

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



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tahoebuild@edcgov.us

TO: Board of Supervisors Agenda of: April 3, 2012

FROM: Tom Dougherty, Project Planner *T.D.*

DATE: March 27, 2012

RE: Rezone Z10-0009/Planned Development PD10-0005/Tentative Parcel Map P10-0012/Creekside Plaza

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY
3:28 pm, Mar 28, 2012

In response to the Planning Commission directing the applicant to mitigate the impacts to oak trees in compliance with Policy 7.4.4.4, Option A, the applicant has revised the site plan to eliminate the second story of proposed Building A and has eliminated the retail portion of proposed Building B. This memo replaces the memo to the Board of Supervisors from Tom Dougherty dated February 21, 2012. The parcel map sizes and configurations remain the same as those presented to the Planning Commission. The total project building square footage is reduced from 30,572 square feet to 21,810 square feet. The applicant-submitted *Creekside Plaza-Update to master plan summary 3-26-12* lists the adjustments to the Creekside Master Plan and is provided as Attachment 1 of this memo.

The adjustment allows the project to retain 0.428 acres of existing oak canopy to be consistent with the 90 percent retention required by Policy 7.4.4.4 Option A. Additionally, the project proposes to replant the 10 percent of existing canopy removed at a 1 to 1 mitigation ratio on-site. (See Revised Oak Canopy Analysis, Attachment 2 of this memo).

Additionally, Caltrans had commented with concerns with traffic impacts to the U.S. Highway 50/Missouri Flat interchange. This remains an outstanding issue and staff will respond in the near future.

The revised Master Plans result in changes to the following: **Section A** is a clarification/correction to the Initial Study; **Section B** includes Staff Report Attachment 1 exhibit changes; and **Section C** includes Staff Report, Attachment 1 recommended condition changes:

Section A. Initial Study/Environmental Checklist Changes: Staff recommends the following for clarification and correction to the Initial Study/Environmental Checklist, Transportation/Traffic Section (to reflect revised Condition Number 22, Forni Road Improvements):

“24.2) Forni Road Improvements: The applicant shall construct the improvements along the frontage of Forni as follows:

- a) Construct 6-foot sidewalk, curb, and gutter
- b) Provide 4-foot Class 2 Bike Lanes

- e) ~~Frontage improvements along school frontage~~
- d) ~~Crosswalk from the intersection of Golden Foothill Parkway and Forni Road to curb return on eastern side of project~~

The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Parcel Map.”

Section B. Staff Report, Attachment 1, Exhibit Changes: Staff recommends the project exhibits be revised as follows:

- Exhibit F-1 ~~Site Plan, Tentative Parcel Map and Development Plan, Sheet S1 Creekside Plaza Master Plan 4-B, Sheet A-1 dated March 20, 2012~~
- Exhibit F-1-A ~~Preliminary Site Plan (July 2011 version), Sheet S2 Creekside Plaza Master Plan 4-A, Sheet A-1 dated March 20, 2012~~
- Exhibit F-2 Preliminary Grading and Drainage Plan, Sheet G-1
- Exhibit F-3 Preliminary Utility Plan, Sheet U-1
- Exhibit F-4 Preliminary Utility Plan, Sheet U-2
- Exhibit G-1 Creekside Plaza Master Plan, Sheet A-1
- Exhibit G-2 Building A, Ground Floor Plan, Sheet 2
- Exhibit G-3 ~~Building A, Second Floor Plan, Sheet 3~~
- Exhibit G-4 Building A, Roof Plan, Sheet 4
- Exhibit G-5 Building A, black and white Exterior Elevations, Sheet 5 A3.1 dated March 18, 2012
- Exhibit G-6 Building C, Roof and Ground Floor Plan, Sheet 6
- Exhibit G-7 Building C, black and white Exterior Elevations, Sheet 7
- Exhibit H-1 Building A, colored Exterior Elevations, west/south
- Exhibit H-2 Building A, colored Exterior Elevations, east/north; Trash Enclosure Elevation
- Exhibit H-3 Building C, colored Exterior Elevations
- Exhibit I-1 Building B, Floor Plan, Sheet DD2
- Exhibit I-2 Building B, black and white Building Elevations, Sheet DD3
- Exhibit I-3 Building B, Trash Enclosure Details, Sheet DD4
- Exhibit J Building B, colored East Elevation and Color and Material Selections, dated March 20, 2012
- Exhibit K-1 Preliminary Landscape Plan
- Exhibit K-2 Preliminary Irrigation Plan
- Exhibits L-1 to L-9 Creekside Plaza Sign Plan
- Exhibit M Photometric Site Plan and lighting fixtures, Sheet PT1
- Exhibit N Rezone Exhibit
- Exhibit O Applicant-submitted Forni Road-Right-of-Way Acquisition Narrative (two

pages)

Section C. Staff Report, Attachment 1, Condition Changes: Staff recommends the project conditions be revised as follows:

1c: The approved Development Plan shall be a commercial complex to include the construction of three buildings totaling ~~30,572~~ 21,810 square feet as follows:

Building (as labeled on Sheet S1)	Proposed Uses	Square footage
A (two <u>one</u>-story)	Mixed use, professional Office/retail	Ground floor Office: 10,184 <u>12, 210</u> Second floor: 9,859 Second floor deck: 325
B (one-story)	Retail/ Fast food restaurant	Restaurant: 2,550 <u>3,000</u> Retail: 1,352
C (one-story)	Retail/restaurant	6,600 maximum (<u>Master Plan 4-B, Sheet S1 A-1</u>); or 4,775 (<u>Master Plan 4-A, Sheet S1 A-1</u>)
		Total: 30,572 <u>21,810</u> maximum

The approved Development Plan shall allow only retail, office and restaurant uses unless it can be proven alternative uses will not change the parking capacity, and Parcel 4 shall be encumbered by a conservation easement. The said uses shall be conducted indoors, with the exception of the four outdoor seating areas shown on Master Plans 4-A, and 4-B Sheets S1 and S2. Outdoor vending machines, kiosks, etc. shall not be permitted. The Development Plan approves the parcel configuration as shown in Master Plan 4-B Parcel Overview inset on Sheet S1, Exhibit F-1 and the uses and improvements as the listed in the table below:

Parcel Number	Use	Improvements (Square Feet)
1	Retail/Restaurant	6,600 maximum (single story)
2	Retail/Restaurant	1,352 Retail 2,550 <u>3,000</u> Restaurant-(single story)
3	Office/ Retail	20,070 <u>12, 210</u> (two stories single story)
A	Conservation easement	

11. **Landscaping:** The final landscape plan shall be substantially compliant consistent with Exhibits K-1 and K-2, and revised to be consistent with Exhibits F-1 and F-1-A and comply with Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4, and be approved by Planning Services prior to issuance of a building and/or grading permit. The following additional information would need to be submitted prior to final inspection of installed landscaping:

- a) Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.

- b) A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.

- 12. **Lighting:** All outdoor lighting shall substantially consistent with Sheet PT1, Photometric Site Plan Exhibit M, and be revised to be consistent with Exhibits F-1 and F-1-A, and Section 17.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. That final lighting plan shall be reviewed and approved by Planning Services prior to issuance of a building and/or grading permit. Any light fixture shown on said Sheet PT1 that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the said full cutoff standards, shall require a fixture substitution that meets that requirement. In addition, the following apply:

- a) External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
- b) Lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation, ~~and none of those 50 percent shall be the five northernmost pole lights within the Building A parking lot shown on Sheet PT1, Photometric Site Plan (Exhibit M).~~ Security lighting on the buildings shall be designed with motion-sensor activation.
- c) Pursuant to page 3.43 the Missouri Flat Design Guidelines, no pole light shall exceed 15-feet in height.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

- 13. **Signs:** All signage installed as part of the project shall demonstrate substantial consistency with the approved Sign Program as shown in Exhibits L-1 to L-9, and revised to be consistent with Exhibits F-1, F-1-A, and G-5 for location, materials, sizes and colors, and with the DOT Signage Condition 34 below. That final sign plan shall be reviewed and approved by Planning Services prior to issuance of a building (sign) permit. There shall be no signs and/or banners placed, mounted, displayed in any window, in any building, within the approved project area. The following is a summary of the approved signs:

Sign Type (as lettered and named on the Sign Plan, Exhibit L-1)	Number- This Type	Parcel Number (as defined in the Parcel Overview inset shown on Sheets S1, S2); at locations as shown in Exhibit L-1	Dimensions and (Square Footage)
A: Primary Center I.D. Monument Sign	1	Parcel 3 (Has an Option 1 or 2 for location).	9-ft. 6-inch wide, by 11-ft. 9-inches tall, (104.5 square ft. of total structure area; 85.5 square ft. of actual sign area). Exhibit L
B: Burger King, Convenience Store Monument Signs	3	Parcel 1 has 2, Parcel 2 has 1.	8-ft. wide by 9-ft. tall (72 square feet of total structure area; 48 square feet of actual sign area). Exhibit L-8
D: Office Building Directory	1	Parcel 3, Building A.	5-ft. wide by 5 ft. 11 inches tall (29.6 square feet of total structure area; 26.25 square feet of actual sign area). Exhibit L-9
E: Parking Lot Directional Signs	4	Parcel 1 has 1 shared with Parcel 2 at their north boundary junction; Parcel 2 has 2, and shares said sign with Parcel 1, as well as a shared sign with Parcel 3 at their north boundary junction.	3-ft. wide by 5-ft. tall (15 square feet of total structure area; 12 square feet of actual sign area). Exhibit L-9
G: Tenant Wall Signs	15	11 maximum on Building C; 4 maximum on Building B.	Exhibits L-3 to L-6
I: Office Building Tenant Wall Signs	20 (locations and number shown accurately)	Parcel 3. 20 Maximum on Building A.	Exhibit L-2

	in Exhibit L-2)		
J: Landscape Wall Center I.D. Letters	1	Parcel 1, Building C, free-standing wall.	Exhibit L-6
K: Drive-up Menu	1	Parcel 2, Building B.	

14. **Parking:** Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. Prior to issuance of any tenant improvement/building permit within the entire Development Plan area, the applicant for the tenant improvement shall provide a parking tally of all existing and proposed parking, which shall be kept by all parcel and building owners as well as Planning Services to ensure the proposed use combinations will not result in a change that requires more parking than the 157 total allowed spaces under the approved Development Plan.

