would be relatively minor, and not likely to exceed the 3 dBA increase threshold. The impacts would be less than significant.

d) The project may generate temporary increases in ambient noise levels in the project vicinity during construction periods. This noise increase would be temporary and would cease after completion of construction. Also, the distance to the nearest residence, the land use most likely to be disturbed by construction noise, is approximately 150 feet. Construction noise would be attenuated by this distance. Nevertheless, noise levels on the project site during construction may be sufficiently elevated to be noticeable by nearby residents. This is a potentially significant impact.

MM NOI-1: Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 7:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on weekends and federally recognized holidays.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services

Compliance with the mitigation measure would result in no construction noise during hours when residents are more likely to be disturbed by noise, particularly nighttime hours. With mitigation, the impacts would be less than significant.

e) The proposed project is not located within an adopted airport land use plan and is located 4 miles away from the Placerville Airport. People working in the project area would not be exposed to excessive noise levels from this airport. Impacts would be less than significant.

f) The project is not located within the vicinity of a private airstrip. Impacts to people working or residing in the area would be less than significant.

Findings: For the Noise category, the thresholds of significance have not been exceeded and no significant adverse environmental effects would occur from the proposed development, with the incorporation of Mitigation Measure NOI -1.

XII. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a. The project may induce some population growth in the area directly by proposing commercial development that would generate employment. However, potential employees would most likely come from the City of Placerville and nearby communities, such as Diamond Springs, El Dorado, Cameron Park, etc.. Few employees are likely to come from areas farther away. The project is consistent with the land use designation under the County General Plan, which anticipates population growth in the County based on these designations. Therefore, anticipated population growth would not be altered by this project. The project would utilize existing infrastructure, and therefore would not require new infrastructure that may indirectly induce population growth. Impacts related to population growth would be less than significant.

b. The proposed project has resulted in the demolition of four residential units. This is not considered a substantial reduction in existing housing, as there is currently adequate housing stock within the County, and thus new housing would not be necessary to replace housing stock removed from the market by this project. There would be no impact.

c. The proposed project would not displace any people, as there are no people currently living on the project site. There would be no impact.

Finding: The project would not displace any housing or people. The project would not directly or indirectly induce significant population growth. For the Population and Housing section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?				X
d. Parks?				X
e. Other government services?			X	

Discussion:

A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a) The project site would be served by the Diamond Springs/El Dorado Fire Protection District. The Fire Department maintains a fire station at 501 Main Street in Diamond Springs, which is approximately 1.25 miles from the project site. The proposed project is not expected to substantially increase nor substantially expand demand for fire services. The property has been designated for commercial uses, and the project is consistent with the General Plan and the analysis of impacts to fire services contained in the General Plan EIR. The General Plan EIR indicated that Fire Department would likely need to expand an existing facility to accommodate demand generated by additional population growth. Mitigation set forth in the General Plan EIR includes review of projects for land use compatibility and siting and design considerations. Since the project is not expected to induce significant population growth (see Population and Housing section), it is not expected an expanded Fire Department facility would be required. However, in order to offset general impacts of development in the area, the Fire District Board of Directors enacted a Community Facilities District (CFD) in 2006. The proposed project will be required to annex into this CFD and pay appropriate fees prior to final approval.

b) Police services would continue to be provided by the El Dorado County Sheriff's Department. Because of the size and scope of the proposed project, it is not expected to substantially increase nor substantially expand demand for police services. The property has been designated for commercial uses, and the project is consistent with the General Plan and the analysis of impacts to police services contained in the General Plan EIR. The General Plan EIR set forth mitigation that would limit the range of appropriate land uses on with law enforcement facilities could be developed, and would

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

subject proposed facilities to review of land use compatibility and siting and design considerations. These mitigation measures would reduce potential environmental impacts of any future Sheriff's Department facilities. Since the project is not expected to induce significant population growth (see Population and Housing section), it is not expected new or expanded Sheriff's Department facilities would be required. The impact would be less than significant.

c) School services in the Placerville area are provided by the Mother Lode Union Elementary School District and the El Dorado Union High School District. The proposed project is a commercial, which by itself would not generate an increase in student population requiring additional facilities. As discussed in the Population and Housing section, the project may attract new employees, but most would come from the surrounding area. The project is not expected to attract a significant number of new residents. Future development would be required to pay impact fees for new facilities adopted by both districts, which would mitigate any potential impacts of the project. The impact would be less than significant.

d) The project is located within the El Dorado Recreation District which is maintained by the El Dorado County Department of General Services, Division of Airport, Parks and Grounds (County Parks). As discussed in the Population and Housing section, the proposed project would not induce significant population growth, either directly or indirectly. Therefore the project is not expected to increase or expand demand for parks. There would be no impact.

e) There are no other governmental services anticipated to be adversely impacted by the proposed project. As previously noted, the project is not expected to induce significant population growth, which would stimulate demand for public services that could be met with new or expanded facilities. There would be no impact.

Findings: The proposed project would not result in any substantial increase in demand for public services, due to the lack of population growth the project would induce. Therefore, no new or expanded public service facilities would be required.

XIV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a. As noted in the Public Services section, the project is not expected to increase demand for park service, since it is not expected to induce significant population growth. There would be no impact.

b. The project does not include recreational facilities. As noted in a) above, the project would not generate an increase demand for park services. Therefore, the project would not require construction or expansion of additional facilities. There would be no impact.

Finding: No significant impacts related to parks or recreational facilities would result from the proposed project. For this Recreation section, the thresholds of significance have not been exceeded, there would be no impact.

XV. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a) As required by County policy, a traffic study was prepared to analyze the potential traffic impacts resulting from the project. The *Traffic and Impact Analysis for Forni Road Commercial, El Dorado County, CA,* dated April 4, 2008,

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

prepared by KD Anderson & Associates, Inc., provides analysis and conclusions regarding traffic impacts of the project. Specifically, the project analyzed traffic impacts associated with a project that includes a 14,820 square foot drugstore with drive-thru pharmacy, a 6,000 square foot bank with drive-thru capability, and specialty retail comprising 15,400 square feet in two buildings. Primary access to the site will be provided along Forni Road with a right-in, right-out driveway (northerly driveway) and a full access driveway (southerly driveway). Secondary access will be provided along Missouri Flat Road with a right-in, right-out driveway.

These facilities are expected to generate approximately 3,469 daily trips on a weekday basis. The project would generate 139 trips during the a.m. peak hour and 444 trips during the p.m. peak hour. After accounting for pass-by traffic, the total new trips projected for the project are 100 a.m. peak hour trips and 244 p.m. peak hour trips.

