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TO: Planning Commission Agenda: November 14, 2019
FROM: Mel Pabalinas, Current Planning Manager
DATE: November 12, 2019
RE: **Response to Planning Commission Comments**
Project File Nos. Z10-0009/P10-0012/PD10-0005/Creekside Plaza

Following the continuance of the above referenced project at its originally scheduled Planning Commission hearing on October 24, 2019, staff is providing this memorandum in response to the Planning Commission's comments on specific project items.

1. **Comment on Biological Resource Analysis in the Environmental Impact Report (EIR)**

The EIR for the proposed Creekside Plaza project includes an analysis of biological resources impacts of the project. The analysis is based on substantial evidence consistent with the requirements of CEQA Guidelines Section 15126 et seq. The following addresses the scope of the impact analysis and how the results were documented.

The biological resources impacts of the proposed Creekside Plaza project were originally evaluated in 2011 and presented in a biological resources assessment report containing a detailed analysis of wetlands, oak woodland, special-status species, and habitat impacts. The results were incorporated into the adopted Initial Study/Mitigated Negative Declaration (IS/MND) completed by staff in February 2012. Subsequently, Resolution 149-2012 adopted by the Board of Supervisors in October 2012 rescinded project approvals and the MND in response to litigation in May 2012. The Resolution acknowledged the applicant's intent to resubmit the project application and fund the cost to prepare an Environmental Impact Report (EIR); however, it did not specify what specific topics should be evaluated in the EIR. The Resolution referenced a Settlement Agreement between the petitioners and the applicant resulting from the litigation. The Settlement Agreement did not mandate that an EIR be prepared, nor did it require that biological resources impacts be further evaluated in an EIR if one were to be prepared.

In August 2015, with the applicant's resubmittal of the project application, County staff approved the scope of work for the EIR. Per the EIR scope of work, an Initial Study (IS) would be used to focus the analysis in the Draft EIR. The IS, which was completed in January 2017, incorporated the MND analysis that was supplemented with a wetland delineation prepared in November 2015 (verified by the US Army Corps of Engineers in March 2016), incorporated an oak resources evaluation (completed in April 2016), and included an updated special-status species information detailing the results of site inspections in 2015 and 2016 to determine whether there had been any physical site changes that would result in new biological resources impacts not previously

identified. The biological resources impact analysis was presented on pages 29 through 45 in the 2017 Initial Study with the 2011 biological resources assessment prepared for the MND and supplemental information in Appendix A in the Initial Study. The analysis addressed all the checklist questions for biological resources contained in Appendix G of the CEQA Guidelines.

Taken together, the original 2011 biological resources assessment, supplemented with additional information in 2015 and 2016, addressed the three specific areas (wetlands/riparian habitat, oak resources, and sensitive species) of concern raised by petitioners in the 2012 litigation. The 2017 Initial Study identified the precise acreage of wetlands and riparian habitat that would be impacted by the project as well as the precise amount of oak resources that would be affected. The Initial Study included five mitigation measures to reduce impacts to less than significant: MM BIO-1 (nesting and migratory bird impacts during construction); MM BIO-2 (riparian vegetation); MM BIO-3 (wetlands); MM BIO-4 (wetlands/water quality); and MM BIO-5 (oak resources). The 2017 Initial Study was circulated with the Notice of Preparation (NOP) in January 2017 to agencies (including the California Department of Fish and Wildlife [CDFW]) and the public. The County did not receive any comments from CDFW on the biological resources analysis in the 2017 Initial Study. A few members of the public submitted written comments during the NOP review period, but they were of a general nature.

The Draft EIR was published in December 2017 for a 60-day review period, exceeding the 45 days required by CEQA. The biological resources analysis was included in subsection 7.2.3 (pages 7-2 through 7-14) in the Draft EIR, and the 2017 Initial Study containing the biological resources analysis was included in Appendix A in the Draft EIR. Supporting technical information was provided in Appendix D in the Draft EIR, which included the documents referenced in the 2017 Initial Study. The content of the biological resources analysis in the 2017 Initial Study meets the requirements of CEQA Guidelines for an EIR, specifically Sections 15126 (environmental setting), 15126.2 (discussion of significant environmental effects), and 15126.4 (mitigation measures). There are no requirements in the CEQA Guidelines where a specific environmental resource impact analysis should be located in a Draft EIR.

The County did not receive any comments on the Draft EIR from resource agencies such as CDFW; however, there were some comments from the public regarding the wetlands/riparian habitat and oak resources mitigation. No new impacts requiring analysis were identified or necessitated. The above referenced Mitigation Measures MM BIO-2, MM BIO-3, MM BIO-4, and MM BIO-5 included in the Draft EIR were modified in the August 2019 Revised Final EIR to further clarify mitigation requirements for riparian habitat, wetlands, and oak resources in response to public comments on the Draft EIR. The revisions to those mitigation measures identify specific performance standards, consistent with resource agency regulations and County standards. The revisions are shown in Section 3, Errata, in the revised Final EIR, and the final text of the mitigation measures is shown in the Mitigation Monitoring and Reporting Program (MMRP). In addition, Section 1, Introduction, in the revised Final EIR includes a discussion about oak resources mitigation to reflect the Oak Resources Management Plan (ORMP) implemented under Chapter 130.39 (Oak Resource Conservation) of the Zoning Ordinance, which was not yet in place at the time the oak resources assessment was prepared in 2016.

In summary, the analysis in subsection 7.2.3 in the Draft EIR with supporting documentation in Appendix D as well as the analysis in the 2017 Initial Study included in Appendix A in the Draft EIR fully discloses the biological resources impacts of the project. Mitigation measures that provide for avoidance and/or compensatory mitigation for wetlands, riparian habitat, and oak resources impacts are included in the EIR to reduce impacts to less than significant.

2. Creekside Plaza Sign Program

The Planning Commission inquired further details on the Sign Program for the project, in particular the specific modifications subject to the Sign Ordinance standards under Chapter 130.36 of the Zoning Ordinance and flexibilities through the Development Plan Permit provisions under Chapter 130.52040. The applicant submitted the attached updated Sign Program, which shall be part of and implemented with the Planned Development permit for the project. The program details the uniform criteria regulating the construction, design, and operation of the attached and freestanding (monument) signs within the development. The signs are summarized below.

Building-Attached Signs

The proposed building-attached signs consist of both tenant (shop) and office building wall signs. For illustration purpose, the Sign Program shows the elevation of the proposed commercial buildings and the potential location and scale of these signs along its respective exterior walls. As the actual tenants are yet to be determined, the specific sign area of the wall sign shall be based on the proposed building complex and its floor area size according the sign ordinance standards below. No modification to the standards is proposed.

130.36.070.1b - Community Region Area Signage Standards for Permanent On-Site Signs (Community Region- Community Commercial Zone District):

1 or more signs per establishment based on floor area as follows:

- * < 10,000 sf floor area = 50 sf max sign area
- * 10,001—25,000 sf floor area = 75 sf max sign area
- * > 25,001 sf floor area = 100 sf max sign area

Monument Signs

As summarized in the table below, the Sign Program for the project includes a total of three monument signs advertising the tenants and users in the development.