Parking shall conform to the Site Plan (~~Sheet S1 Creekside Plaza Master Plan 4-B, Sheet A-1 dated March 20, 2012, Exhibit F-1~~), in combination with ~~Sheet S2 Plaza Master Plan 4-A, Sheet A-1 dated March 20, 2012 (Exhibit F-2)~~, if that option is chosen for Building C, and as follows:

PARKING REQUIREMENTS	
Parking Stall Standard	<u>Minimum No. of Spaces Approved Required</u>
Standard Space	Building A: 49 + 51 = 100 <u>55</u> (office use) Building B: 25 for restaurant, 5 for retail = 30 Building C: 27, (Sheet S1 Creekside Plaza Master Plan 4-B design); 18 <u>20</u> (Sheet S2 Creekside Plaza Master Plan 4-A design) Total: Maximum <u>Minimum</u> of 157 <u>107</u> approved. Shall be shared by all three parcels. The building breakdown above is provided as a guideline for distribution.
Compact Spaces	35 percent of the 157 <u>107</u> allowed or 55 <u>38</u> maximum.
Accessible Spaces	Building A: 4 <u>3</u> Building B: 2 <u>1</u> Building C: 2 (1 at each building shall be van accessible) Total: 8 <u>6</u> minimum required. These shall be located as listed above within this box.
Commercial Loading Spaces	2 minimum
Bike Racks	8 minimum

Any tenant improvement use that causes the total approved number of parking spaces to be exceeded shall not be approved until such time as additional parking is legally created, reviewed, and then approved by Deputy Planning Director or designee.

15. **Oak Canopy:** The project shall comply with General Plan Policy 7.4.4.4 Option A by: 1.) removing no more than .046 acres as shown in the Creekside Plaza Master Plan4-B, Sheet A-1 dated March 20, 2012 (Exhibit F-1); and 2) implementing the oak canopy mitigation plan described in the Revised Oak Canopy Analysis for Creekside Plaza dated March 20, 2012. ~~shall remove 0.60 acres of oak canopy (13.3 percent of total existing). The required 90 percent retention of oak canopy as established by the General Plan shall be achieved through payment of a \$3,196.00 (0.06 acre at a 1:1 ratio; 0.31 acre at a 2:1 ratio) in lieu fee. Said fee shall be paid prior to issuance of a building and/or grading permit and/or filing of the Parcel Map.~~

19. **Fish and Game Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and a ~~\$2,044.00~~ \$2,101.50 Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued until said fees are paid.

Attachments:

- Attachment 1: *Creekside Plaza-Update to master plan summery 3-26-12*
- Attachment 2: Revised Oak Canopy Analysis (eight pages)
- Attachment 3: Creekside Plaza Master Plan4-B, Sheet A-1 dated March 20, 2012
- Attachment 4: Plaza Master Plan 4-A, Sheet A-1 dated March 20, 2012
- Attachment 5: Building A, black and white Exterior Elevations, Sheet A3.1 dated March 18, 2012
- Attachment 6: Building B, colored East Elevation and Color and Material Selections, dated March 20, 2012

The following are adjustments to the Creekside Master Plan have been made in an effort to be consistent with the Planning Commission approval. These adjustments are made to preserve the oak tree canopy as required in the approval. All these adjustments have fewer impacts than the previous plan due to a smaller development.

- 1) Fast Food building “B” and the drive thru has been shifted westward to allow for the preservation of existing oak canopy. The retail portion of building to the east has been deleted.
- 2) No revision to Building “C”. The two options for building remain unchanged from previous approval.
- 3) One monument sign near Forni Road entry has been shifted to preserve oak tree canopy.
- 4) Parking has been reduced to preserve oak tree canopy. The minimum required stalls for each building are provided. The exterior seating at plaza(s) will be limited to the extra stalls provided within the development.
- 5) The Bus Stop and shelter; as designed by DOT, has been added.
- 6) Two loading stalls are provided. Nearest Fast Food the full 12’x40’ loading stall is provided. At the office building “A” the loading stall is suggested to be 12’x 22’ due to the smaller scale delivery type vehicle common to this use. This allows for additional landscape between street and building.
- 7) Building “A” office has been reduced from 2 stories to 1 story. The architecture remains unchanged other than the second floor removal. The parking area has been reduced accordingly.
- 8) No revisions have been made to the wet land area or any boundary or parcel line. The additional oak tree canopy area remains within the development as natural open space.
- 9) The area of retaining walls has been reduced. In some areas the wall has been moved further from wetland to preserve oak canopy. The height of walls has not increased. In many areas the wall has been deleted or reduced in height.
- 10) 3 large parking stalls (12’x22’) have been provided at the request of Planning Commission. The stalls are located central to project near exit of fast food drive thru.
- 11) Landscape, site lighting and building signage will be reduced proportional to those reductions required to meet Planning Commission approval.

PLANNING DEPARTMENT
RECEIVED
12 MAR 26 PM 1:58

HELIX Environmental Planning, Inc.
110 Maple Street
Suite 100
Auburn, CA 95603
530.888.0500 tel
530.888.0505 fax
www.helixepi.com



March 20, 2012

PVP-01

Mr. Leonard Grado
Grado Equities VII
4330 Golden Center Drive, Suite D
Placerville, CA 95667

**Subject: Revised Oak Canopy Analysis for Creekside Plaza (APNs 327-211-14, -16, -25),
El Dorado County, California**

Dear Mr. Grado:

Per your request, HELIX Environmental Planning, Inc. (HELIX) conducted an oak canopy assessment for the approximate 4.3-acre Creekside Plaza project site, located at the northwest corner of the intersection of Missouri Flat Road and Forni Road in El Dorado County, California. This location corresponds to Section 24, Township 10N, and Range 10E on the Placerville, California 7.5 minute USGS quadrangle. The following analysis serves as an update to the January 2010 report submitted by North Fork Associates.