The traffic study analyzed impacts on Missouri Flat Road and Forni Road, and impacts to eight (8) area intersections which included the following:

- Missouri Flat Rd/El Dorado Rd
- Missouri Flat Rd/Plaza Dr
- Missouri Flat Rd/US 50 WB Ramps
- Missouri Flat Rd/US 50 EB Ramps
- Missouri Flat Rd/Mother Lode Dr
- Missouri Flat Rd/Forni Rd
- Missouri Flat Rd/Golden Center Dr
- Missouri Flat Rd/Pleasant Valley Rd

The study addressed impacts on these intersections and roadways under a number of scenarios, which included the following:

1. Existing Traffic Conditions
2. Existing Plus Project Conditions
3. 2012 Traffic Conditions
4. 2012 Plus Project Conditions
5. Cumulative (2025) Traffic Conditions
6. Cumulative (2025) Plus Project Conditions

The traffic analysis came to the following conclusions regarding each of these scenarios:

Existing Setting. Five of the eight study intersections currently operate at LOS E or better. The Highway 50 WB ramps, the Highway 50 EB ramps and the Plaza Drive intersections with Missouri Flat Road currently operate at LOS F in the p.m. peak hour. The interchange and adjacent intersections including Plaza Drive are currently under construction with an L-1 (tight diamond) configuration to be completed by 2010. Additional work will include widening Missouri Flat Road to a four lane section with turn lanes from Plaza Drive to Mother Lode Drive. In addition, a new eastbound on-ramp configuration will be constructed with an on-ramp to Highway 50 at both Mother Lode Drive and the Highway 50 Eastbound Ramps intersections. When completed, the three intersections will operate at LOS E or better conditions. It is therefore not considered a significant impact.

Existing Plus Project Specific Impacts. The addition of the proposed project will contribute to the traffic volumes along the Missouri Flat Road corridor. Five intersections will continue to operate at LOS E or better in this scenario. After reconstruction of the interchange project all intersections will operate at LOS E or better. However, in order to

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

mitigate potential impacts associated with turning movements from driveways located on Forni Road, migitation measures are recommended to reduce these impacts to a level of insignificance and assure that these driveways operate at LOS E or better.

MM TRANS-1: The project should contribute its fair share to the cost of regional circulation improvements via the existing countywide traffic impact mitigation (TIM) fee program.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services and El Dorado County DOT

MM TRANS-2: The sight distance at the projected driveway locations should be reviewed once engineered plans have been prepared for submittal approval to the County. The sight distances at each of the project driveway locations should meet the stopping sight distance standards contained in the Caltrans Highway Design Manual based on the speed along Missouri Flat Road and Forni Road, and as required by the County Department of Transportation. A clear zone should be maintained along the line of sight to provide adequate sight lines. On-site landscaping along Forni Road should be limited to plants lower than 2 feet and tree canopies no lower than 10 feet.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services and El Dorado County DOT shall review final plans for conformance with this measure.

MM TRANS-3: In order to improve the level of service to acceptable LOS conditions at the South driveway, a continuous left turn lane (CLTL) should be constructed along Forni Road to provide a queue/storage location for vehicles entering or leaving the site. The CLTL should extend along the project frontage and tie into the northbound left turn lanes at the Missouri Flat Road intersection.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services and El Dorado County DOT shall review final improvement plans for conformance with this measure.

MM TRANS-4: Driveway locations shall be based on County Standard 109; this standard plan will set the minimum distances between the driveways and the Missouri Flat Road/Forni Road intersection.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Planning Services and El Dorado County DOT shall review final improvement plans for conformance with this measure.

MM TRANS-5: Curb and driveway radii should be verified on and off-site using Autoturn truck templates. This will define the radii required to avoid trucks from overtopping driveways and curbs.

Timing/Implementation: Prior to issuance of grading and building permits the applicant shall provide El Dorado DOT with evidence that all curb and driveway radii have been verified on and off-site.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

Enforcement/Monitoring: El Dorado County DOT shall review final improvement plans for conformance with this measure.

2012 Setting. Growth is expected to occur along the Missouri Flat Road Corridor in the next five years. The County's Traffic Impact Protocols and Procedures note that two alternative methods shall be considered to identify the worst-case scenario for this scenario. The first method is the straight-line interpolation between existing traffic and cumulative traffic conditions; the second method assumes all existing commitments are completed. Traffic projections for the 1998 models results and 2025 model results were provided from the County traffic model maintained by Dowling Associates. Straight-line interpolation was used to develop annual volume increases along the roadways. These increases were then annualized over a five-year period to arrive at projected 2012 turning movement volumes. Traffic volumes at the interchange intersections, from Plaza Drive to Mother Lode Drive, were developed from the DEIR prepared in December 2003.

The second method identified three approved projects in the vicinity. The traffic volumes from these projects were added to the existing traffic conditions to develop an Existing Plus Approved Projects baseline condition. The Approved Projects methodology governed for the Missouri Flat Road/Pleasant Valley Road intersection for both peak periods while straight-line interpolation method governed for the remaining seven study intersections.

All study intersections will operate within accepted El Dorado County level of service standards, at LOS E or better in 2012. No mitigation is required.

2025 Setting. The project land use designation is Commercial and is consistent with the County's 2004 General Plan. The project trip generation projection prepared by Dowling Associates, Inc. shows that the project trip generation is greater than the 2025 thresholds; therefore, a cumulative analysis is required.

Peak hour roadway volumes were obtained from the County 2025 model. Turning movements for each study intersection not associated with the Missouri Flat Road Interchange DEIR (El Dorado Road, Forni Road, Golden Center Drive and Pleasant Valley Road) were developed using the Furness forecasting methodology. The 2025 traffic volumes identified in the DEIR (Plaza Drive, Mother Lode Drive, ramp intersections) were used as the basis for analysis for these intersections.

The roadway configuration along Missouri Flat Road is projected to remain as a four-lane roadway from Plaza Drive to Pleasant Valley Road and a two-lane roadway from Plaza Drive to Pleasant Valley Road; the north leg of the intersection will consist of four lanes leading into and out of the Plaza Drive intersection.

All study intersections will operate within accepted El Dorado County level of service standards, at LOS E or better in 2025. No mitigation is required.

2025 plus Project Conditions. With the addition of the project traffic, all intersections will continue to operate at acceptable levels of service, at LOS E or better. No mitigation is required.

b. The County does not have a designated congestion management agency. However, the El Dorado County Department of Transportation has reviewed the traffic study prepared by the applicant and determined that the project would not individually or cumulatively cause Level of Service Thresholds established by the County in its General Plan to be exceeded. As such, impacts are determined to be less than significant.

However, the California Department of Transportation (Caltrans), which is not a responsible agency for this project, has reviewed the traffic study prepared by the applicant and is of the opinion that traffic methodologies employed by the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

County and traffic volumes forecasted by the General Plan are somewhat outdated and actually do not accurately predict future levels of service at the Missouri Flat Road/Highway 50 interchange. It is Caltran's opinion that future Levels of Service will actually approximate LOS "F" subsequent to Phase IA and Phase IB improvements at the interchange. The El Dorado County DOT and Caltrans are currently in negotiations to resolve these potential discrepancies in forecasting methodologies and resolve future LOS problems associated with cumulative development.

c. The project is not located adjacent to or within the safety zone of any airport. The closest airport, the Placerville airport, is 3.7miles away, and would not be affected by the proposed project, nor would the project be affected by existing air traffic patterns. There would be no impact.

d. As discussed in (a) above, certain mitigation measures are required to lessen the operational impacts of the proposed project. More specifically these include constructing all improvements to DOT standards, ensuring that all truck turning radii are adequate within the project design, ensuring that landscaping does not prohibit adequate sight distance on Forni Road, and installation of a left turn control lane along Forni Road to allow for queuing of traffic. With these measures, roadway design features around the project site would not substantially increase traffic hazards. Proposed land uses would be compatible with adjacent existing and proposed land uses, which are primarily commercial and office. The impacts would be less than significant.

e. The project as proposed would provide three access points – two off Forni Road and one off Missouri Flat Road. These access points would provide adequate emergency access. The impact would be less than significant.

f. The proposed project would provide parking in excess of zoning ordinance requirements. There would be no impact.

g. The project does not conflict with adopted plans, policies, or programs regarding alternative transportation. El Dorado Transit operates a bus line that passes by the project site on Missouri Flat Road. The project proposes to add a bus stop in front of the Walgreens in an effort to facilitate alternative transportation modes. The impact would be less than significant.