Proposed Monument Signs for Creekside Plaza

Monument Sign ID	Commercial Parcel/Building Complex ID/Street Frontage	Specifications (Quantity/Sign Area/ Height/ Illumination)	Exceed Standards (See Note below)
Landscape Wall Letter "E"	Parcel 1/Building C/Forni Road (Second Street Frontage)	1 sign/66 sf/ 3ft tall/Internal illumination	Yes. Given that both signs are located on the proposed Parcel 1 and fronting along Forni Road, the project exceed the standards by one sign, sign area by 110 sf and maximum height by 0.25
"B" Multi-Tenant Sign	Parcel 1/Building B/Forni Road (Second Street Frontage)	1 sign/84 sf/10.5 ft. tall/ Internal illumination	

			feet
“A” Multi-Tenant Sign	Parcel 3/Building A/Missouri Flat Road (First Street Frontage)	1 sign/84 sf/10.5 ft. tall/ Internal illumination	Yes. Sign exceeds the sign area standard by 4 sf.

Note: Sign Ordinance 130.36.070.1b - Community Region Area Signage Standards for Permanent On-Site Signs- Freestanding Sign (Community Region- Community Commercial Zone District): 1 multi-tenant sign per public street frontage as follows: ➤ First street frontage: 80 sf max area, 20 ft max height ➤ Other street frontage(s): 40 sf max area, 10 ft max height

Despite the exceedance of the sign standards noted above, the Sign Program, as part of the Planned Development Permit for the project, would further implement the goals and objective of the General Plan and Zoning Ordinance for commercial development. The architectural design of the signs shall match the design and scale of the commercial buildings, and will blend with the amenities of the commercial center. The proposed monument signs would provide sufficient notification and advertisement of the businesses within the center that would attract travelers along the Missouri Flat Road and Forni Road, which are major roads through this part of the county.

3. Loading Zone

As discussed in the staff report, the project is proposing a total of two designated loading zone stalls, consistent with the parking and loading standards of the Zoning Ordinance. These loading areas are readily accessible, in close proximity to the buildings, and would not encroach onto the on-site traffic circulation of the entire commercial center. As shown in Exhibit M of the staff report, one stall is located in front of Building B (Fast Food Restaurant), which measures 12 feet x 44 feet (exceeding the standard loading zone area of 12 feet x 40 feet) for this medium intense use, while the second loading area is currently located within the row of parking stalls along the northwestern perimeter line. In order to meet the minimum dimension of 12 feet x 25 feet for a low intense commercial office, the second loading area would need to be reconfigured which may result in the potential removal of at least two of the adjacent parking stalls. The removal of stalls may be accommodated given that the development is proposing a total 156 parking stalls in excess of the required 139 stalls. As conditioned (Condition of Approval No.5), prior to issuance of building permit for the project, the Final Site Plan shall be verified for these modifications and overall conformance with the parking and loading zone provisions.

4. Light Poles

Exhibit Q of the staff report details the preliminary Photometric Plan for the various lighting standards and poles at specific locations within the development. As discussed in the staff report, the proposed 20-foot tall light poles exceed the 15-foot tall height specified in the Missouri Flat Design Guidelines. In order to meet the requirements of the guidelines, a condition of approval (Condition of Approval No.5) has been added requiring the Final Photometric plan (submitted with the building permit) be designed to meet the applicable lighting standards for the project.

Attachment:

Updated Creekside Plaza Sign Program

Creekside Plaza

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For further information, please contact:



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PLACERVILLE, CA (530) 903-6785

Introduction to sign Criteria *Creekside Plaza*

INTRODUCTION

The purpose of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be strictly enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the County.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required County permits.

LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any monument or pylon signs. Tenant will be responsible for lettering of designated monument face.
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility for such removal and to patch and paint surface to match the existing color, and restore surface to original condition.

PAD TENANT

SPECIFICATIONS

MAXIMUM 75%
OF ADJACENT SURFACE

PAD TENANT

PERMIT SIGN AREA CALCULATIONS SHALL BE BASED ON COUNTY CODE

CONSTRUCTION: Plex faced channels allowed. Raceway-mounted ONLY.

ILLUMINATION: No 'halo' lit letters. Day-Night letters acceptable. LED acceptable. (see page 6)

COPY: Tenant name and/or logo

HEIGHT: 18" Maximum

LENGTH: 75% of adjacent surface

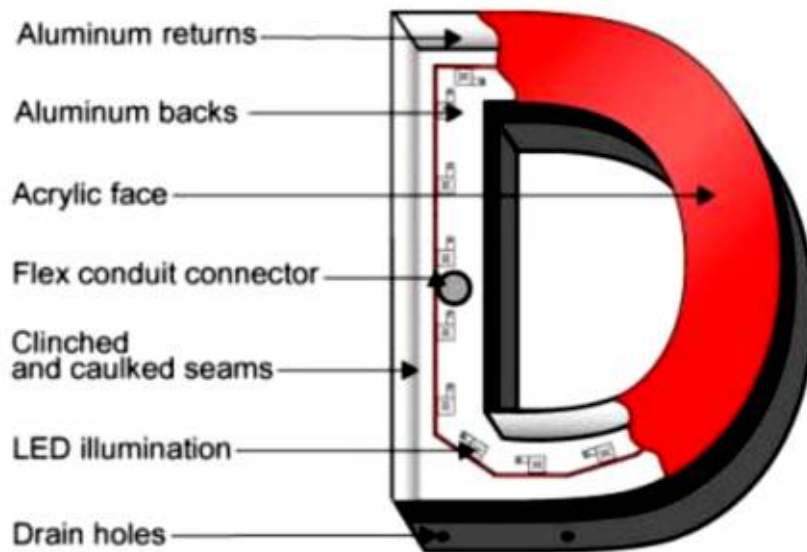
TYPEFACE: Custom logo and type OK.

COLORS: Custom Colors OK

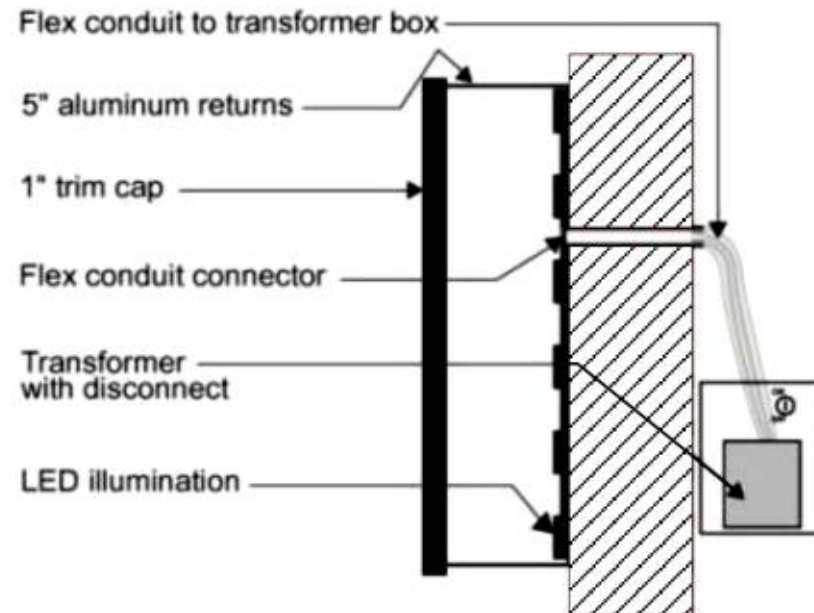
(county codes will prevail if more restrictive than this criteria)



SIGN CONSTRUCTION



FRONT VIEW



SIDE VIEW

Illuminated ACRYLIC FACED CHANNELS with THROUGH FACE ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.

Faces: Use any color translucent acrylic with black trim cap, unless approved otherwise.

LED Illumination.

Paint aluminum channel any color, as per landlord approval.

PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard:
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs painted directly on a building surface will not be permitted.
3. Signs in Proximity to Utility Lines:
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
5. There shall be no signs that are flashing, moving or audible.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.
7. Vehicle Signs:
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. (i.e. Delivery trucks with tenant signage is OK)
8. Light Bulb Strings:
External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character the activity to which it relates.

9. Banners, Pennants & Balloons Used for Advertising Purposes:
temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and County approval.
10. Billboard Signs are not permitted.
11. The use of permanent "sale" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.
12. No standard plex faced cabinet construction allowed.

ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord. Removal at tenants expense.

INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.

SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" area for the main sign body. (See Diagram below)

STOREFRONT SIGNAGE

The following types of construction will be allowed:

- * Acrylic face channels
- * Acrylic face icons and logos



Irregular shaped icons & logos should be considered in sign design for increased visual impact.

Descender: (The part of the lowercase letters, as g,p, and y which extends below the other lowercase letters)



SIGN CRITERIA

MONUMENT SIGNS **A** & **B** :

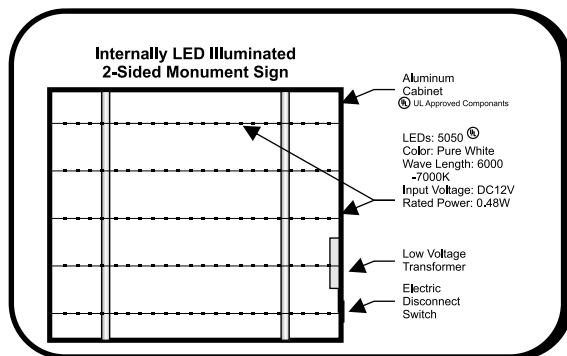
The design of the double-sided monument signs shall be commensurate with architecture of existing buildings in the Creekside Plaza.

Owner, at Owner's sole discretion, will determine which tenants will have signage on these signs.

Each sign shall be located at least one foot away from all utilities and the public right-of-way; and shall not restrict sight distances of motorists using the main driveway.

LED Internal illumination.

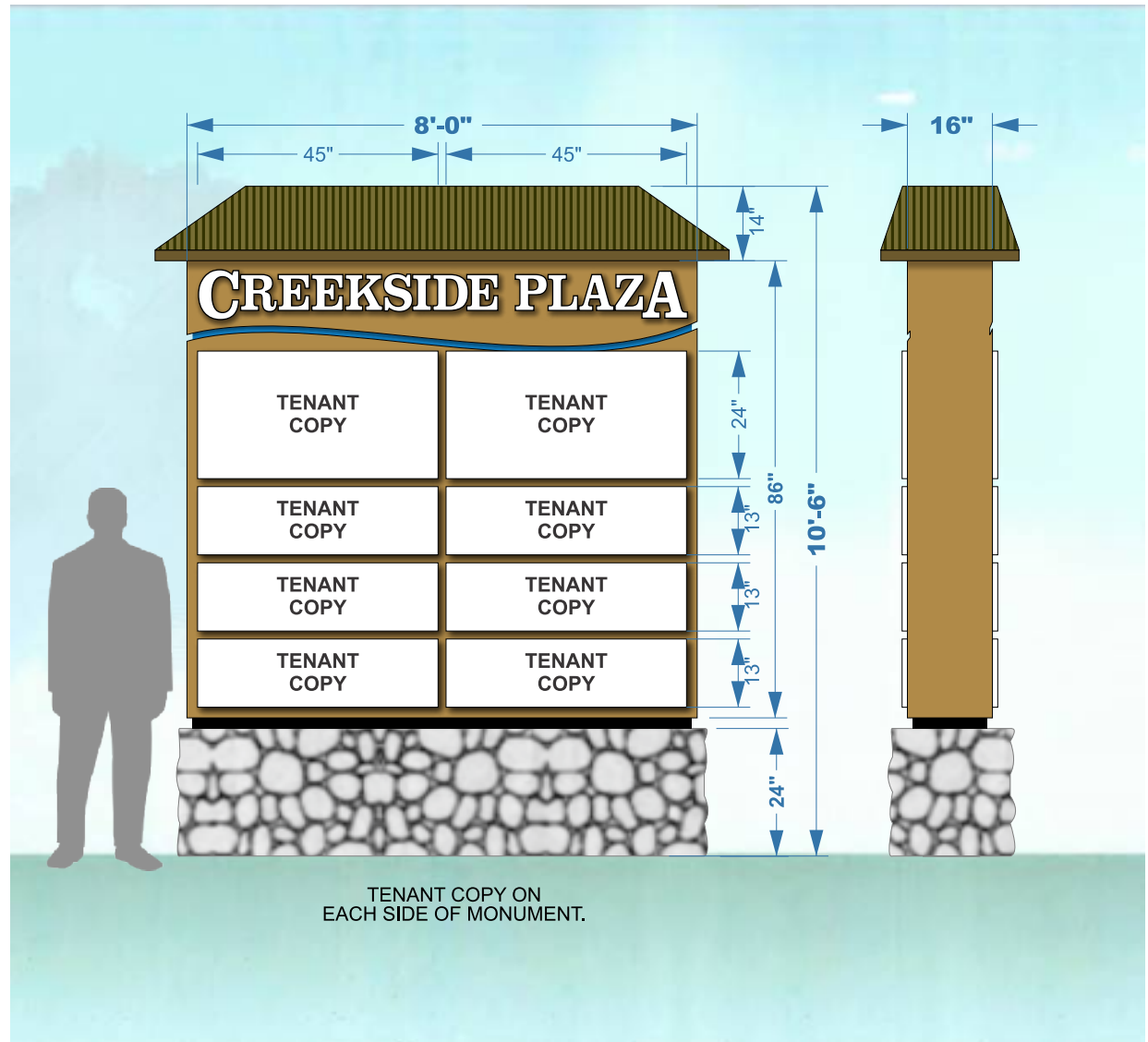
The color of the lettering shall match the Tenant's on building signage. Sign faces must have Owner's approval prior to manufacture or installation.



MANUFACTURE & INSTALL ONE D/F ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

- .080 ALUMINUM CABINET; ROOF STRUCTURE
- ROUTED ALUMINUM FACES; PUSH-THRU ACRYLIC TENANT COPY
- STUCCO COATED; PAINTED TO MATCH BUILDINGS
- STONE VENEER BASE
- LED ILLUMINATION



GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical will be fabricated by U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and General Liability Insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type front exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.
10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed junction boxes, lamps, tubing or LED crossovers of any type are not permitted.
16. All conduits, etc....installed on wall, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.

For further information, please contact:



Creekside Plaza SIGN PLAN SUMMARY

Monument Sign A (Missouri Flat Road)

Primary Sign measuring **8 x 10.5 feet**; 84.0 sf sign area; **10.5 ft tall**; Internal Illumination.
Double-Sided Signage.

Monument Sign B (Florni Road)

Primary Sign measuring **8 x 10.5 feet**; 84.0 sf sign area; **10.5 ft tall**; Internal Illumination.
Double-Sided Signage.

Tenant Wall Signs C

Office Building Wall Signs D

Landscape Wall Center I.D. Lettering E

1 Set Internally Illuminated Channel Letters with Acrylic Day/Night Faces (White/Black).
Two 14" letters, and twelve 12" Letters.
Returns to be 3", Durototic Finish. Black Trim-Cap, 3/4".

