

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



Agenda of: March 27, 2025

Staff: Robert Peters

**GENERAL PLAN AMENDMENT/REZONE/
PLANNED DEVELOPMENT PERMIT REVISION/
CONDITIONAL USE PERMIT, AND ADMINISTRATIVE PERMIT**

FILE NUMBER: GPA24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017
The Crossings – El Dorado RV Resort and Campground

APPLICANT/AGENT: El Dorado RV Resort and Campground, LLC c/o Leonard Grado

PROPERTY OWNER: El Dorado RV Resort and Campground, LLC

PROJECT ENGINEER: Lebeck Engineering, Inc. c/o Bobbie Lebeck

REQUEST: The proposed project known as The Crossings – El Dorado RV Resort and Campground Project consists of the following requests to modify Phase 2 and Phase 3 of the approved The Crossings Project:

1. General Plan Amendment to remove the conceptually proposed alignment for Headington Road Extension as shown in General Plan Figure TC-1.
2. Rezone from Commercial, Regional with a Planned Development Combining zone (CR-PD) to Recreational Facilities, High-Intensity with a Planned Development Combining zone (RFH-PD).
3. Planned Development Permit Revision to alter the use of the site from what was previously approved, to reduce building setbacks and modify The Crossings Sign Program.
4. Conditional Use Permit for the following operations within the RFH zone:
 - A recreational vehicle (RV) resort;
 - A campground facility;
 - A hotel;
 - Exceedance of the 35-foot height limit; and

- Allowance of swimming pool and pickle ball courts to operate outside of daytime hours.

5. Administrative Permit to allow for the following operations within the RFH zone:

- An apartment for the on-site manager;
- Pickleball courts;
- A swimming pool; and
- Perimeter Gates.

LOCATION: North of U.S. Route 50 (US 50), east of El Dorado Road and southwest of Missouri Flat Road, in the Diamond Springs area, Supervisorial District 3 (Exhibit A).

APNs: 327-110-012, 327-120-019, 327-120-020, 327-120-021, 327-120-022, and portions of 325-220-061 and 325-220-063 (Exhibit B).

ACREAGE: 48.83 acres

GENERAL PLAN: Commercial (C) (Exhibit C)

CURRENT ZONING: Commercial, Regional – Planned Development (CR-PD) (Exhibit D)

PROPOSED ZONING: Recreational Facilities, High Intensity – Planned Development (RFH – PD) (Exhibit Q)

ENVIRONMENTAL DOCUMENT: Addendum to an Environmental Impact Report (EIR) previously certified in 1998 (State Clearinghouse [SCH]# 1997092074) in accordance with Section 15164 (Addendum to an EIR or Negative Declaration) of the California Environmental Quality Act (CEQA) Guidelines (Exhibit V).

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the Addendum to the EIR (SCH# 1997092074) prepared by staff in accordance with the CEQA Guidelines;
2. Adopt the revised Mitigation Monitoring and Reporting Program (MMRP); and

3. Approve General Plan Amendment GPA24-0003, Rezone Z23-0001, Planned Development Permit Revision PD-R23-0001, Conditional Use Permit CUP23-0002, and Administrative Permit ADM25-0017 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The proposed project consists of the development and ongoing operation of modified Phases 2 and 3 of a commercial development known as “The Crossings.” The modified Planned Development would include a RV resort and campground with a hotel/event center, rather than a large-scale retail-focused commercial center envisioned in the original Planned Development PD97-0011 approved by the Board of Supervisors on December 8, 1998.

The proposed project includes the development and ongoing operation of a RV resort and campground and the proposed construction of a 75,100-square-foot (sf), 140-room hotel/event center. The RV resort and campground includes 301 total sites consisting of: RV stalls, dispersed tent sites, a group tent site, cabins/tiny homes, glamping cabins, and yurts. The proposed project also includes a 10,000-sf main building, including a 1,400-sf apartment for an on-site manager on the second floor. The main building also includes a manager’s office, general store, business center, fitness center, clubhouse, and a communal kitchen. Other on-site development includes a 2,000-sf maintenance facility, bathhouses/showers/restrooms, a chapel, wood-burning fire pits, vineyard areas, and a dump station. Outdoor recreational amenities potentially include a pool and hot tub, playgrounds, dog parks, outdoor trails, barbecue and picnic tables, and a pickleball complex. The project also includes modifications to The Crossings Sign Program (Sign Program) approved as part of Planned Development (PD-R20-0001).