Findings: Environmental impacts of the project related to transportation would be less than significant level. Motor vehicle traffic generated by the project is anticipated to be accommodated by existing traffic facilities, with improvements along Forni Road and completion of improvements at the Missouri Flat Road/Highway 50 interchange. Other transportation-related impacts are considered to be less than significant with incorporation of mitigation measures outlined above. For the Transportation/Traffic category, the identified thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

XVI. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

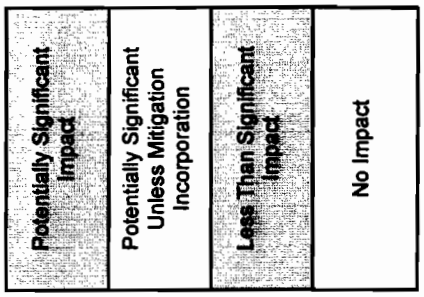
Discussion:

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a. The preliminary drainage study prepared for this project identifies that this project would have a minor increase in discharge of water runoff of 2 cubic feet per second (cfs) to the Weber Creek watershed east of the project site. The study did not identify any downstream effects based on these results. By implementing pre- and post-construction Best Management Practices (BMPs) and tying into existing drainage points on Missouri Flat Road and Forni Road, there will be a less than significant impact within this category.

b. No new water or wastewater treatment plants are proposed or are required because of the project based on a letter received from the El Dorado Irrigation District (EID) dated March 23, 2007. There is an existing 10-inch water line in Forni Road which the project will tie into. The project will provide a looped connection that will tie into this existing line. The EID has also indicated that there is adequate sewer capacity to serve the project, and the project can tie into a 4-inch sewer force main in Forni Road. However, the project will be required to construct on an onsite full sewage lift station with two submersible grinder pumps. All of the improvements necessary to connect the water line, to create the looped EID water connection, and those that are necessary to connect the project to the sewer system have been accounted for in the environmental review of this project. There would be no impacts related to implementation of



these improvements, as biological impacts associated with grading and tree removal have already been discussed in the Biological Resources Section IV.

c. On-site storm water drainage facilities will be installed and maintained on and adjacent this property in order to control, reduce, and/or eliminate run-off from this development. All storm water drainage facilities shall be designed to meet the *County of El Dorado Drainage Manual* standards and will be installed to reduce discharge levels to County, state, and federal standards. There will be a less than significant level of impact in this category.

d. El Dorado Irrigation District (EID) identified that there are 2285 equivalent dwelling units (EDUs) of water available in the Western/Eastern Water Supply Region. The EID has determined that the project will not require any additional EDUs, and that there is adequate water capacity to serve the project. The project will connect to the 10-inch water line in Forni Road at driveway points as shown on site plans. The fire flow will provide the minimum 1500 gallons per minute for a period of two hours at 20 pounds per square inch (psi) to meet fire flow requirements.. This looped connection will be able to provide the necessary water pressure for the fire suppression system and hydrants that will be installed for this development. This project would draw potable water from that looped water line, as well. All related improvements, impacts, and mitigation have been considered within the Biological Resources Section IV in this study. There will be a less than significant level of impact with this project.

e. The El Dorado Irrigation District has identified available capacity for wastewater disposal and treatment. The applicant will be required to connect to the existing 4-inch sewer line located within Forni Road and construct a lift station on site.

f. In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years. There would be no impact.

g. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the project site would be handled through the local waste management contractor. Solid waste collection and disposal within California is subject to the provisions of the California Integrated Waste Management Act. This legislation mandates a 50 percent diversion from the solid waste stream going to landfills by 2000. According to the most recent information available from the California Integrated Waste Management Board (2005), unincorporated El Dorado County currently meets the 50 percent diversion rate. The solid waste collection service provided to the project site includes a recycling program, which would ensure continued compliance with state diversion requirements. The impacts would be less than significant.

Findings: No significant impacts would result to utility and service systems from development of the project. For the Utilities and Service Systems section, the thresholds of significance have not been exceeded and no significant environmental effects would result from the project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

a) Without mitigation, there is a potential that this project will degrade the quality of the environment by impacting biological resources such as oak woodland habitat that may support raptors and/or songbirds nesting within the breeding season. This also accounts for the impacts that would be require for improvements on and off- the project site, to include improvements that are necessary for road, drainage, water and sewer connections. Based on the mitigation outlined for this project, there is protection of raptors and/or songbirds during their breeding season, as well as replacement of affected oak woodland canopy and potential habitat for such species with the tree canopy. Refer to Biological Resources Category IV for specific mitigation. Other environmental elements referenced within this section will not be affected and the impacts within this category will remain below a level of significance, as a result.

b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts." Based on the analysis in this environmental review, it has been determined that other projects in the area may have a cumulative effect. In particular, the overall effects of the project, as it relates to biological impacts, oak woodland impacts, road and related project improvements, as well as specific impacts associated to transportation and specifically parking are addressed within each of the categories that are affected. Refer to the 'Biological Resources' category IV and the 'Traffic and Transportation' category XV for specific mitigation that will reduce the cumulative effects of the project in each category and for the project in its entirety to a level that is below a level of significance within the Mandatory Findings of Significance Category XVII.

c) Based upon the discussion contained in this document, it has been determined that the project will not have any environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. Impacts in this category will be less than significant.