Oak Canopy Cover Analysis

HELIX conducted a field survey on March 9, 2012 to map the existing locations of oak trees and determine the coverage of the oak canopy on-site. We created an existing oak canopy map utilizing ESRI ArcMap (GIS Software package) based on the existing tree locations as well as a 2011 aerial photograph (Bing Map). The mapped oak canopy area consists primarily of interior live oak (*Quercus wislizeni*).

A subsequent oak canopy impact analysis was performed based on the March 2012 site plan provided by Brian Wickert. The analysis was conducted in accordance with the El Dorado County Oak Woodland Management Plan, Chapter 17.73 of the El Dorado County Zoning Code and State law (PRC 21083.4³).

The project site consists of approximately 4.3 acres. Field survey data and aerial photograph mapping determined that the existing oak canopy covers 0.474 acre (approximately 11%) of the project site (Figure 1).

Attachment 2

12-0224.2A.9

Mr. Leonard Grado
March 20, 2012

Page 2 of 3

The March 2012 site plan was subsequently overlaid to determine the area of impact to the oak canopy that would occur with implementation of the proposed project. Analysis of the project site plan in relation to the existing oak canopy cover determined the project would remove 0.046 acre of the existing on-site oak canopy. The study area has an existing cover of approximately 11%, which would require 90% retention under Section 17.73.070 of the County Code. Based on this requirement, 0.427 acre (90%) of the existing oak canopy must be retained. The project proposes to retain 0.428 acre of oak canopy, which fulfills the 90% oak canopy retention requirement. The project also proposes to replant the impacted 10% oak canopy at a 1:1 mitigation ratio on-site.

Conceptual Oak Mitigation Plan

The Creekside Plaza project has chosen Option A based on General Plan Policy 7.4.4.4. As stated above, 0.474 acre of the 4.3-acre site consists of canopy cover. Option A requires that 90% of the existing canopy be retained following construction of the project.

Approximately one acre of the project site has been proposed as a preserve for streams, wetlands, and adjacent upland habitat. The preserve area will be in a Conservation Easement, and the Easement will be held by 501(c)(3) organization approved to hold such easements. In addition, funds will be provided for the annual management of the Preserve.

General Plan Policy 7.4.4.4 stipulates that 200 (1-gallon) oak saplings per acre (or equivalent number of acorns or larger sized oak trees) will be planted to offset canopy losses from the proposed project.

The landscape plan developed for this site proposes planting a mixture of valley oak (*Quercus lobata*) and interior live oak (*Quercus wislizeni*) for a total of 31 oaks. These species either grow on the property or in areas surrounding the property. As the project will impact 0.046 acre of oak canopy, replanting this number of trees will far exceed the requirement for the replacement of oak tree canopy at a 1:1 ratio.

Trees will be irrigated with water from the project once it is completed, and the plantings will be monitored for a period of 10 years. The applicant and his biologist will work with a landscape architect to prepare a more detailed planting and monitoring plan, which will be submitted at a later date.

Should you need further information please contact me at (530) 888-0500.

Sincerely,



Matt Fremont

Attachments:



HELIX
Environmental Planning

12-0224.2A.10

Mr. Leonard Grado
March 20, 2012

Page 3 of 3

- 1) Figure 1 – Oak Canopy Analysis
- 2) Arborist Letter (2-17-2012)