BACKGROUND/HISTORY

In April 1998, the El Dorado County Board of Supervisors certified the Missouri Flat Area Master Circulation and Funding Plan (MC&FP) and Sundance Plaza and El Dorado Villages Shopping Center Projects EIR (SCH# 1997092074), hereafter referred to as the “1998 EIR.” The 1998 EIR was prepared pursuant to Title 14, Section 15070, of the California Code of Regulations (CCR).

The 1998 EIR evaluated the potential environmental impacts of three (3) projects: the Missouri Flat Area MC&FP, the Sundance Plaza, and the El Dorado Villages Shopping Center. The Missouri Flat Area MC&FP included the establishment of a master circulation and funding plan for roadway infrastructure improvements in the Missouri Flat Area to support the planned and future development of commercial uses in the area. The El Dorado Villages Shopping Center Project consisted of the development of an approximately 12.9-acre site located northeast of the existing Prospectors Plaza with approximately 120,000 sf of retail uses consisting of a grocery store space, retail shop space, restaurant space, and gasoline service station uses.

The Sundance Plaza Project (DA 98-0001/Z97-0022/PD97-0011) consisted of a 72.7-acre retail facility with approximately 535,000 sf of retail land use. Proposed uses included a Target, an office

supply store, a nursery, several commercial anchor pads, and associated parking. The approved Sundance Plaza Project required County approval of the following: Development Agreement, Rezone of the site from Estate Residential 10-acre (RE-10) and Single Family Residential 1-acre minimum (R1A) to Commercial, General - Planned Development (CG-PD); Tentative and Final Subdivision Map; and Planned Development. The Sundance Plaza Project was later renamed to The Crossings Project. The zoning for the project site was further amended in January of 2016 when the County's Target General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) from CG-PD to Commercial, Regional – Planned Development (CR-PD). On November 18, 2021 (Legistar File 21-1779), the Planning Commission approved The Crossings Master Sign Program (Exhibit O).

In 2011, an Addendum to the Missouri Flat Area MC&FP and Sundance Plaza and El Dorado Villages Shopping Center Projects EIR, hereafter referred to as the "2011 Addendum," reduced the development footprint of The Crossings Project from 72.7 acres to 59.83 in order to avoid the existing on-site wetland. As a result, following certification of the 2011 Addendum, the total proposed commercial square footage proposed as part of The Crossings Project was reduced by 120,910 sf from 535,000 sf to 414,090 sf. Phase 1 of The Crossings Project is currently under construction and is anticipated to include 127,550 sf of retail at full buildout (Exhibit R).

In 2021, the Sign Program (PD-R20-0001) (Exhibit O) was approved consistent and in substantial conformance with the approved Planned Development (PD97-0011) and the applicable Conditions of Approval.

EXISTING CONDITIONS/ ENVIRONMENTAL SETTING

The project site is 48.83 acres in a commercial area within the unincorporated area of El Dorado County, approximately 2.5 miles south-southwest of central Placerville. The property is primarily a foothill woodland with areas of annual grassland. Slopes on the property range from flat to over 30 percent, with the majority of land containing 10 percent or less slope. The foothill woodland is dominated by oaks but also abundant are foothill and ponderosa pine. Douglas fir and incense cedar are also present. The site also supports aquatic resources, which are largely located within the woodland areas on the southern two-thirds of the site.

The Phase 2 and 3 property currently contains existing 21-inch and 14-inch water lines and 12-inch and 8-inch sewer lines belonging to the El Dorado Irrigation District (EID) which will remain in place with development of the project, although some portions of the water line may be lowered in elevation and relocated into proposed drive aisles in conjunction with site improvements (Exhibit F).

The current proposal, if approved, would revise land use and development entitlements for the site. Phases 2 and 3 of The Crossings Project consist of five (5) parcels totaling approximately 48.58 acres of land. The General Plan land use designation, zoning, and current uses of the site and surrounding properties are listed in Table 1 below.