SUPPORTING INFORMATION SOURCE LIST

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

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards

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

Soil Survey of El Dorado Area, California

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

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

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

Guideline	Project Consistency
3.2 Site Planning	
A. Grading & Drainage	
1. Excessive cut and fill should be avoided by following natural contours when possible. Terraced parking lots, stepped building pads, and larger setbacks should be used to preserve the general shape of natural land forms.	**Consistent.** The proposed project is stepped/terraced with the topography to minimize grading. Retaining walls will be utilized on the northern boundary, as this property is not ready to develop and grading could not be coordinated with this lot.
2. Slopes should be rounded and contoured to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties.	**Consistent.** Slopes are rounded where they will be visible from surrounding streets (Missouri Flat and Forni Road). Tops of slopes are rounded at the adjacent property to the north.
3. Project plans should address the disposal of excess soil material as necessary.	**Consistent.** The project will export excess cut to the adjacent freeway project at Highway 50 and Missouri Flat Road.
4. Grading should retain as much natural vegetation as possible. Tree removal is discouraged.	**Potentially Inconsistent.** The project is conditioned to mitigate the impact of excessive tree removal by adhering to Option B of General Plan Policy 7.4.4.4.
5. Project design should provide for controlled drainage of stormwater runoff away from buildings.	**Consistent.** Drainage has been coordinated onsite to provide for appropriate stormwater runoff.
6. Detention basins should not be located within the front setback unless designed as an attractive landscape element. Stormwater retention ponds should be designed as landscape features rather than as large, unadorned depressions in the site.	**Consistent.** No detention basins are proposed as a result of the proposed project.
7. The use of bioswales is encouraged when this option is feasible for meeting NPDES goals and objectives.	**Consistent.** No bioswales are proposed as part of the project, as none are required.
B. Lot Layout	
1. Site layout should take advantage of the natural environmental setting through the following: • providing view sheds from public places, • using natural materials indigenous to the area, • integrating native landscaping, and • recreating a sense of natural topography in site layout.	**Consistent.** As stated above, the project has been terraced to take advantage of existing topography. Native landscaping will be used to some extent in the project perimeter landscape plan.
2. Structures should be located and constructed to both preserve and take advantage of scenic views.	**Consistent.** The project is located in a commercial corridor. There are no scenic views available from this location.
3. Changes of grade, fences, walls, earth berms, and dense plantings of shrubs and trees can provide permanent buffering and screening to reduce or minimize the conflicts that one type of land use may cause to another.	**Consistent.** Surrounding land use designations are commercial. Buffering with landscaping has been provided for residential lots to the west.
4. Buildings should be oriented towards public spaces and should not back onto existing or planned amenities such as parks, open space, etc.	**Consistent.** There are no public places adjacent to the project site, nor are any proposed or designated for the future.
5. Dated "L" shaped suburban shopping centers should be avoided. Clusters of smaller buildings	**Consistent.** The project is not an L-shaped shopping center, units are spread out throughout the

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

with pad buildings at the street edge are strongly encouraged.	project site. Building pads are not located near the street edge at this location as pedestrian traffic is limited and siting of buildings adjacent to the street would result in a more significant visual impact in this area.
6. Where buildings are provided in clusters, the areas between buildings should be purposely designed, not simply leftover spaces between buildings.	**Consistent.** The buildings are not clustered in this project.
C. Project Features	
1. A combination of the following accent features should be incorporated into the project entry: standard ornamental landscaping, landscaped medians, architectural monuments, and/or enhanced paving.	**Consistent.** The project includes standard ornamental landscaping and landscaped medians, including landscaped mounding throughout the project site. Enhanced paving is provided throughout the project site to give definition and direction to pedestrian paths and entrance features.
2. Project entry features should reflect the overall architectural identity or character of the development.	**Consistent.** The architectural identity of the project is semi-Mountain architecture, which includes the use of large amounts of stone facing thourghout the development. Entrance features are bracketed by this stone facing.
3. Outdoor spaces, such as plazas and courtyards, should be designed and integrated into the project.	**Potentially Inconsistent.** The project is located on four parcels with uses (at the present time) that don't lend themselves to customers lingering. As each building is located on a separate parcel, plazas and courtyards have not been proposed.
4. Outdoor spaces should provide pedestrian amenities, such as shade, benches, fountains, landscaping, public art, etc.	**Consistent.** Outdoor spaces have included shaded areas and space is available for other amenities such as benches, tables, etc. None are proposed on site plans at this time.
5. Employee break areas and outdoor use areas should be sheltered as much as possible from the noise and traffic of adjacent streets and other incompatible uses.	**Potentially Consistent.** A condition has been included requiring that all employee break areas be sheltered from adjacent noise and traffic generation sources. Currently buildings are proposed away from the major noise generating sources which are Missouri Flat Road and Forni Road.
6. Outdoor furniture and fixtures should be compatible with the project architecture and should be carefully considered as integral elements of the project.	**Potentially Consistent.** A condition has been included requiring outdoor furniture and fixtures be consistent with project architecture.
7. Outdoor furniture should be included in and shown on all site and landscaping plans.	**Potentially Consistent.** Stone seat walls are shown on project plans. Additional outdoor furniture may be added as tenants occupy the development.
8. Newspaper racks, bus stops, and on-site furnishings should be compatible with the design of the main structure.	**Potentially Consistent.** Said facilities have not been shown on project plans, as all tenants have not been secured for the proposed development.
9. Exterior vending machines are discouraged.	**Consistent.** A condition prohibiting exterior vending machines has been included is included in the Conditions of Approval.
D. Access and Circulation	
1. Driveway entries should align with existing or planned median openings and adjacent driveways.	**Consistent.** There are no driveways adjacent to the project site or planned median openings.
2. Site plans should avoid or eliminate unnecessary driveway entrances. reciprocal	**Consistent.** Site circulation allows access to the entire site from any of the three proposed

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

access drives are strongly encouraged to link adjacent properties.	driveways.
3. Circulation systems should be designed to allow for customers and deliveries to easily reach the site, circulate through the parking lot, and exit the site.	**Consistent.** Circulation has been designed to provide easy access throughout the site.
4. Clear, easily understandable circulation should be designed into the project to allow drivers and pedestrians to move through the site without confusion.	**Consistent.** The circulation has been designed to provide ease of circulation throughout the site and clear delineation of pedestrian walkways with the use of tile paving stones.
5. Curb cuts on corner lots should not be located closer than 150 feet from a curb return. Where parcel size precludes this distance, the curb cut should be located as far from the curb return as possible. The larger the right-of-way of the street, the greater the distance should be from the curb cut to the curb return. A curb return is defined as the point where the radius of a curve or intersection ends.	**Consistent.** The curb cut is located 150 feet from the intersection of Missouri Flat Road and Forni Road.
E. Parking Lot Layout	
1. Parking areas and cars should not be the dominant visual element of the site or streetscape.	**Consistent.** Parking areas will be shielded by topography and proposed landscaping from the streetscape.
2. Large expanses of paved areas and long rows of parking spaces should be avoided. Instead, parking areas should be broken up with landscaping islands and buildings where feasible.	**Consistent.** Parking areas are broken up with paving stones, landscaping, and by building layout.
3. Shared parking between adjacent businesses and/or developments is encouraged.	**Consistent.** Shared parking is provided for the entire development.
4. Parking areas should include specialty landscaping, decorative lighting, and clear pedestrian/vehicular circulation areas.	**Consistent.** Parking areas include specialty landscaping such as landscape mounds and definitive pedestrian access delineated by paving stones.
5. Parking lots should provide areas for bicycle parking.	**Consistent.** Conditions of approval require parking areas.
6. Parking lots on corner sites should not be located near the intersection.	**Potentially Inconsistent.** The parking lot is located near the intersection, however, topography and landscaping will buffer the view of the parking lot from Missouri Flat Road and Forni Road.
7. Parking lots adjacent to and visible from public streets should be adequately screened from vehicle view by rolling earth berms, low screen walls, landscaping, or changes in elevation. Screening should be a minimum of three feet in height at the time of installation, measured from the interior of the parking lot.	**Consistent.** The parking lot is screened by landscaping and existing topography.
8. Parking areas should be designed so that cars and pedestrians are separated. the need for pedestrians to cross parking aisles should be minimized.	**Consistent.** The project consists of four separate buildings on four separate lots. While the need to cross parking aisles is a necessary element of the project, it has been minimized by the use of paving stones to delineate pedestrian walkways.
9. Principal vehicular access should be through an entry drive rather than a parking aisle. Parking	**Consistent.** The applicant has designated a entry drive on Forni Road to provide principal vehicular