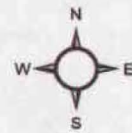
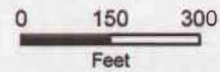
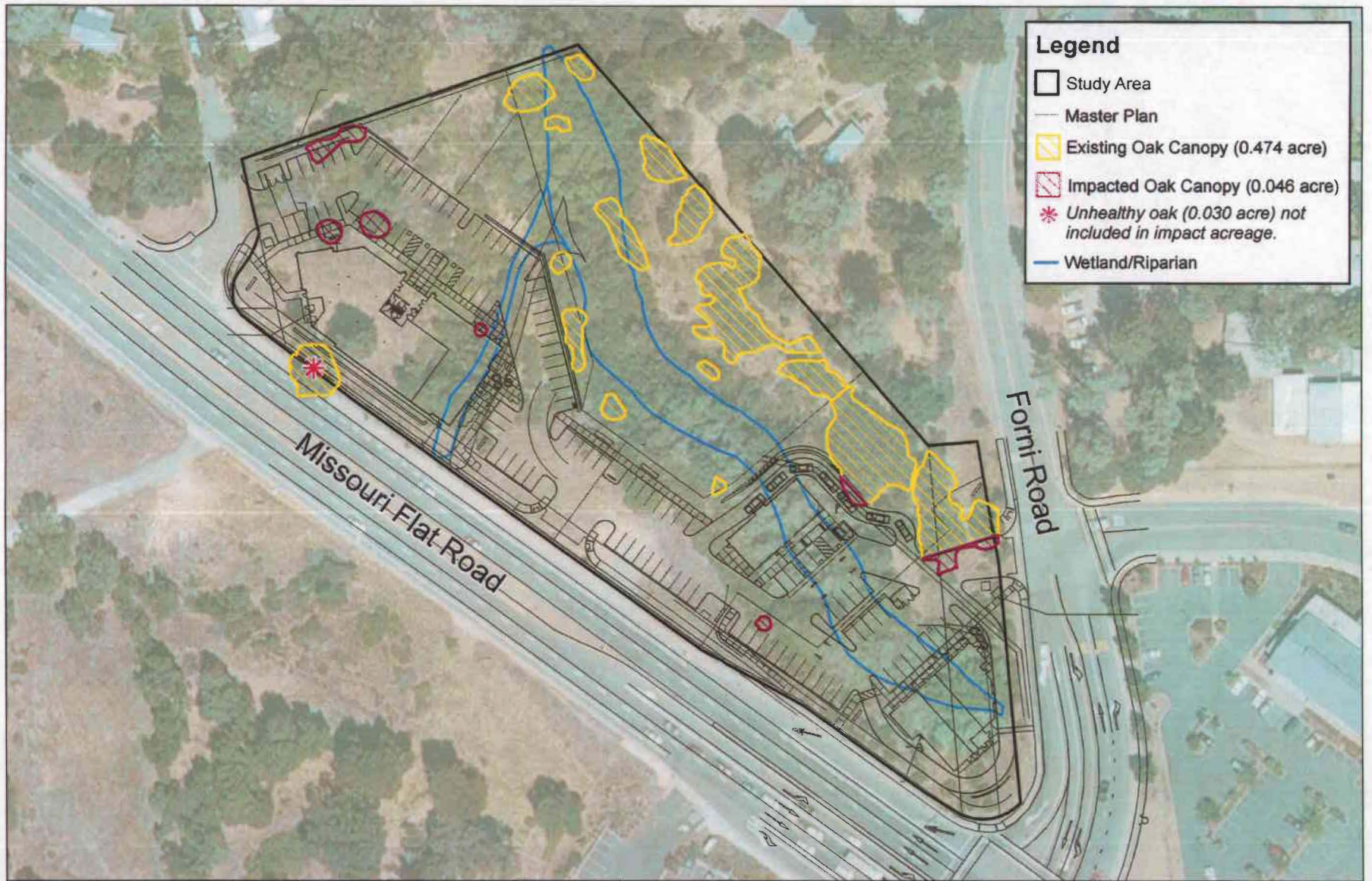


FIGURE: 1

Map Date: March 20, 2012.
Aerial Photo: Bing Map, 2011.

Oak Canopy Analysis
Creekside Plaza
El Dorado County, CA

PONDEROSA TREE SERVICE
8979 Cedarvillage Drive
Fair Oaks, California, 95628
530-888-3656

Ronald Pierce
California State Contractors License: 690123
ISA Certified Arborist #WE-7890A

Lebeck Young Engineering Inc.
3430 Robin Lane, #2, Cameron Park, Ca. 95682
Address Location: Missouri Flat Road, Placerville, lot diagonally to Walmart

Arborist Report: (2-17-2012)

Concerning a Live Oak tree (Botanical Name: "*Quercus wislizenii*"), located off of Missouri Flat Road, Placerville, which requires attention.

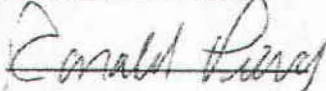
This evergreen is hanging over an area which is planned to be constructed on for an extension of roadway. After observing the tree and its condition, I immediately noticed that it has a potentially dangerous lean with excess weight protruding towards the road. If the tree was to remain present during or after the construction, the root system would be severely impacted and would create a hazardous situation for workers, drivers and pedestrians.