Total Freestanding Signs

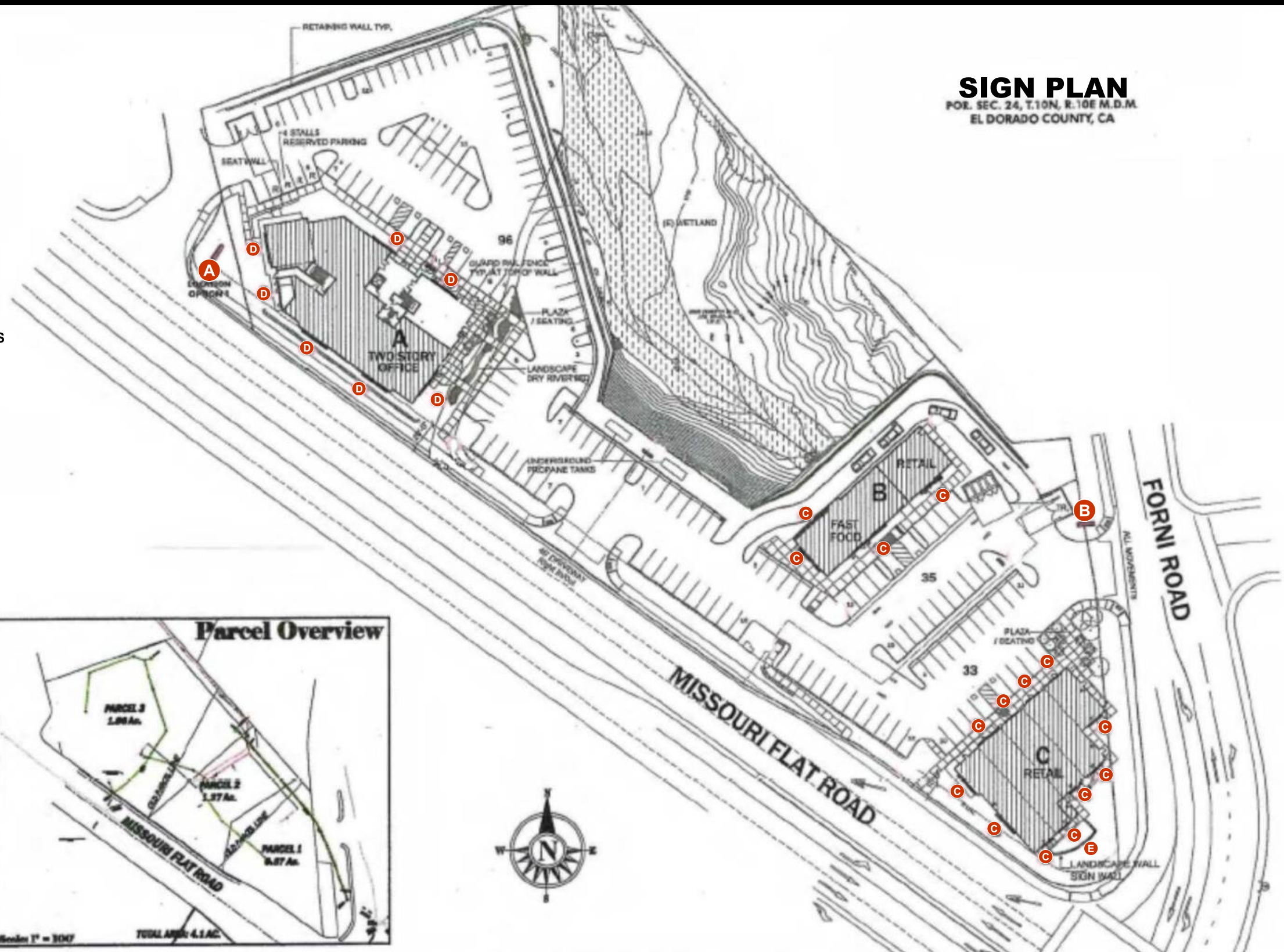
2 Signs

CREEKSIDE PLAZA PLACERVILLE, CA

- A** 10.5' D/F I.D. MONUMENT SIGN
- B** 10.5' D/F I.D. MONUMENT SIGN
- C** TENANT WALL SIGNS
- D** OFFICE BUILDING TENANT WALL SIGNS
- E** LANDSCAPE WALL CENTER I.D. LETTERS

SIGN PLAN

POB. SEC. 24, T.10N, R.10E M.D.M.
EL DORADO COUNTY, CA



COMSTOCK
SIGN COMPANY

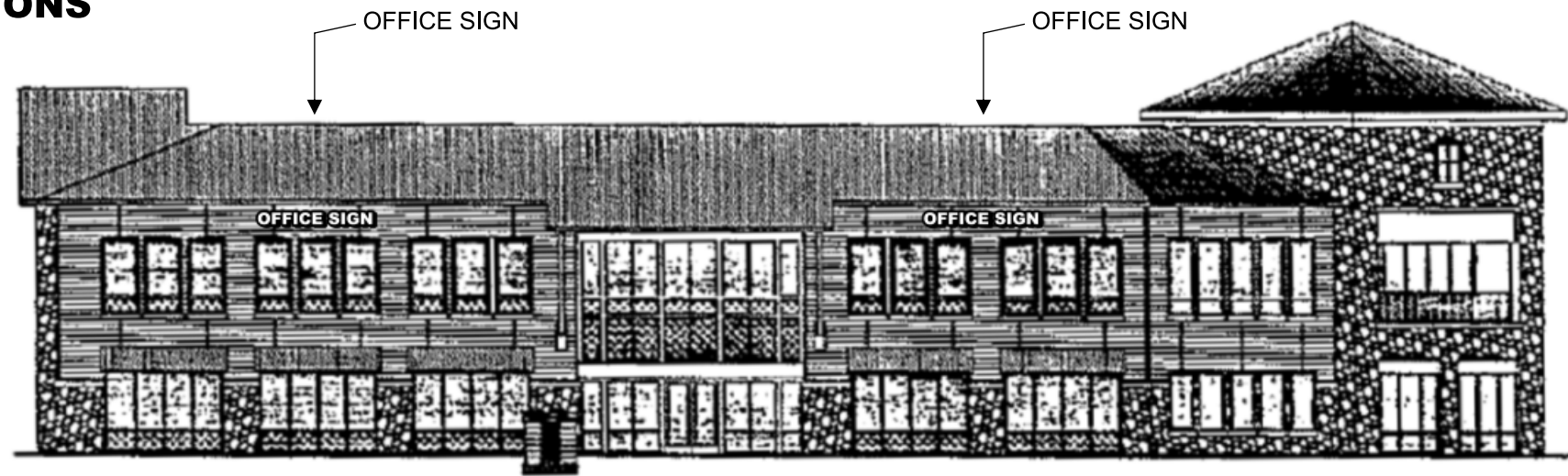
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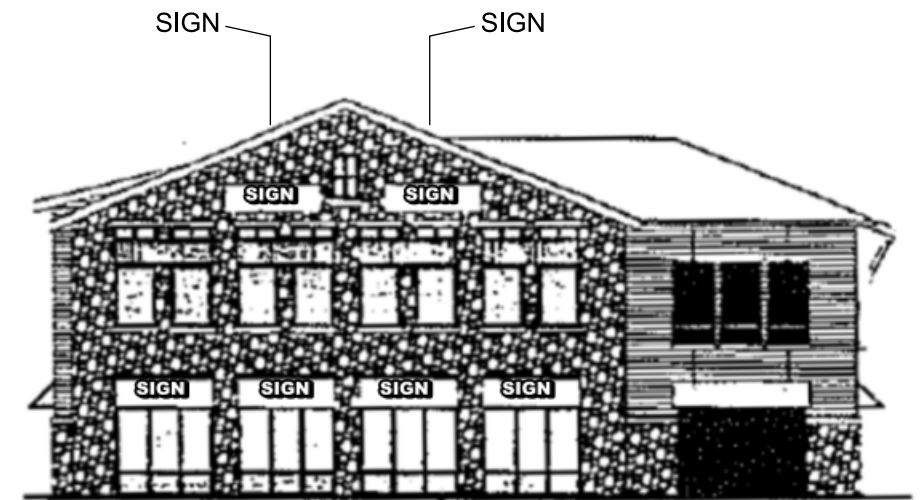
CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