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

spaces should not be located along the main drive aisle to eliminate problems caused by vehicles backing into the primary circulation path.	access.
10. Parking lots with more than 100 stalls should incorporate the following entry elements: • A minimum 7-foot wide center landscaped median from the public street to the first bisecting parking aisle. • A minimum 4-foot wide sidewalk on at least one side of the drive aisle to connect the street to the front cross aisle. • two 10-foot landscaped parkways flanking both sides of the entry drive.	**Consistent.** The project site consists of four lots with integrated parking. As such no specific lot contains more than 100 stalls and would not require these elements. However, the applicant has incorporated dense landscaping at entry points to the development. Conditions of approval require that the applicant incorporate walkways to the sidewalk along project boundaries.
11. A minimum 40-foot stacking distance should be provided between the edge of the travel lane and the first parking space. Additional stacking distance should be required when the driveway is used for access to drivethrough lanes or loading dock areas used by large vehicles.	**Consistent.** A 40-foot stacking distance has been provided.
12. Trellises, bollards, and other decorative pedestrian amenities should be provided within parking lots to create a pedestrian atmosphere and reduce vehicular visual dominance.	**Potentially consistent.** The project has not provided such pedestrian amenities, but separation of parking areas and incorporation of landscaping between parking areas break up vehicular dominance on the project site.
13. Where there is no plaza, pedestrian space, or an entrance, a landscape strip with a minimum width of six feet should be provided between a building and parking and paved areas.	**Consistent.** Landscaping has been provided around building perimeters where no pedestrian access is provided.
14. In parking areas with six or more banks of parking stalls, pedestrian paths should be provided within landscape islands to connect parking areas and building entries. Trellises and other pedestrian-scale amenities are encouraged in and along pedestrian paths.	**Consistent.** Covered walkways are provided to define pedestrian paths.
15. Pedestrian drop-off areas should be a minimum of nine feet wide and located outside vehicle circulation aisles and pedestrian pathways.	**Consistent.** There are no pedestrian drop-off areas in the project design.
F. Pedestrian Connections	
1. Consider pedestrian circulation patterns when designing parking lots. Provide for the safe and efficient movement of pedestrian to and from buildings. 2. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping, lighting, and specialty paving. 3. Developments should provide easily identifiable pedestrian access to building entrances and key areas within the site from the street, sidewalk, parking areas, and bus stops. 4. Textured paving, as opposed to a painted stripe designation, should be provided at crosswalks within the project provided it does not conflict with ADA access requirements.	**Consistent.** The applicant has incorporated pedestrian walkways throughout the shopping center, using distinct paving stones on walkways and throughout the parking lot to define and delineate pedestrian access areas. Landscaped mounds are utilized at parking area entrances to define and separate parking lot areas from pedestrian walkways.

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

5. Sidewalks at building entries should be a minimum of 11 feet wide where adjacent to head-in parking to allow for car bumper overhang and 9 feet wide where adjacent to a landscaping buffer or drive aisle. 6. Walkways should be provided along paths of likely travel through landscaped areas to protect landscaping from foot traffic. Flowering and fruit-bearing trees should be avoided in pedestrian walkways and ADA path of travel areas to maintain clear passageways.	
3.3 Landscaping Elements	
A. General Landscape Guidelines	
1. Landscaping should be installed between the street and/or edge of the sidewalk and the building. 2. Landscaping should be used to: • define areas such as building entrances, key activity hubs, focal points, and the street edge; • provide screening for unattractive/ unsightly service areas; • serve as buffers between neighboring uses; and • screen drive-through lanes. 3. Incorporate existing vegetation and natural rock formations where possible. 4. Consider incorporating large boulders into landscaping plans to provide a pleasing contrast to the plant materials found in a mountain setting.	**Consistent.** The project has incorporated landscaping between the edge of the sidewalk and proposed parking areas and buildings. Landscaping has been used to define building entrances, parking lot areas, break up unarticulated walls, screen loading areas, and screen the development from surrounding land uses and travel corridors. Different elements have incorporated into the project design including the use of boulders and mounding to provide diversity to the landscape environment.
5. Formal planting designs and color-spots are encouraged in courtyards and plazas.	**Consistent.** Courtyards and plazas are not a part of this project.
6. Accent plantings should be used to highlight entries and key activity hubs and to create focal points.	**Consistent.** Accent plantings are used to frame entrances and parking lot corners as well as identify the shopping center on the corner of Missouri Flat Road and Forni Road.
7.The use of window boxes is encouraged to provide color-spots, but plants must be accessible for maintenance and should be attached safely and securely.	**Potentially Consistent.** Window boxes have not been proposed at this time.
8.Trees should be used to create an intimate scale, to enclose spaces, and to frame views, but tree placement should respect the long range views of surrounding neighbors.	**Consistent.** Trees will not impact long range views of surrounding neighbors, as no such views exist at the present time.
9. Mature trees should be strategically planted to assist new development in looking established as quickly as possible. 10. Trees and shrubs should be located and spaced to allow for mature and long-term growth. 11. Trees and shrub types should be selected to minimize root problems. 12. Evergreen trees should be planted no further than 30 feet on center, depending	**Consistent.** The applicant has proposed to plant a mixture of deciduous and evergreen trees around the project perimeter to provide screening from surrounding land uses. Trees have been spaced an adequate distance to allow for full maturity and are underlain by shrubs and ornamental landscaping. Deciduous trees have been placed throughout the parking lots to allow for solar control where possible.

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

on species, to provide a visual barrier between commercial and residential uses by screening parking lots and large commercial building walls. the trees should not be a replacement for enhanced architecture. 13. Deciduous trees should be used to provide solar control during summer and winter, provide fall color, seasonal flower, and other desired effects.	
14. Trees and large shrubs should be placed as follows: • a minimum of five feet between the center of trees or large shrubs and the edge of the driveway, water meter or gas meter, or sewer laterals; • a minimum of ten feet between the center of trees or large shrubs and utility poles; • a minimum of ten feet between the center of trees or large shrubs and the point of intersection of the edge of driveways and streets or walkways;and • a minimum of eight feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.	**Consistent.** The applicant is required through a condition of approval to follow these guidelines.
15. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as to accentuate entry ways, courtyards, and sidewalks and to provide pedestrian shade. 16. Trellises, vines, and/or espaliers should be placed on large expanses of walls at the rear or sides of buildings to break up building mass and to create visual interest. 17. Plantings should be used to screen or separate less desirable areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities. 18. Plant materials should be appropriate for the sun, wind, soil compaction, temperatures, and water conditions of the project. 19. Plants should be grouped in high and low maintenance zones and coordinated with irrigation plans to minimize the use of water and the placement of irrigation tubing. 20. All landscaped areas should have automatic irrigation systems installed to ensure plant material survives. 21. Irrigation systems should be designed to prevent overspray onto walkways, parking areas, buildings, and fences.	**Potentially Consistent.** These are guidelines for consideration and implementation of a successful landscape plan. It is recommended that the applicant adhere to these guidelines to ensure the success of the landscape plan.
B. Parking Lot Plantings	
1. Provide as much green space as possible for plant material within parking lots to reduce the visual impact of the parking field. 2. Any portion of the parking area not used for vehicle storage or access should be landscaped. 3. Enhanced landscaping, specimen trees,	**Consistent.** The applicant has designed the project so that there are not large expanses of parking lot. The project is broken up into parking areas associated with each of the buildings and each of the parcels maintains its own parking that is connected to other parking areas. Parking islands have been provided consistent with referenced