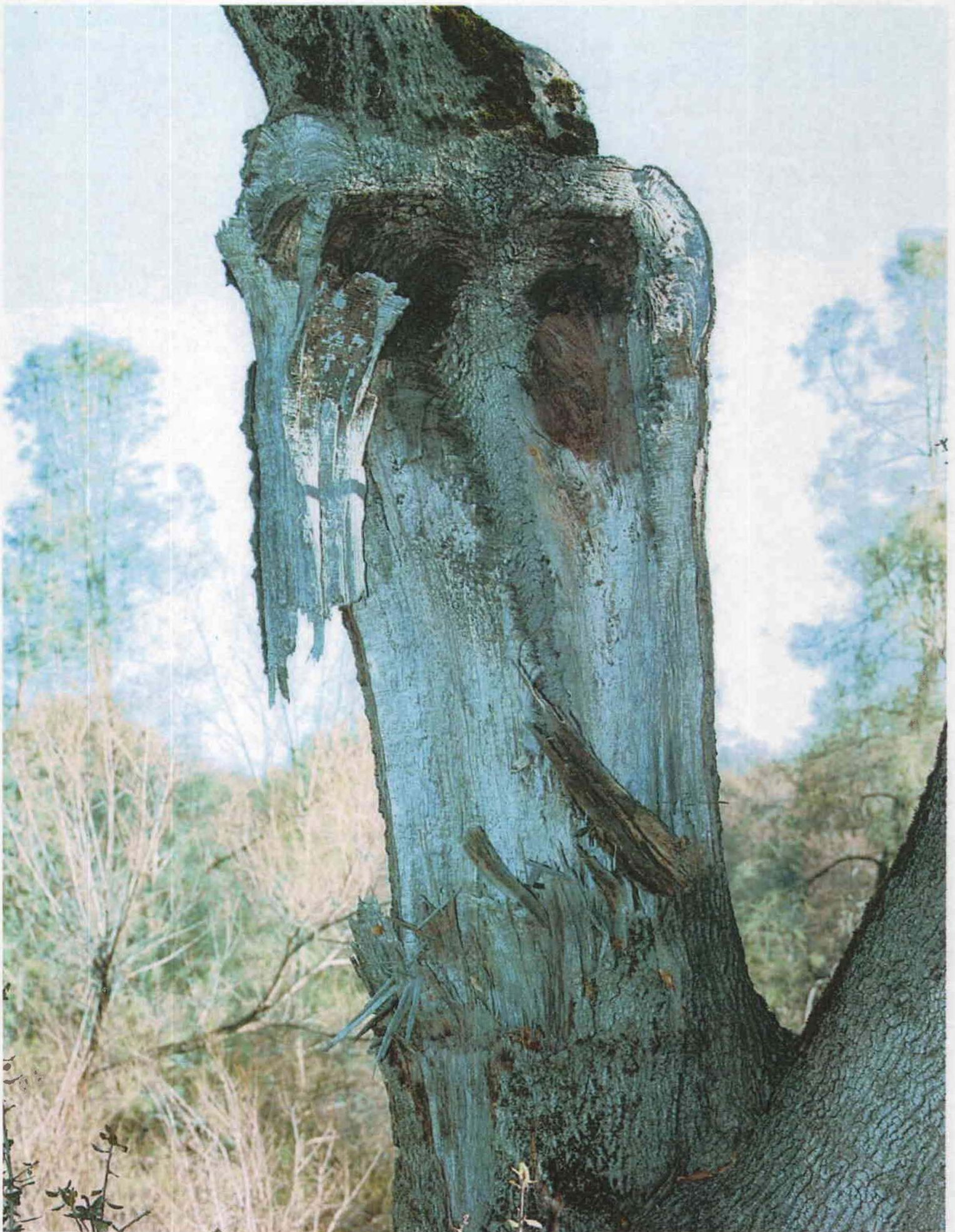
If this tree were to remain standing after the extension of road it would be very dangerous. I highly recommend its removal before construction. There is approximately 70% of the tree hanging over the road at the present time.

If this live oak were considered even slightly dangerous now, it could be considerably more dangerous during the summer time.

There is an excessive amount of rot throughout the tree and at the base of the trunk there are open cavities. Also noted are scars from areas where large limbs have ripped off and fallen. I highly recommend that this tree be removed.