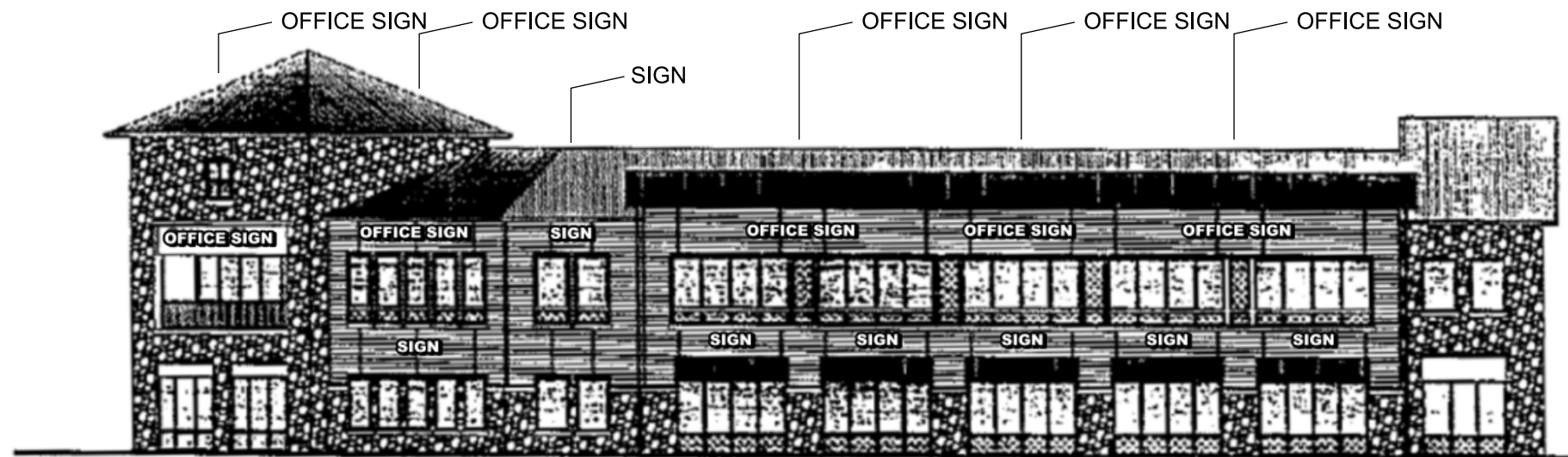
**CREEKSIDE PLAZA
PLACERVILLE, CA
ELEVATIONS
BLDG. A**



NORTH ELEVATION



ELEVATION FROM M. FLAT ENTRY DRIVE (EAST)



ELEVATION FROM M. FLAT RD. (SOUTH)



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SIGN COMPANY

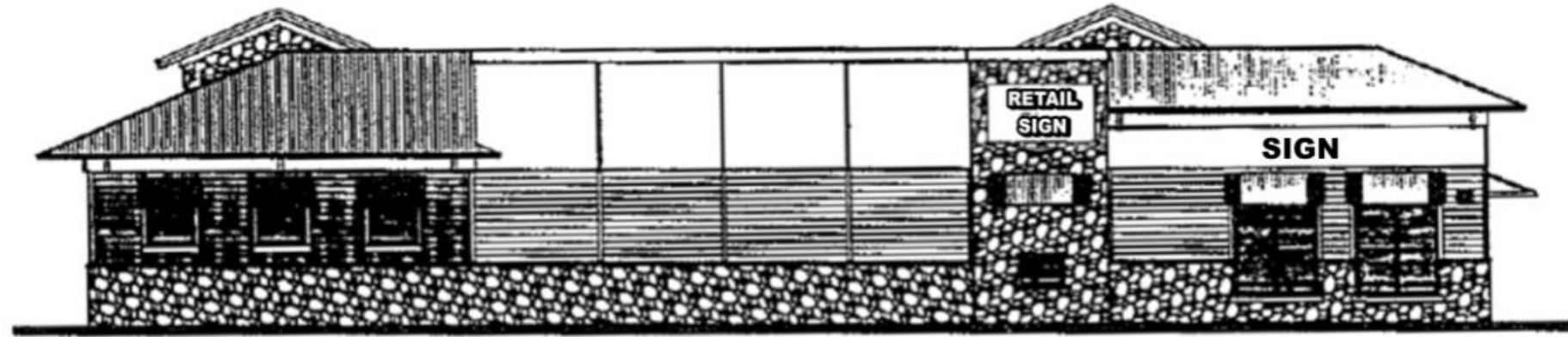
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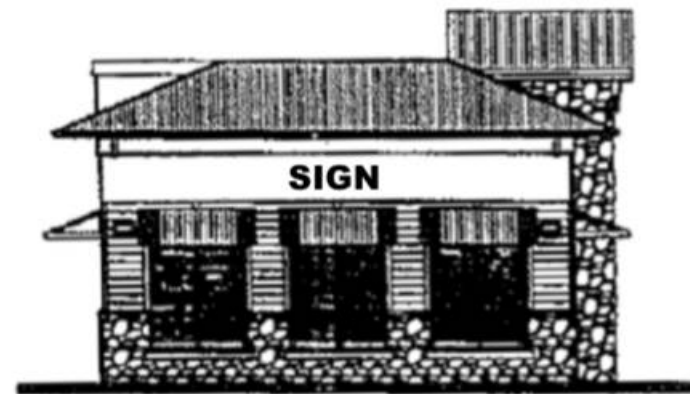
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LANDLORD APPROVAL _____ DATE _____

**CREEKSIDE PLAZA
PLACERVILLE, CA
ELEVATIONS - BLDG. B**



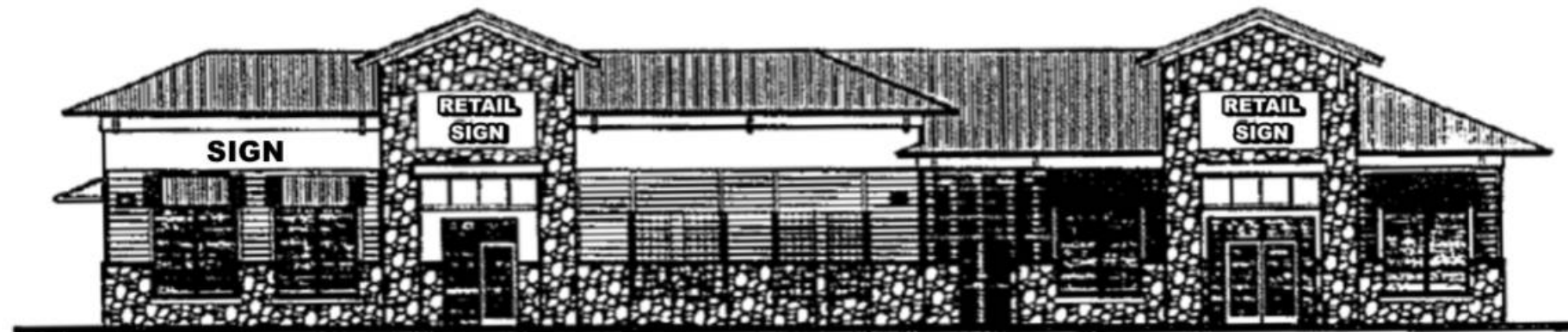
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