Table 1 - Site and Surrounding Properties

	General Plan:	Zoning:	Improvements:
Site	C	CR-PD	Vacant with Phase 1 Improvements under construction
North	C	CR-PD	Vacant, Single-Family Residential, and Commercial
South	MDR (across US 50)	R1A	Single Family Residential
East	C	CR-PD	Commercial
West	MDR	R1A	Vacant/Single Family Residential

The project site is located in El Dorado County’s Rare Plant Mitigation Area Two and outside the El Dorado County Important Biological Corridor and Ecological Preserve overlay areas.

PROJECT DESCRIPTION

The project applicant is currently proposing to modify Phases 2 and 3 of the approved The Crossings Project. Whereas, the 1998 EIR anticipated an additional 407,450 sf of commercial uses for the remainder of The Crossings Project, the currently proposed project would only contain 75,100 sf of commercial use in the form of a 140-room hotel/event center, as well as a RV resort and campground including 301 total sites consisting of: RV stalls, cabins/tiny homes, glamping cabins, van/tent sites, dispersed tent sites, yurts, and one (1) group tent site (Exhibits E and H). It should be noted that a 20-foot by 50-foot-tall pylon sign would be located along the freeway frontage, which has already been approved as part of the approved Sign Program (Exhibit O).

The components of the proposed project are discussed below. The applicant submitted a detailed project narrative included as Exhibit S of this Staff Report.

Hotel/Event Center and RV Resort and Campground: The proposed project would include the development of a 75,100-sf hotel/event center in the northeastern corner of the project site, with an associated outdoor event area with potential coffee kiosk immediately to the west. The hotel would be four (4) stories tall with a maximum height of 60 feet and would include 140 rooms. The project has been conditioned so that the architectural plans for the hotel design must be submitted for review and approval by the Planning and Building Department, and the design shall include features to reduce the visual appearance of the height and be in conformance with the Missouri Flat Design Guidelines and any applicable adopted County design standards and guidelines. The capacity of the event center would be between 300 to 400 people. The event center would host events such as weddings, conferences, fundraisers, Chamber of Commerce dinners, and business showcases. Operational hours of the event center would be from 9:00 AM to midnight. Although neither the 1998 EIR nor the 2011 Addendum specified exactly what type of

use was anticipated for the currently proposed hotel/event center site, the 1998 EIR anticipated the development of up to 87,500 sf of unspecified commercial/retail uses. The proposed hotel/event center would be consistent with the anticipated commercial use.

The proposed RV resort and campground would include a total of 301 sites consisting of: RV stalls, cabins/tiny homes, glamping cabins, van/tent sites, dispersed tent sites, yurts, and one (1) group tent site. Table 2 below summarizes the types of sites proposed. It is noted that RV stalls are broken into subtypes, consisting of different sizes; back-in premium sites are the same as back-in standard sites but are located in premium locations. In addition, 20 RV stalls in the southwest corner of the site would be compliant with the Americans with Disabilities Act (ADA).

Table 2 – RV Resort and Campground Sites

Site Type	Number of Sites
RV Stalls	
<i>Back-In Standard</i>	53
<i>Back-In Premium</i>	77
<i>50-foot Pull-Thru</i>	110
<i>90-foot Pull-Thru</i>	12
<i>Van and Tent</i>	9
Dispersed Tent	5
Group Tent	1
Cabins/Tiny Homes	23
Glamping Cabins	7
Yurts	4
Total	301

Modified Phases 2 and 3 include a 10,000-sf main building with a 1,400-sf apartment for an on-site manager on the second floor. The main building would also include a manager’s office, general store, business center, fitness center, clubhouse, a food prep area for guests including grills, and a communal kitchen. Other on-site development associated with the proposed RV resort would include a 2,000-sf maintenance building; bathhouses/showers/restrooms; a chapel; wood-burning fire pits; vineyard areas; and a dump station. The proposed dump station would be located in the western portion of the project site, north of the proposed private drive aisle, and would allow guests of the proposed project to empty their grey and black water tanks. The dump station would be connected to existing sewer infrastructure in the project vicinity, as discussed in further detail below.