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

color annuals, and decorative monuments should be utilized at parking lot entrances. 4. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas. Landscape islands should be wide enough to allow for tree growth and to avoid tree trunks from being damaged by cars. 5. A landscape planting area should be provided at the end of each parking aisle. 6. One landscaped finger island should be provided per every ten spaces. 7. Raised planting areas, with a minimum interior dimension of five feet, should be used to separate double-loaded parking areas. 8. Trees should be located throughout parking areas and not merely at the ends of parking rows. 9. Canopy trees should be used in parking areas to reduce the impact of large expanses of paving and to provide shade, as well as to reduce glare and heat build up. these trees should have a 30-foot to 40-foot canopy potential and be sized at 24-inch box or larger at the time of installation. 10. The height of landscaping adjacent to parking stalls is important to allow the opening of side doors and to allow for vehicle overhang. 11. Vehicular line of sight should be maintained in all areas throughout the parking lot.	guidelines and trees have been included in these parking islands to break up the parking areas and rows of parking spaces. Trees are located throughout the parking area and not just the ends of parking rows. The project does not contain large expanses of parking areas, as mentioned previously, but canopy trees have been included in perimeter landscaping. Proposed landscaping will not interrupt lines of sight within individual parking areas.
C. Paving Treatments	
1. Paving materials should be varied in texture and color where pedestrian and vehicular areas overlap. The use of stamped concrete, stone, brick, or granite pavers; exposed aggregate; or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the negative impact of large expanses of asphalt pavement. 2. Patterns and colors should be installed in paving treatments using tile, brick, and textured concrete in order to provide clear identification of pedestrian access points into buildings and parking features such as handicap spaces, pedestrian loading, etc. 3. Durable, smooth, and even surfaces should be used in well-traveled areas while other materials that have more texture can be used in less traveled areas. 4. When selecting paving materials, consider the safety of the walking surface when wet.	**Consistent.** The applicant will utilize varied paving stone to delineate pedestrian access throughout the shopping center. Planning staff will review final designs for consistency with these guidelines.
3.4 BUILDING DESIGN	
A. Design Theme Guidelines	
1. Project designs should provide authentic representations of architectural styles and details versus contemporary, "no style" interpretations.	**Potentially Inconsistent.** The proposed project incorporates some elements of "Craftsman" architecture as discussed in Chapter 2 of the

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

Refer to Chapter 2 – Missouri Flat Architectural Character for more detail on appropriate architectural styles. 2. A commercial complex should have a consistent architectural style with individual buildings designed with complementary forms and materials. Buildings within commercial centers or campus-style industrial parks should be designed to complement one another. This coordination may include the common use of roofing material, roof pitch, exterior finish material, and consistent color palettes. 3. All sides of commercial buildings in highly visible locations, such as at project entries, should receive equal design consideration and treatment (360-degree architecture). 4. The use of corporate "chain" architecture is strongly discouraged. Corporate tenants should design buildings to fit the scale and character of the community.	Missouri Flat Design Guidelines. Elements included in the project design are as follows: • Low pitched, gabled roof • Horizontal massing • Deep overhangs • Large porches and pergolas • Window banding • Vertically oriented double-hung windows • Extensive use of stone or river rock bases • Stucco siding **The only element of the project which is inconsistent with the craftsman style is the Spanish tile proposed for the roofing material.** This element is inconsistent with all surrounding buildings and the "mining" history of the area.
B. Building Form	
1. Where feasible, minimize the visual impact of large monolithic structures by creating a cluster of smaller buildings or the appearance of a series of smaller attached buildings. 2. Consider using several smaller compact building footprints rather than one large footprint to provide an intimate scale and a more efficient envelope to optimize daylight and passive solar heating/cooling functions. 3. Surface detailing, such as score lines, should not serve as a substitute for distinctive massing. 4. Architectural details and materials on lower walls that relate to human scale, such as arches, trellises, or awnings, should face onto pedestrian spaces and streets. 5. To divide the building mass into smaller scale components; buildings over 50 feet long should reduce the perceived height and bulk by a change of roof or wall plane; projecting or recessed elements; or other similar means. 6. Vary the planes of the exterior walls in depth and/or direction. Long, unbroken facades and box-like forms should be avoided. Wall planes should not run in one continuous direction for long distances without a significant offset. Elements such as balconies, porches, arcades, dormers, and cross gables should be used to add visual interest. 7. Changes in vertical planes break up a boxlike appearance. Vertical elements such as pilasters help create "bays" to give the appearance of several smaller buildings. 8. Tall, dominating structures should be broken up by creating horizontal emphasis through the use of trim, awnings, eaves, trellises, or other ornamentation and by using a combination of	**Consistent.** The project does not include any large monolithic buildings, but rather several buildings. The buildings incorporate varied roof lines and heights, large arches, recessed porches and patios, extensive use of stone facing on lower walls, varied color schemes throughout wall faces, and extensive landscaping to break up longer wall faces. All buildings are single-level and no stairways are proposed.

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

complementary colors and/ or materials. 9. The height of new development should "transition" from the height of neighboring development to the maximum height of the proposed structure. 10. Retail spaces should have a 12-foot minimum plate height at the first floor level to expand the interior volume. 11. Upper-story porches or balconies, with turned-spindle banisters or ornamental iron railings are encouraged. 12. Recessed or projecting entries and articulation in the storefront mass is encouraged. 13. Stairways should be designed as an integral part of the overall architecture of the building and should complement the building's mass and form. Stairwells that appear "tacked on" are discouraged. 14. Stairways should be covered to provide protection from adverse weather. 15. Thin-looking, open metal, prefabricated stairs are discouraged. 16. Where possible, disabled access ramps should be integrated into the site design to create functional and unique spaces. 17. Disabled access railings should complement the architectural style of the building.	
C. Building Articulation	
1. Acknowledging sensitivity to budget, it is expected that the highest level of articulation will occur on the front façade; however, similar and complementary massing, materials, and details should be incorporated into every other building elevation visible to the public. 2. Blank walls on visible facades are strongly discouraged. Consider utilizing windows, trellises, wall articulation, arcades, changes in materials, or other features. Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to create interest. 3. Buildings located at highly visible locations should incorporate special architectural elements that create an emphasis on the importance of that location. Such elements may include vertical projections, i.e., clock towers, diagonal walls at the corner, taller, prominent rooftop elements, and/or a substantial art form or fountain. 4. Utilize architectural details and materials on lower walls that relate to a pedestrian or human scale, such as arches, trellises, awnings, window patterns, structural bays, roof overhangs, siding, molding, fixtures, or other details. 5. A minimum eight-foot vertical clearance between the sidewalk and the lower most portion of an awning or similar form of hanging articulation should be maintained.	**Consistent.** The project has incorporated a number of elements to create articulation on building facades including stone facing at varying heights, arches, recessed porches, covered walkways, awnings, etc.

