

PC 10/13/11
#8



Palos Verdes Properties Inc

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PLANNING DEPARTMENT
OCT 12 PM 3:21

October 12, 2011

El Dorado County
Planning Commission
Placerville, CA 95667

RE: Creekside Plaza Z10-0009/PD10-0005/P10-0012

Of the 72 conditions, many of which are standard development conditions that pertain to any new development project, we respectfully ask for removal of six of the proposed conditions. We have also noted a few corrections that need to be made to the final report. Please consider the following:

- **CONDITION #8:** This condition states "The Parcel Map shall be filed prior to issuance of any building permit". This does not make sense for a commercial project. We request that the parcel map process run concurrent with the development of this project.
- **CONDITION #12c:** Lighting – Pursuant to the Missouri Flat Design Guidelines, the maximum height of the light poles shall be 15 feet tall from ground level and that all lights will be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. We are requesting a variance to use 20 foot light poles which is consistent with the other developments adjacent to this project (Golden Center and Walgreens).
- **CONDITION #14:** This condition requires 2 RV Parking stalls on site. Parking of this nature is impractical on a site of this size. Parking for RV travelers is conducive to major anchor tenant centers (i.e.; Wal Mart).
- **CONDITION #23:** Intersection Improvements at Missouri Flat Road and Mother Lode Drive (conversion of a southbound right turn to a through right and the addition of a southbound through lane south of Mother Lode). The County is requiring that these improvements be completed, or that the applicant obtain an approved improvement agreement with security, prior to filing of the Parcel Map or Building Permit issuance. A project of this size cannot support construction of significant offsite improvements. This project is already constructing an additional lane on Missouri Flat Road among other improvements adjacent to the project. In addition, this project is paying over \$100,000 in TIM fees.
- **CONDITION #30:** Bus Stop/Public Transit – DOT is recommending a condition be included for the bus turnout and shelter. Planning staff has some reservations about recommending that the project be required to be responsible for this bus stop at this particular location, as it was not included in the Coordinated Public Transit–Human Services Transportation Plan, adopted August 28, 2008, and there is a question as to whether there is an adequate nexus for this project to shoulder this requirement alone. We are requesting that this condition be deleted in its entirety.

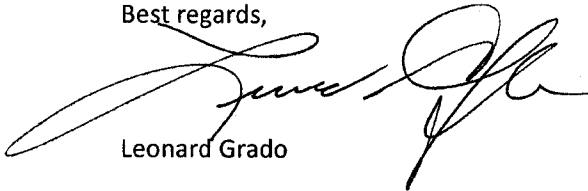
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4330 GOLDEN CENTER DRIVE, STE D • PLACERVILLE, CA 95667 • 530/622-5682 FAX: 530/621-3103

APPLICANT COMMENTS
12-0224.K.1

- Report Correction – Page 7, 3rd paragraph: 1.37 acres of open space should be changed to 1.14 acres.
- Report Correction – Page 7, 3rd paragraph: 22.9' tall retaining wall should be changed to 27'.
- Report Correction – Page 12, Condition 22. Replace "Golden Foothill Parkway" with "Golden Center Drive".
- Condition Correction – #33: The sentence "Cross lot drainage is not permissible" should be removed as this is a commercial project.

If you have any questions, please do not hesitate to contact me at 530-622-5682.

Best regards,

A handwritten signature in black ink, appearing to read "Leonard Grado", written in a cursive style. The signature is positioned above the printed name "Leonard Grado".

Leonard Grado