The proposed project would also include outdoor recreational amenities, potentially including a pool and hot tub, playgrounds, dog parks, outdoor trails, barbecue and picnic tables, and a pickleball complex. The proposed pool and pickleball complex would be located in the southwestern portion of the project site, adjacent to the proposed main building, and the pickleball complex would feature up to six (6) courts that would operate from 7:00 AM to 10:00 PM, similar to the pool. El Dorado County Code Section 130.40.210.G notes that swimming pools and tennis

courts (it should be noted that for the purposes of this project and the Administrative Permit requirements, pickleball courts are considered similar to tennis courts) that operate outside of daytime hours require a Conditional Use Permit. A Conditional Use Permit is included as part of the proposed project.

Other possible amenities include shuttles to downtown Placerville and/or wine country, a mobile farm stand, recreation equipment rentals (bicycles, paddle boards, hiking gear, etc.), children's activities, and summer movie nights. It is noted that during project operations, quiet hours would be imposed after 10:00 PM.

Access, Circulation, and Parking: The proposed project would modify the previously planned extension of Headington Road westerly from Missouri Flat Road to El Dorado Road (Exhibit P). The project requires a General Plan Amendment to remove the Headington Road Extension from the Circulation Element, Exhibit TC-1. Headington Road is currently identified as a Major 2-lane street in the General Plan Circulation Element. The project applicant intends to provide a modified roadway network through The Crossings with all interior roadways being private. The direct connection between Missouri Flat Road and El Dorado Road, i.e. Headington Road Extension, will be replaced with a circuitous network between the roadways including the instillation of perimeter access gates that would prevent through-traffic from utilizing the roads to cut through the site.

The Headington Road Extension was originally envisioned to provide access to the Sundance Plaza shopping center from El Dorado Road as well as Missouri Flat Road, as well as being contemplated to provide a parallel route to US 50, connecting to El Dorado Road which currently provides an alternate route. This improvement was a condition of approval for the anticipated 535,000 square-foot regional retail center. The initial 450-foot segment of Headington Road from Missouri Flat Road to the west, as well as Missouri Flat Road widening across the front of the Crossings project has been constructed as a part of Phase 1. A traffic signal was recently installed at the intersection of Missouri Flat Road and Headington Road as part of the Phase 1 improvements.

The primary entrance to the proposed project would be a private drive aisle from El Dorado Road. Additional access is provided at three (3) gated points to Phase 1 to the north and one (1) gated point location on the drive aisle to the east connecting to the commercial center. The on-site drive aisles range from 20 feet (one-way) to 24 to 30 feet wide (two-way), with the narrowest 20-foot drives providing access to the individual camp sites.

Pedestrian walkways are provided throughout the site, including crosswalks to provide access to the on-site amenities, as well as the hotel and Phase 1.

The proposed project would include 231 parking stalls in the vicinity of the proposed hotel/event center, including four (4) ADA-compliant stalls, as well as 81 additional parking stalls spread throughout the site, for a total of 312 parking stalls.

Utilities: The project site is located within the EID service area. Water and sewer service would be provided by the EID through connections to existing mains in the project vicinity. The proposed project would install a series of 2- to 12-inch water lines which would connect to either the existing 8-inch water main to the east of the site, under the existing commercial uses, or to the existing 21-inch water main which currently extends from El Dorado Road in the west through the southern portion of the project site to the east, toward US 50. Similarly, the proposed project would include the installation of 4- to 8-inch sewer lines that would connect to either the existing 8-inch sewer main located on-site, or to the 8- and 12-inch sewer lines which currently cross through the project site from El Dorado Road in the west to the commercial uses to the east. Each RV stall would be provided with a 4-inch sewer hookup and 3/4-inch water service, as well as an electrical outlet.

Currently, the majority of the project site drains into Mounds Springs Creek, which flows from the southeasterly to the northwesterly portion of the project site, discharging at El Dorado Road. Off-site flows enter the project site through a 36-inch storm drain from the east and through a culvert under US 50 to the south. The existing off-site and on-site creek flows would continue to run through the site following project buildout, with the exception of two (2) 48-inch storm drains that would be installed where the proposed roadways intersect with Mounds Springs Creek on-site. Flows from the remainder of the project site would be routed to three (3) proposed detention ponds that would capture and treat stormwater and would be designed to discharge flows at the existing discharge point on El Dorado Road.