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

D. Materials and Colors	
1. Different parts of a building's façade should be articulated by the use of color, arrangement of façade elements, or change in materials to break up the massing. 2. Textures, colors, and materials should be unifying elements in the building's design. 3. Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces. 4. Material changes should occur at intersecting planes, preferably at the inside corners of changing wall planes or where architectural elements intersect, such as a pilaster or projection. Material changes not occurring at a change in wall plane appear "tacked-on" and should be avoided. 5. Authentic materials should be used whenever possible. Simulate wood or masonry is generally not acceptable. Natural materials such as brick, stone, copper, etc. should be left the natural color. 6. Selected materials and color should convey a sense of quality architecture and permanence. 7. Heavier materials should be used lower on the elevation to form the building base. 8. Materials that are highly resistant to damage, defacing, and general wear and tear, such as precast concrete, stone masonry, brick, and commercial grade ceramic tile, should be used at the base of the building. 9. Stone, wood, and timber are appropriate building materials. 10. All outside wood is subjected to severe weathering by the mountain climate and needs careful drying, sealing, and protecting. 11. Corrugated metal siding is an undesirable building material unless used as a creative accent. 12. Roof materials and colors should be consistent with the desired architectural style. 13. Colors used on exterior facades should be harmonious. Contrasting colors are encouraged to accentuate details. 14. Colors should coordinate with natural unpainted materials used on the facades, such as pressure treated wood, terra cotta, tile, brick, and stone. 15. Fluorescent paints and bright colors are strongly discouraged.	**Consistent.** The applicant has utilized multiple colors and patterns to break up building walls. Extensive use of cast stone throughout the development is not only a unifying feature of the development, but also serves to break up wall textures. Extensive use of arches, alcoves, and recessed windows and doors also serves to articulate building architecture. Colors utilized throughout the development are muted, earthtone colors consistent with surrounding architectural styles and natural features on vacant lands adjacent to the proprerty.
E. Roof Forms	
1. Roof elements should continue all the way around the building and not just be used in the most visible locations. Roof elements should be combined with wall elements to unify all sides of the building. 2. Roof lines should be varied in height, and long horizontal roof lines should be broken up.	**Consistent.** Roof elements surround the entire building on all proposed buildings, with varied heights throughout. All roofs are pitched. Given that proposed buildings are higher in elevation than surrounding roadways, rooftop mechanical equipment should not be visible from surrounding areas. However, it is recommended that such

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

3. Pitched roof designs are preferred to break up building massing. 4. Roof drains should be contained within the building where feasible. 5. Buildings with flat or low-pitched roofs should incorporate parapets or architectural elements to break up long horizontal rooflines. 6. Parapets should not appear "tacked on" and should convey a sense of permanence. 7. Parapets should be finished with cornices, caps, or similar detail to provide a finished look to the roof plane. 8. Parapets should include one or more of the following detail treatments: pre-cast elements, continuous banding or projecting cornices, dentils, caps, variety in pitch (sculpted), other horizontal decoration, and/or clean edges with no unfinished flashing. 9. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade. 10. Rooflines should be designed to screen roof mounted mechanical equipment. All screening should be constructed consistent with the materials of the building and should be designed as a continuous component installed the length of the elevation. 11. Roof-mounted equipment that may be visible from a higher vantage point should be architecturally screened from view from the higher viewpoint.	equipment be screened using parapet walls or by locating said equipment in locations where lines of sight will prohibit views of this equipment.
F. Windows and Doors	
1. Window type, material, shape, and proportion should complement the architectural style of the building. 2. Windows and doors should be in scale with the building elevation on which these features appear. 3. Recessed openings, windows, and doors provide depth and should be used to break up the apparent mass of a large wall. 4. Windows on upper floors should relate to the window pattern established on the ground floor. 5. At the street level, windows should have pedestrian scale and detail. The framing provides opportunity for color variation and detail. 6. Where appropriate to the architectural style, windows should be inset from building walls to create shade and shadow detail. The minimum inset should be three inches. 7. The addition of articulation such as sills, trim, kickers, shutters, or awnings should be included to improve the building facades where consistent with the desired architectural style. 8. Any faux shutters should be proportionate to the adjacent windows to create the appearance of a real	**Consistent.** Windows and doors are proportionate to the scale of the building. There are no second story windows. Windows and doors have been set back in alcoves to provide shade and shadow, and have been also setback in arches to provide detail and variation from wall elements. The majority of the buildings within the proposed project are not streetfronting, but do have windows broken up into smaller panes. Glass is tinted, but is a bronze color consistent with other colors that have been incorporated into the development.

and functional shutter. 9. At least 60 percent of the ground level streetfronting façade should be transparent, in the form of windows and doors. 10. On small-scale commercial buildings, large expanses of glass should be broken into smaller window panes. 11. Clear, low-e glass is recommended on the street level to create interesting interior shop views for pedestrians. Heat gain can be limited by incorporating awnings, recessed storefronts, polarized glass, or professionally applied Uv film. 12. Reflective, mirrored, or tinted glass is strongly discouraged.	
G. Building Entries	
1. Commercial buildings should include a recessed primary entry that provides protection from the weather. 2. Entry design should incorporate two or more of the following methods: • change in wall or window plane; • placement of art or decorative detailing; • a projecting element above the entrance; • a change in material or detailing; • implementation of architectural elements such as flanked columns or decorative fixtures; • recessed doors, archways, or cased openings; • a portico or formal porch either projecting from or set into the surface;or • changes in the roofline, a tower, or other similar element. 3. Building entrances should be emphasized using lighting, landscaping, and architectural details. 4. A decorative paving material, such as tile, marble, or slate, is encouraged at entries. 5. Upper floor entries at the street frontage should have a distinct design that complements the main building frontage.	**Consistent.** Building entries are recessed or located under covered walkways to provide protection from the weather. Entries also utilize arched entryways with a change from stone facing to stucco, recessed doors, and flanked columns.
3.5 Utilitarian Aspects of Design	
A. General Utilities Guidelines	
1. Service, utility, and loading areas should be carefully designed, located, and integrated into the site plan and building design. These critical functional elements should not detract from the public viewshed area. 2. Place noise and odor generating functions away from adjacent parcels where they may create a nuisance. 3. Mechanical equipment including gas meters, electrical meters, cable boxes, junction boxes, and irrigation controllers should be located within a utility room. Where this cannot be achieved, these features should be designed as an integral part of the building on a rear or side elevation and screened from public view. 4. Utilities should be installed underground to avoid	**Consistent.** The proposed project is consistent with referenced guidelines. The project is located in a commercial corridor and will be required to place noise and odor generating functions away from sensitive receptors. All mechanical equipment is proposed to be screened from the public and placed in utility rooms or undergrounded.