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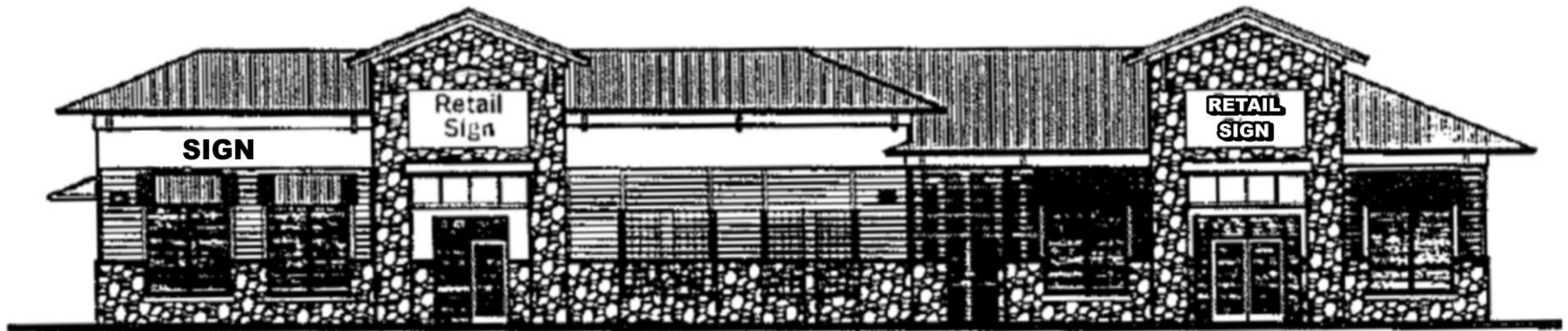
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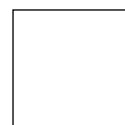
LANDLORD APPROVAL _____ DATE _____
19-1509 2B 16 of 22

**CREEKSIDE PLAZA
PLACERVILLE, CA
ELEVATIONS - COLOR
BLDG. B**

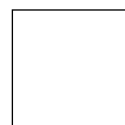


EAST ELEVATION

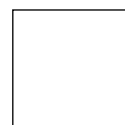
PROPOSED COLOR & MATERIAL SELECTIONS



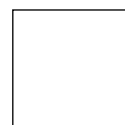
CULTURED
RIVER ROCK
STONE VENEER



CEMENT
FIBER BOARD
SIDING
ICI PADRE ISLAND



PAINTED STUCCO
ICI JUST PEACHY
PAINTED FASCIA
ICI PADRE ISLAND



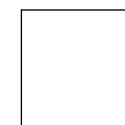
CEMENT
FIBER BOARD
ICI BUNGALOW
PAINTED FASCIA
ICI COUNCIL BLUFF



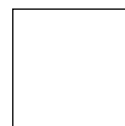
CORTIN
CORRUGATED
METAL ROOFING



CORTIN
METAL
ELEMENTS



ILLUMINATED
PARAPET BAND
& CHANNEL LETTER
SIGNAGE



BK BLUE AWNINGS
WITH CORTIN
METAL ACCENT
AT ENDS



CLEAR VISION
GLASS SET IN
BRONZE MULLION
SYSTEM



METAL TRELLIS
WITH FLANTING



COMSTOCK
SIGN COMPANY

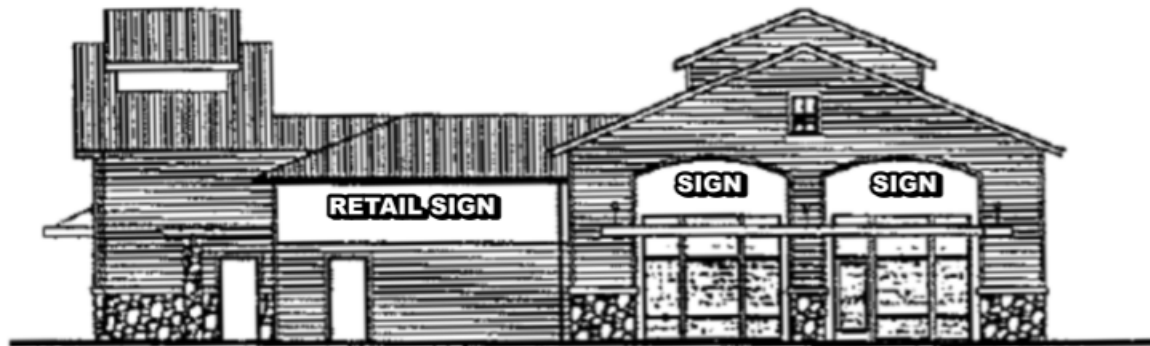
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CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