Landscaping: The proposed landscaping plans (Exhibits J and K) identify the proposed project would include the planting of multiple vegetation species, including Trident Maple trees, rosemary bushes, and bamboo. As discussed above, vineyard areas would be established along the western border of the project site, which would serve as buffers between the on-site uses and nearby residential uses. Maintenance of the on-site landscaped and vineyard areas may include the use of pesticides; such products would be expected to be used in accordance with label instructions and in compliance with regulations governing the use of such products. The proposed project would also include two (2) landscaping ponds located in the northeastern portion of the site. The ponds would use water being recirculated down a landscaped stream, into the northern pond, then along a swale to the southern pond, before being recirculated back around. Final landscaping improvements will be consistent with the Model Water Efficiency Landscaping Ordinance (MWELO).

The proposed project also includes trails that meander throughout the site, particularly, along the existing on-site drainage. The trails would connect to a paved walkway network allowing pedestrian access throughout the project site.

Sign Program: The applicant has submitted a revision to the Planned Development to update the approved Sign Program. Major changes include increasing the allowable signage for The Crossings Phase 1 commercial development and allowing the potential for an electronic message center at the top of the pylon sign facing US 50. In addition, two (2) 42-inch tall by 30-foot long curved rock walls will house approximately 16 square foot signs located on either side of the RV Resort entrance off El Dorado Road.

ANALYSIS

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2 (Commercial Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (Compatibility with Adjoining Land Uses), Policy 2.3.2.1 (Disturbance of Slopes Greater than 30 Percent), Policy 2.8.1.1 (Lighting Standards), Policy TC-Xd (Level of Service), Policy TC-Xg (Dedicate ROW and Fund Necessary Road Improvements), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.2.1.2 (Adequate Quantity and Quality of Water for all Uses, Including Fire Protection), Policy 5.3.1.7 (Connection to Public Wastewater System), Policy 5.7.1.1 (Fire Protection in Community Regions), Policy 5.7.3.1 (Adequate Law Enforcement), Policy 6.2.3.2 (Adequate Access for Emergencies), Policy 7.4.4.4 (Oak Resource Impacts), and Objective 9.3.8 (Camping Facilities). Further details are discussed in the Findings section below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The project as proposed includes a Rezone request from CR-PD to RFH-PD and conforming -PD combining zone modifications (Exhibit Q). The proposed Planned Development Permit Revision request addresses alteration of the boundaries of the project area and use of the site from what was previously approved and to reduce building setbacks to be more aligned with commercial development standards. In addition, the proposed Planned Development Permit Revision modifies the approved Sign Program (Exhibit O). The project has been analyzed in accordance with all applicable development standards for the RFH-PD zone district, including the requirements for granting a Conditional Use Permit for the RV resort and camping use, the hotel/event center building height, as well as operation of the proposed pickleball courts and swimming pool outside of daytime hours. In addition, an Administrative Permit request for the proposed apartment of the on-site manager and for the daytime operation of the pickleball courts and swimming pool has been incorporated into the Planned Development Permit Revision and Conditional Use Permit requests.

AGENCY COMMENTS AND CONDITIONS OF APPROVAL

The project was distributed to all applicable local, County, and State agencies for review and comment. Comments were received from the El Dorado County Air Quality Management District (AQMD), El Dorado Office of County Surveyor, El Dorado County Environmental Management Department (EMD), El Dorado County Sheriff's Office (EDSO), El Dorado County Department of Transportation (DOT), El Dorado County Planning and Building Department Stormwater Division, Diamond Springs El Dorado Fire Protection District (Fire Department), Caltrans, EID and PG&E. In addition, the project was reviewed by the Diamond Springs/El Dorado Community Advisory Committee (CAC) on August 17, 2023, and again on December 19, 2024. The proposed project was supported by the CAC with the caveat that DOT address concerns regarding traffic circulation in the area. All Conditions of Approval recommended by agencies have been

incorporated into the project, as applicable. Several Conditions of Approval are worthy of note and discussed below.