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

icing as well as for aesthetic reasons. 5. Transformers should be placed underground to maximize safety and minimize visual impacts. When this cannot be achieved, the transformers should be well screened and placed in the rear or side yard area. 6. Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water should not be located at visually prominent locations, such as the end of drive aisles or at site entries, and should be well-screened with shrubs, berming, or low screen walls. 7. Roof mounted mechanical equipment should be screened from public view. 8. Roof scuppers should not be used in areas that are visible to the street or in public spaces. 9. Roof access should be provided from the interior of the building. Exterior roof access ladders should be avoided. 10. Gutters and downspouts on the exterior of the building should be decorative or designed to integrate with the building facade.	
B. Trash Enclosures	
1. Trash enclosures should be large enough to include space for recycling bins. 2. Trash enclosures should be designed with similar finishes, materials, and details used in the primary buildings within the project to reduce the visual impact of the enclosure. 3. Enclosures should be located away from adjacent residential uses to minimize nuisances to neighboring properties. 4. Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and collection by service vehicles. Enclosures should not be located at the end of "dead-end" drive aisles. 5. Enclosures should not be visible from primary entry drives or the public right-of-way. 6. Trash and recycling containers should be screened using landscaping. 7. Chain link fencing should not be used as a screening material. 8. Trash and recycling containers should be large enough to handle the refuse generated by the site. 9. A pedestrian entrance to the trash enclosure should be provided so that large access doors do not have to be opened as often.	**Consistent.** The applicant shall adhere to referenced guidelines.
C. Loading and Service Areas	
1. Loading facilities should be designed as an integral part of the building served and should be in the most inconspicuous location. 2. Loading facilities should be located as far as possible from adjacent properties, particularly residential uses, and should not be located in areas visible from any adjacent public or private street,	**Consistent.** Loading facilities are designed as an integral part of the building and located at the rear of the shopping center. Loading areas will be landscaped to provide screening. No loading areas are proposed adjacent to residential uses. Loading areas have been designed for ease of access by service vehicles so that extensive maneuvering is

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

unless screened appropriately. 3. Service and loading areas should be located and designed for easy access by service vehicles, for convenient access by each tenant, and to minimize circulation conflicts with other site uses. 4. No loading facility, including incidental parking and maneuvering areas, should extend into any required minimum setback. 5. Public circulation should not route through loading or service areas. 6. Paved areas behind commercial buildings should be minimized to discourage accumulation of trash and stored goods. No area behind commercial buildings should be paved unless it is required for circulation, loading or service activities, or parking. 7. Service and roll-up doors should be painted to match the building or trim.	not required. Public circulation is allowed through loading areas, but it is not the primary access nor are loading schedules expected to conflict with normal business hours. Any roll up doors will match existing architectural elements.
D. Walls and Fences	
1. Fences and walls should be minimized along public streets. 2. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions. 3. Walls on sloping terrain should be stepped to follow the terrain. 4. Walls should not block the sight lines of drivers entering, leaving, or driving through the site. 5. Fences and walls should be designed with materials and finishes that complement project architecture. 6. To bring continuity to the overall street scene, similar elements, such as columns, materials, and cap details, should be incorporated on perimeter walls that transition from one project to another. 7. All exterior perimeter walls located along public streets should have offsets approximately every 50 feet to 75 feet. 8. When used for screening purposes, all fences and walls should be made of solid material. 9. All non-transparent perimeter walls and/or fences should be articulated with similar materials and details on both sides and should incorporate landscaping whenever possible. 10. Where security fencing is required, it should be wrought iron grillwork in combination with solid pillars or short, solid wall segments. 11. Retaining walls that are four feet high or more should be of native rock, granite blocks, bricks, or other masonry system that resembles natural materials. 12. Decorative metal may be used as a fence material. 13. Chain link or similar metal wire fencing with slats is prohibited for screening purposes.	**Consistent.** There are no fences proposed as part of the project. Retaining walls and low walls will be consistent with project architecture, as they are to be constructed using stone/rock or stone facing.
E. Lighting	
1. Sensitivity to the mix of uses, as well as to the	**Consistent.** Lighting has been designed to be as

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

surrounding hillside areas, should be considered in choosing light sources. 2. Light fixtures should be architecturally compatible with the building design. The design of parking lot lighting fixtures should be compatible with the architecture used in the development. 3. All building entrances should be well-lit. 4. Parking lots and access, walkways, and paseos should be illuminated to ensure safe nighttime conditions. 5. Light fixtures should be sited and directed to prevent spot lighting, glare, or light spillage beyond property lines. 6. All lighting should be shielded to minimize glare upon neighboring properties. The shield should be painted to match the surface to which it is attached. 7. Lighted roof panels, internally illuminated awnings, and other methods of illuminating buildings are discouraged. 8. Security lighting fixtures should not project above the fascia or roofline of the building. 9. Security lighting fixtures should not be substituted for parking lot or walkway lighting fixtures. 10. The height of a light pole should be appropriately scaled to the building or complex and the surrounding area. Pedestrian light poles along sidewalks or pathways and parking lot light standards should be 10 to 15 feet high unless bollards are used. Light poles, standards, and fixtures within parking areas should be between 10 and 15 feet in height. 11. Low-voltage/high efficiency lighting conserves energy and should be used in the landscape whenever possible. 12. Use the latest lighting technology to minimize the brightness of lighting and conserve energy.	unobtrusive as possible, minimizing light standards by slightly increasing their height. The lighting is designed to maintain light onsite and away from residential development. Lighting detail has not been provided for the exterior and interior of buildings. Planning services should review final plans for consistency with these guidelines.
3.6 Building Signs	
A. General Sign Guidelines	
1. Signs should not cause unnecessary distractions to motorists or differ aesthetically from the surrounding architecture. 2. Signs should be constructed of durable materials and pleasing color combinations. 3. The method of sign attachment to the building should be integrated into the overall sign design. Any remaining materials used for sign attachment by a previous business should either be reused or fully replaced by the new tenant. 4. Signs reflecting the type of business through design, shape, or graphic form are encouraged. 5. Signs should be coordinated with the building design in terms of materials, color, size, and placement. 6. A single development with multiple users should provide a unifying sign theme.	**Consistent.** Proposed signage will be low-lying and non-obtrusive to the passerby. Signage will incorporate stone facing consistent with project architecture. Signage will be consistent with zoning ordinance requirements.

EXHIBIT T
CONSISTENCY WITH MISSOURI FLAT DESIGN GUIDELINES

7. Lighting of all exterior signs should be directional to illuminate the sign without producing glare on pedestrians, autos, or adjacent properties. 8. Internally-illuminated sign cabinets are strongly discouraged. Where internally lit signs are used, letters should be lit individually. Rectangular box/cabinet signs are strongly discouraged.	
B. Monument Signs	
1. Monument signs should be setback a minimum of five feet from the public right-of-way. 2. External lighting may be provided for the signs; the lighting should not produce any glare onto the surrounding properties in the area. Monument signs should not be internally illuminated. 3. Monument signs should be well-articulated and well proportioned. 4. Monument signs should be accented with landscaping. the signs should be in scale with adjacent buildings and landscape areas. 5. Monument signs should incorporate complementary colors, materials, and lettering fonts used on the buildings. More than one material is recommended.	**Consistent.** Monument signs are all proposed to be set back a minimum of five feet from public right-of-way. External lighting is allowed and would not shine on surrounding sensitive receptors, as the majority of property surrounding the site is designated for commercial uses. Signs have been designed consistent with project architecture, which includes stone facing on sign bases.