**CREEKSIDE PLAZA
PLACERVILLE, CA
ELEVATIONS - BLDG. C**



EAST ELEVATION



NORTH ELEVATION

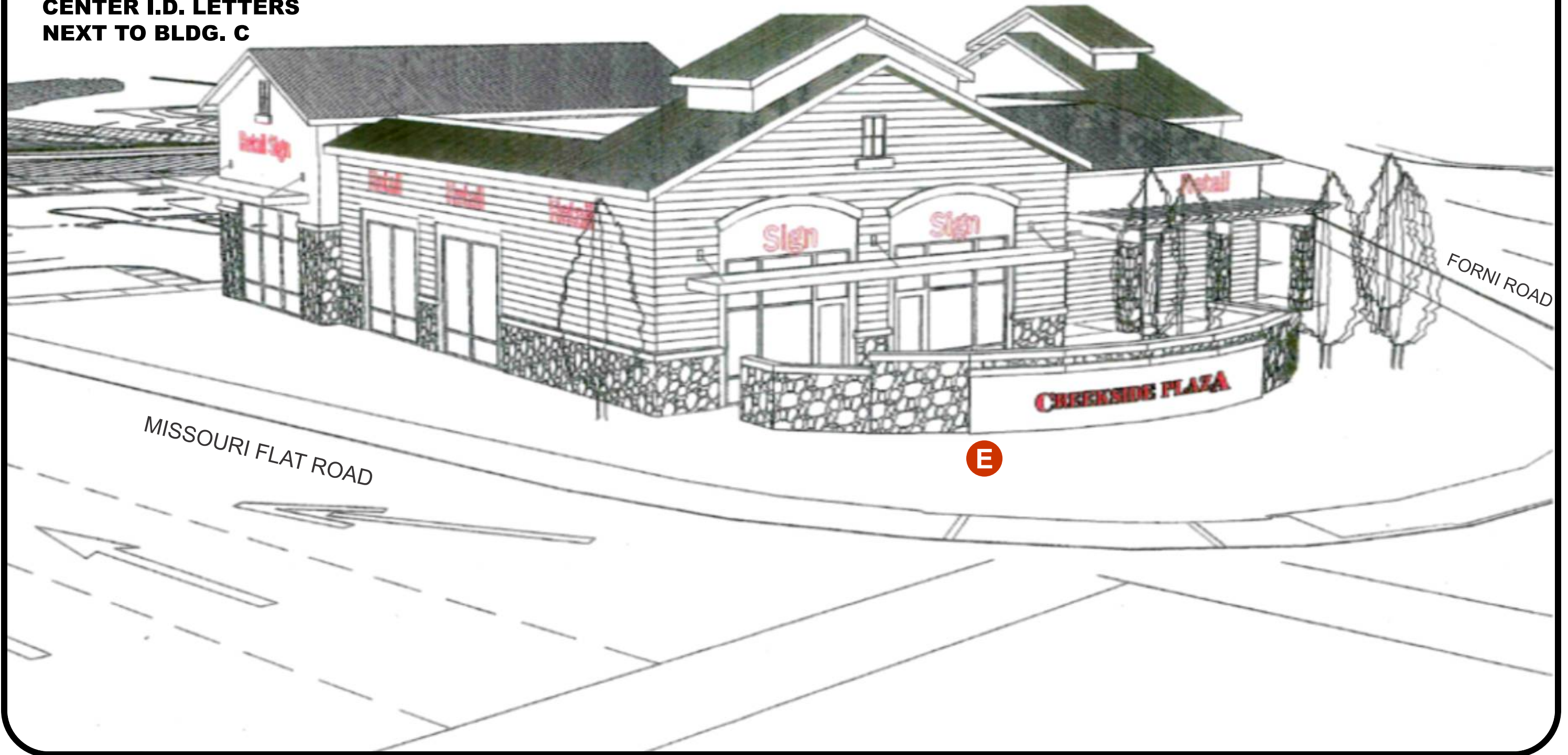


WEST ELEVATION



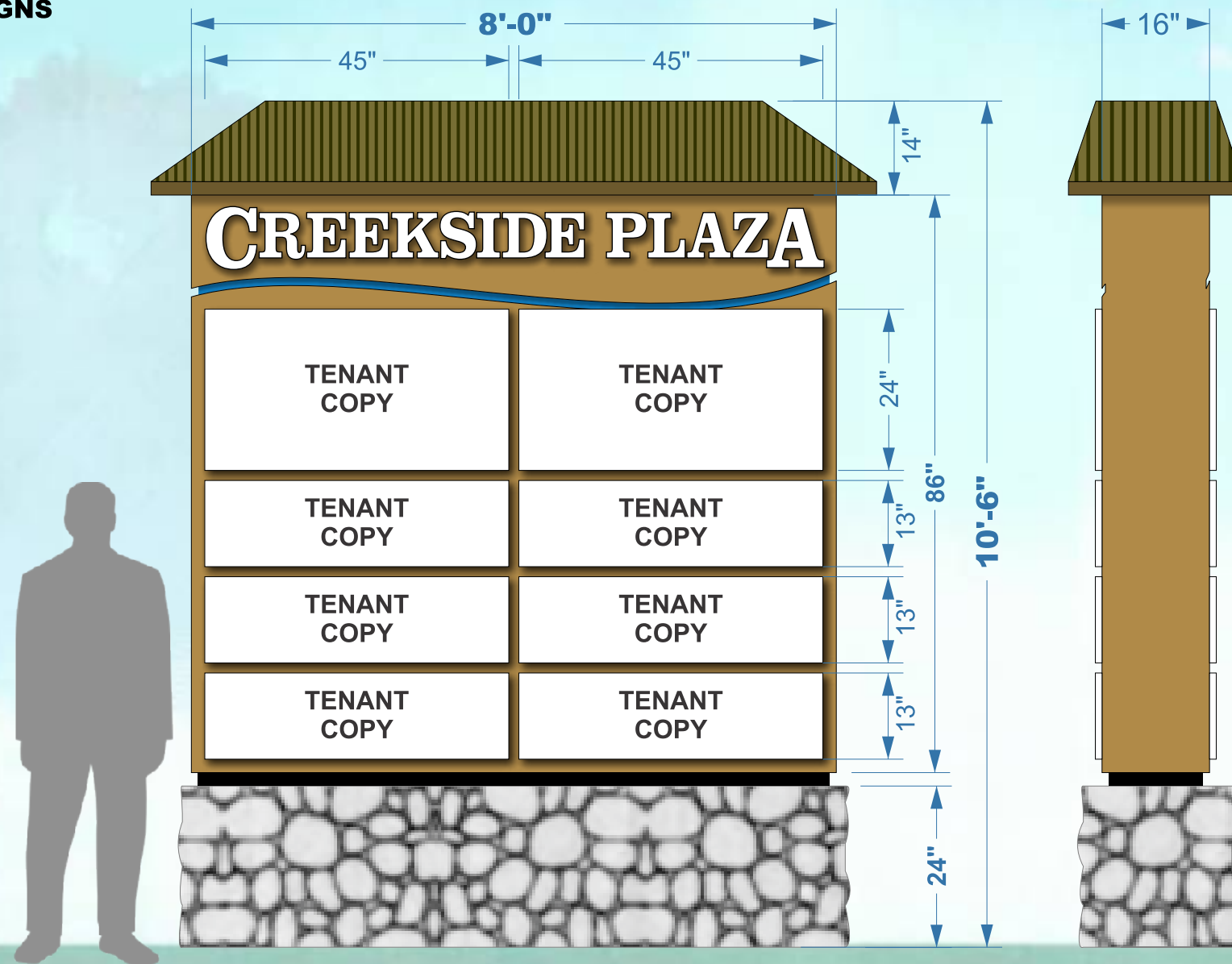
SOUTH ELEVATION

**CREEKSIDE PLAZA
PLACERVILLE, CA
LANDSCAPE WALL
CENTER I.D. LETTERS
NEXT TO BLDG. C**

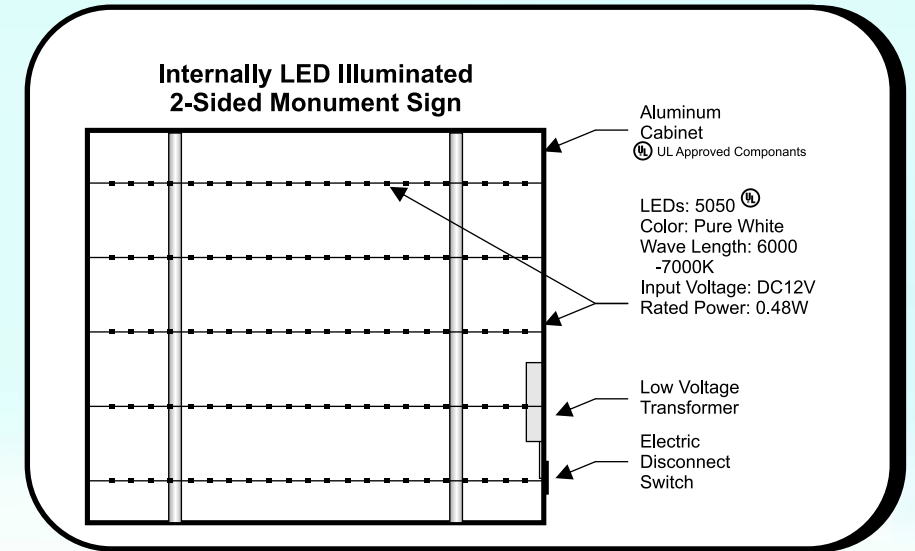


**CREEKSIDE PLAZA
PLACERVILLE, CA
10.5' MONUMENT SIGNS**

A & B



TENANT COPY ON EACH SIDE OF MONUMENT.