A Transportation Impact Analysis was prepared for the proposed project and recommended improvements to the road shoulders along El Dorado Road. The project has been conditioned to construct these improvements; however, DOT will adjust the requirements of the improvements to accommodate any environmentally sensitive areas along the shoulder.

Development of the proposed project includes the need to adjust property lines to accommodate the project layout (Exhibit M). A Lot Line Adjustment-Merger will be processed by the El Dorado Office of County Surveyor. A Condition of Approval has been included to require the Lot Line Adjustment-Merger be recorded prior to issuance of any building permits.

The proposed hotel is shown on the site plan and the height is indicated to be 60 feet, both of which require a Conditional Use Permit. The architectural plans for the hotel have not been submitted; thus, a Condition of Approval has been included to require future review of the design and conformance to the Missouri Flat Design Guidelines.

Two (2) Countywide policies may be considered in the future that may affect the proposed project. These include the applicability of the Transit Occupancy Tax (TOT) to RV parks and campgrounds and the potential to allow extended stays greater than 30-days at the RV and campground sites. Conditions of Approval have been included noting that should these ordinances be modified in the future to apply to RV and campground sites, the property owner of the RV resort and campground at that time agrees to comply and the Director of the Planning and Building Department has the ability to approve the project modification.

PUBLIC NOTICE

No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project requires posting of a physical sign at the project site, the project was duly noticed for a Planning Commission public hearing with a public notification range of 1,000 feet, and a legal advertisement was published in applicable local newspapers. In addition, project notification was also posted on the Planning Division Planning Commission webpage.

ENVIRONMENTAL REVIEW:

As stated above, the 1998 EIR anticipated that full buildout of The Crossings Project would result in the development of 535,000 sf of commercial development, and with Phase 1, currently under construction, consisting of 127,550 sf of retail, the remaining “capacity” of commercial use covered in the 1998 EIR for Phases 2 and 3 of The Crossings Project is approximately 407,450 sf of commercial use. Thus, 407,450 sf of commercial use serves as the baseline for comparison purposes for the current environmental review.

Regarding baseline, in cases where an approved project has already undergone environmental review, and the environmental document has been certified by the lead agency, the lead agency can restrict its review to the incremental effects of the modified project, rather than having to reconsider the overall impacts of the project. In other words, if the project under review constitutes a modification of a previously approved project previously subjected to environmental review, then the “baseline” for purposes of CEQA is adjusted such that the originally approved project is assumed to exist. Thus, as noted above, the environmental baseline for this analysis consists of the remaining portion of the approved The Crossings Project, which consists of 407,450 sf of commercial uses.

An Addendum was prepared for the currently proposed project (Exhibit V). The El Dorado County Planning and Building Department reviewed the project and, on the basis of the 1998 EIR and the subsequent 2011 Addendum, did not find substantial evidence that the project would have a new significant effect on the environment or a substantial increase in the severity of a significant impact previously identified in the 1998 EIR and 2011 Addendum and a subsequent EIR is not required.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A.....	Location Map
Exhibit B.....	Assessor’s Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Site Plan
Exhibit F.....	Utilities Plan
Exhibit G.....	Preliminary Grading and Drainage Plan
Exhibit H.....	Site Concepts
Exhibit I.....	Elevations and Concept Plans
Exhibit J.....	Conceptual Landscape Plan – Main Building
Exhibit K.....	Conceptual RV/Camping Landscape Plans
Exhibit L.....	Lighting Photometric Plan
Exhibit M.....	Lot Line Adjustment-Merger
Exhibit N.....	Revised Sign Program
Exhibit O.....	Approved Sign Program
Exhibit P.....	General Plan Amendment Exhibit
Exhibit Q.....	Rezone Exhibit
Exhibit R.....	Phase 1 Improvement Plans

Exhibit S.....Detailed Project Description
Exhibit TPD97-0011 Findings/Conditions of Approval
Exhibit U.....Mitigation Monitoring and Reporting Program
Exhibit V.....Addendum

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