Ronald Pierce
Arborist #WE-7890A







El Dorado County

OAK/CANOPY SITE ASSESSMENT FORM

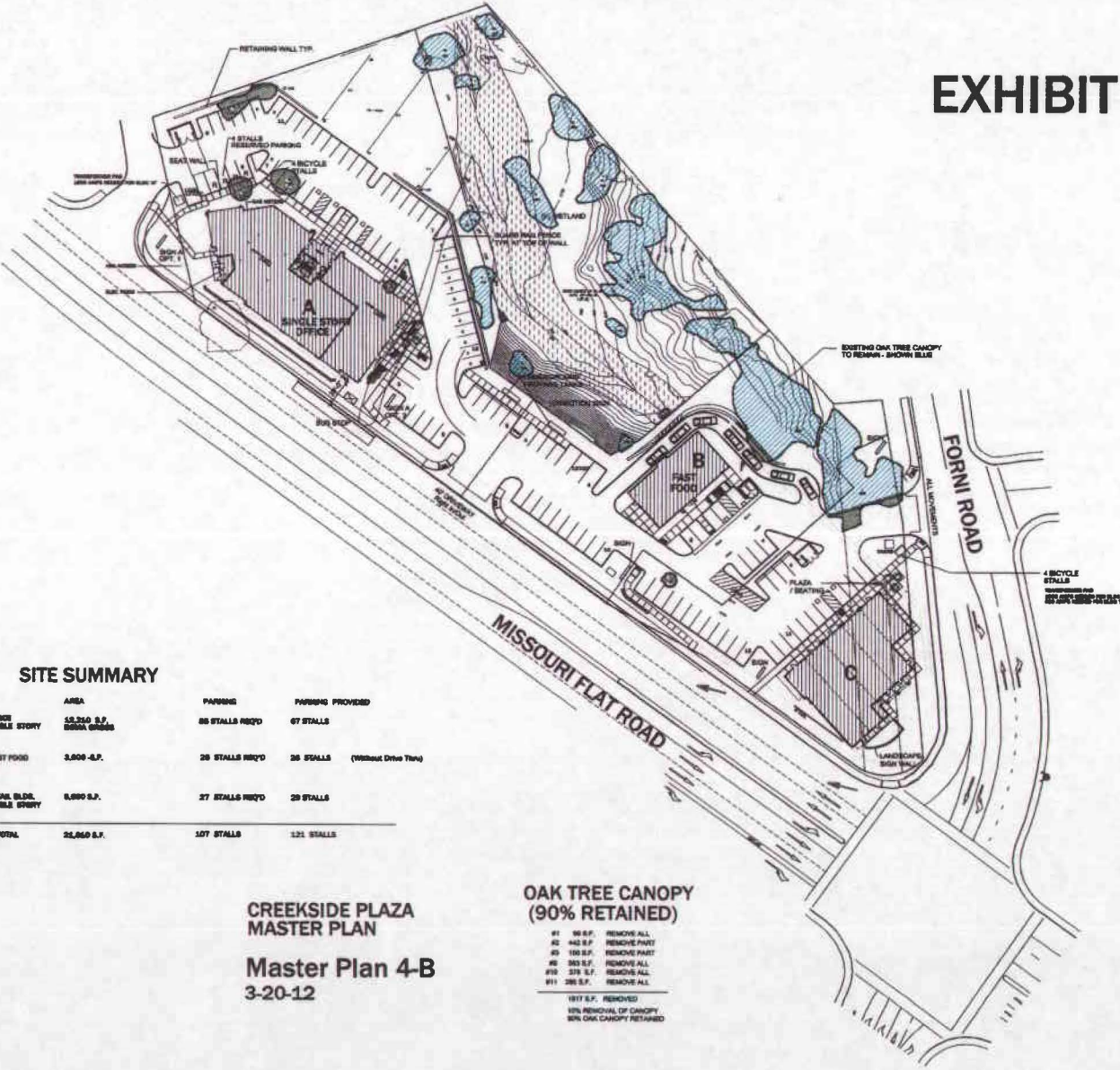
Qualified Professional & Contact Information: <i>(attach qualifications)</i>	Barry Anderson	
Property Owner's Name/APN(s):	GRADO EQUINES VII / APNs 329-211-14, -16, -25	
Address:	4330 Golden Center Drive, Suite D Placerville, CA 95667	
General Plan Designation:	General Commercial	
Zoning:	RIA	
Project Description: <i>(attach site photos)</i>	See attached Biological Resources Assessment	
Would the project, directly or indirectly, have the potential to cause any impact, conflict with, or disturbance to:	YES	NO
a) Individual landmark or heritage trees (of any species) subject to review under General Plan Policy 7.4.5.2?		✓
c) Oak woodland corridor continuity (General Plan Policy 7.4.4.5)?		✓
d) Sensitive or important oak woodland habitat as defined in the Guidelines?		✓
e) Movement of Wildlife and/or Any Wildlife Migration Corridor?		✓
f) Any Candidate, Listed or Special Status Plant or Animal Species observed or expected to occur on or adjacent to the project site?		✓
g) Is the affected area of oak canopy within or directly adjacent to an Important Biological Corridor or Ecological Preserve overlay?		✓
h) Does the removal of oak canopy comply with the retention requirements of Policy 7.4.4.4?	✓	
i) Was project subject to prior County approval? (If yes, provide Tentative Map # and environmental documents if available)	✓ P10-0012	
j) For Discretionary Projects, would the project have the potential to cause a significant environmental impact on biological resources?		✓ - conditions of approval will off-set impacts. Please see attached BRP.
<i>I affirm that all of the information contained in this document is true and correct to the best of my knowledge and I acknowledge and agree that any material misinformation in this document can result in the denial or revocation of any permits or County approvals for this project.</i>		
Qualified Professional: <u>Barry Anderson</u>	Date: <u>3/20/2012</u>	
Applicant/Owner: <u>[Signature]</u>	Date: <u>3/20/12</u>	

(0-14-11)

Required Attachments: 1) Qualified Professional Qualifications; 2) Site Photos; 3) Required Tree Survey, Preservation, and Replacement Plan or Biological Resources Study and Important Habitat Mitigation Program (see Interim Interpretive Guidelines for El Dorado County Policy 7.4.4.4 Option A)

BRIAN WICKERT- ARCHITECT
 P.O. BOX 2108
 SANGLE SPRING, CA 95665
 PH: 530-401-3380

EXHIBIT F-1



SITE SUMMARY

	AREA	PARKING	PARKING PROVIDED
A	OFFICE BUILDING STORY 55,210 S.F. 8000 GRASS	86 STALLS REQ'D	67 STALLS
B	FAST FOOD 3,000 S.F.	28 STALLS REQ'D	28 STALLS (Without Drive Thru)
C	RETAIL BLDG. SINGLE STORY 6,000 S.F.	27 STALLS REQ'D	28 STALLS
TOTAL	24,660 S.F.	107 STALLS	121 STALLS

**CREEKSIDE PLAZA
 MASTER PLAN
 Master Plan 4-B
 3-20-12**

**OAK TREE CANOPY
 (90% RETAINED)**
 #1 96 S.F. REMOVE ALL
 #2 442 S.F. REMOVE PART
 #3 180 S.F. REMOVE PART
 #4 363 S.F. REMOVE ALL
 #10 378 S.F. REMOVE ALL
 #11 285 S.F. REMOVE ALL
 1917 S.F. REMOVED
 52% REMOVAL OF CANOPY
 90% OAK CANOPY RETAINED