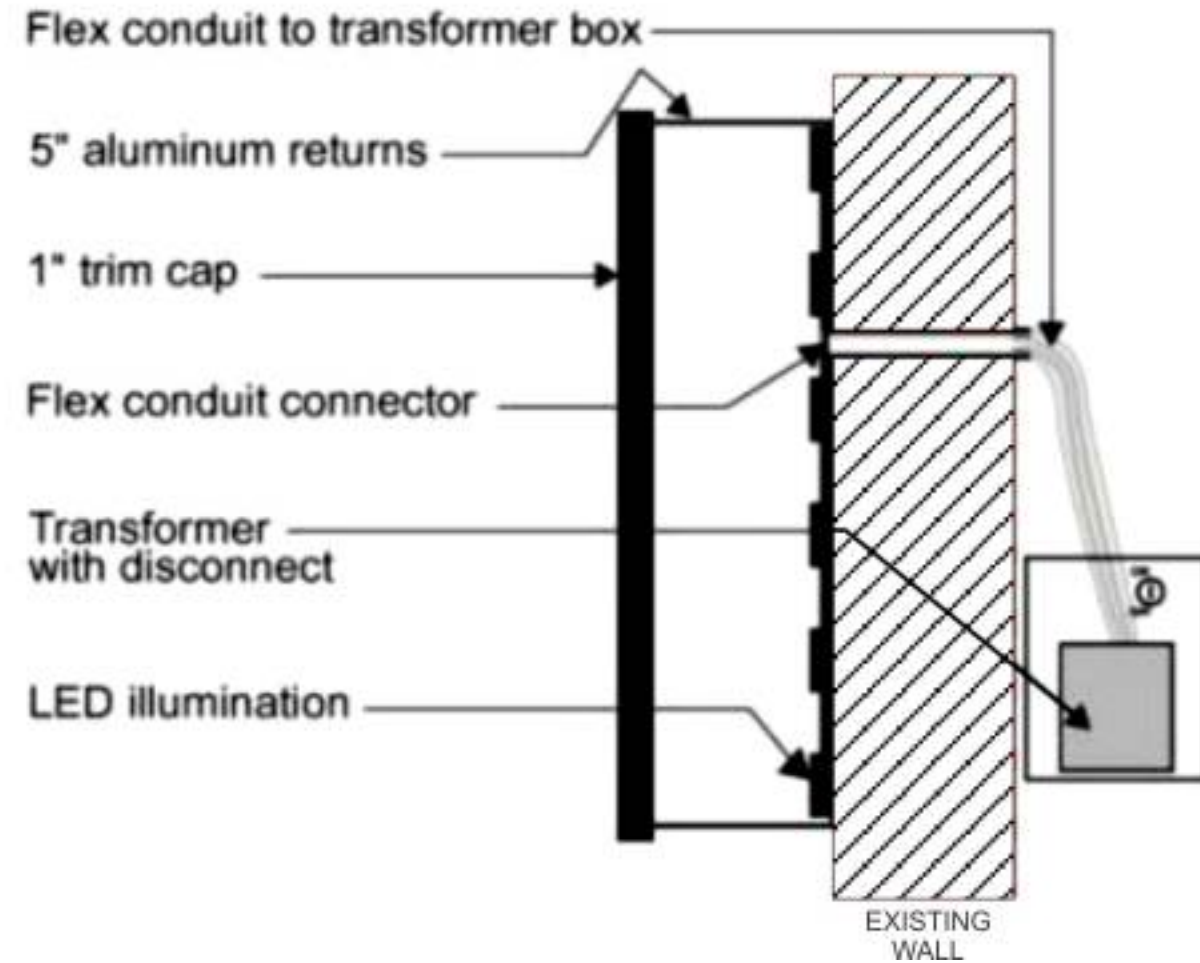
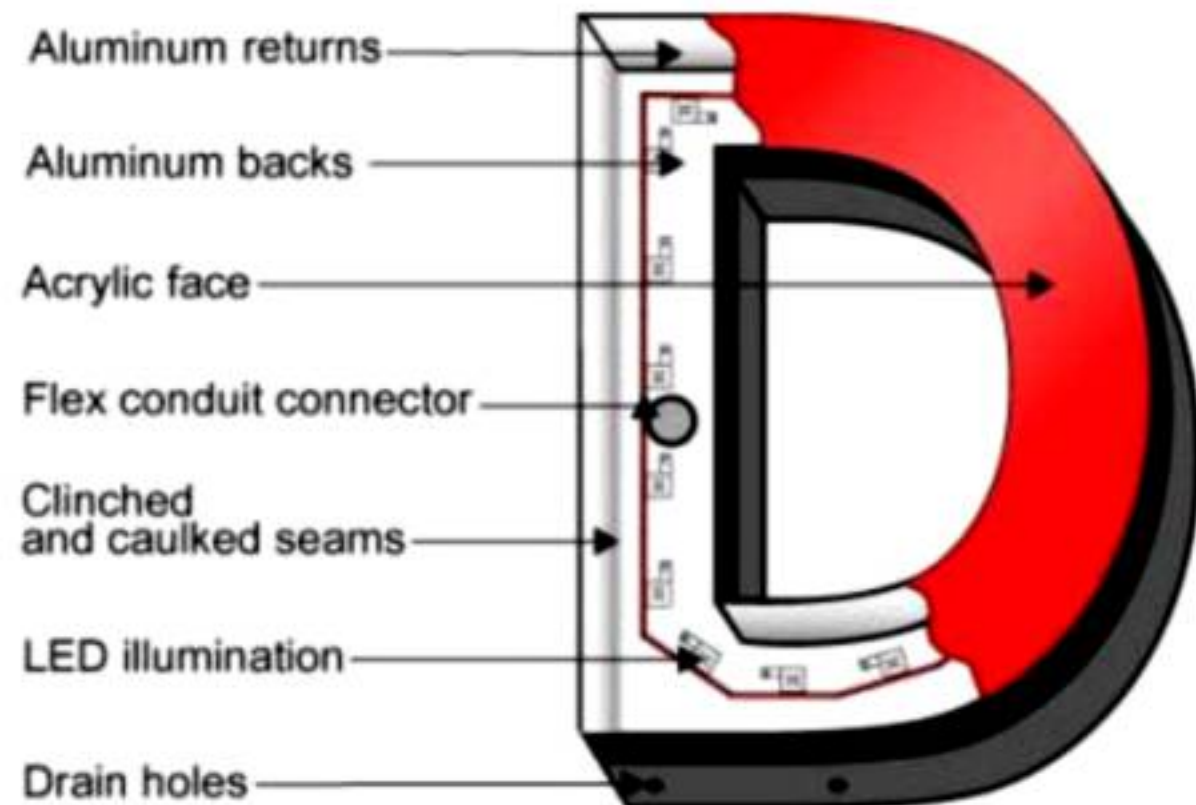


MANUFACTURE & INSTALL ONE D/F ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

- .080 ALUMINUM CABINET; ROOF STRUCTURE
- ROUTED ALUMINUM FACES; PUSH-THRU ACRYLIC TENANT COPY
- STUCCO COATED; PAINTED TO MATCH BUILDINGS
- STONE VENEER BASE
- LED ILLUMINATION

TENENT WALL LETTERS (ILLUMINATED) METHOD OF ATTACHMENT LED CHANNEL LETTERS



COMSTOCK
SIGN COMPANY

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CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

**CREEKSIDE PLAZA
PLACERVILLE, CA
LANDSCAPE WALL CENTER I.D. LETTERING**

E

**WALL LETTERS
METHOD OF ATTACHMENT
LED CHANNEL LETTERS**