**GRADO
 EQUITIES
 VII LLC**

**CREEKSIDE
 PLAZA**

**MASTER
 PLAN**



SCALE 1" = 40'
 DATE 3-19-12

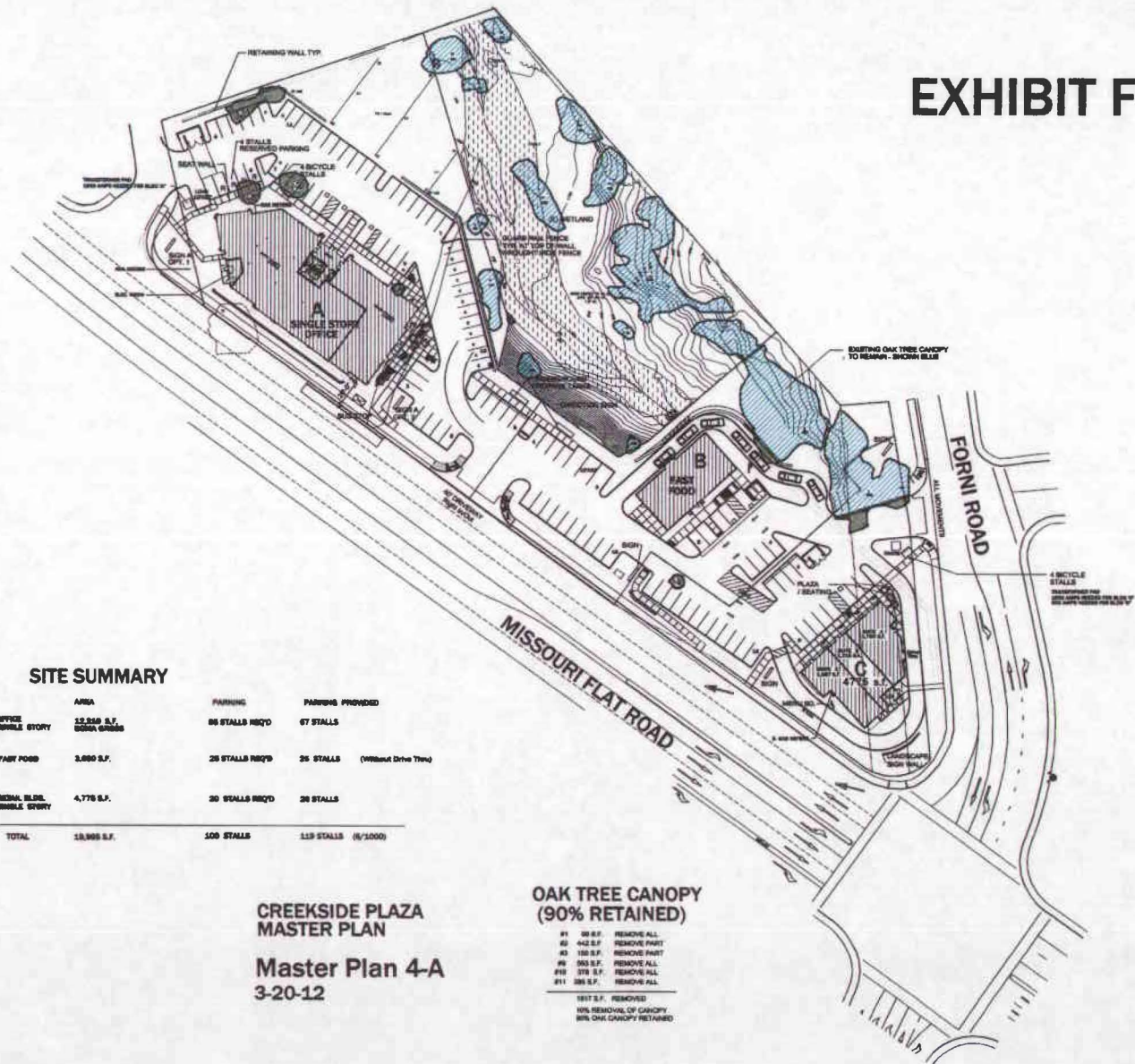
SHT A-1

Attachment 3

12-0224.2A.17

BRIAN WICHERT ARCHITECT
 P.O. BOX 2108
 SHIRAZ SPRINGS, CA 95662
 PH: 630-421-3360

EXHIBIT F-1-A



SITE SUMMARY

	AREA	PARKING	PARKING PROVIDED
A	OFFICE SINGLE STORY	12,250 S.F. 8000 SQUARE FEET	86 STALLS REQ'D 67 STALLS
B	FAST FOOD	3,080 S.F.	25 STALLS REQ'D 25 STALLS (Without Drive Thru)
C	RETAIL, BLDG. SINGLE STORY	4,170 S.F.	30 STALLS REQ'D 26 STALLS
TOTAL	19,500 S.F.	100 STALLS	119 STALLS (8/1000)

CREEKSIDE PLAZA
 MASTER PLAN
 Master Plan 4-A
 3-20-12

OAK TREE CANOPY (90% RETAINED)

- #1 90 S.F. REMOVE ALL
- #2 442 S.F. REMOVE PART
- #3 150 S.F. REMOVE PART
- #4 505 S.F. REMOVE ALL
- #10 379 S.F. REMOVE ALL
- #11 388 S.F. REMOVE ALL
- #1017 S.F. REMOVE
- 90% REMOVAL OF CANOPY
 80% OAK CANOPY RETAINED

GRADO
 EQUITIES
 VII LLC

2-4-10
 2-24-10
 1-28-11
 2-12-11
 3-21-11

CREEKSIDE
 PLAZA

MASTER
 PLAN



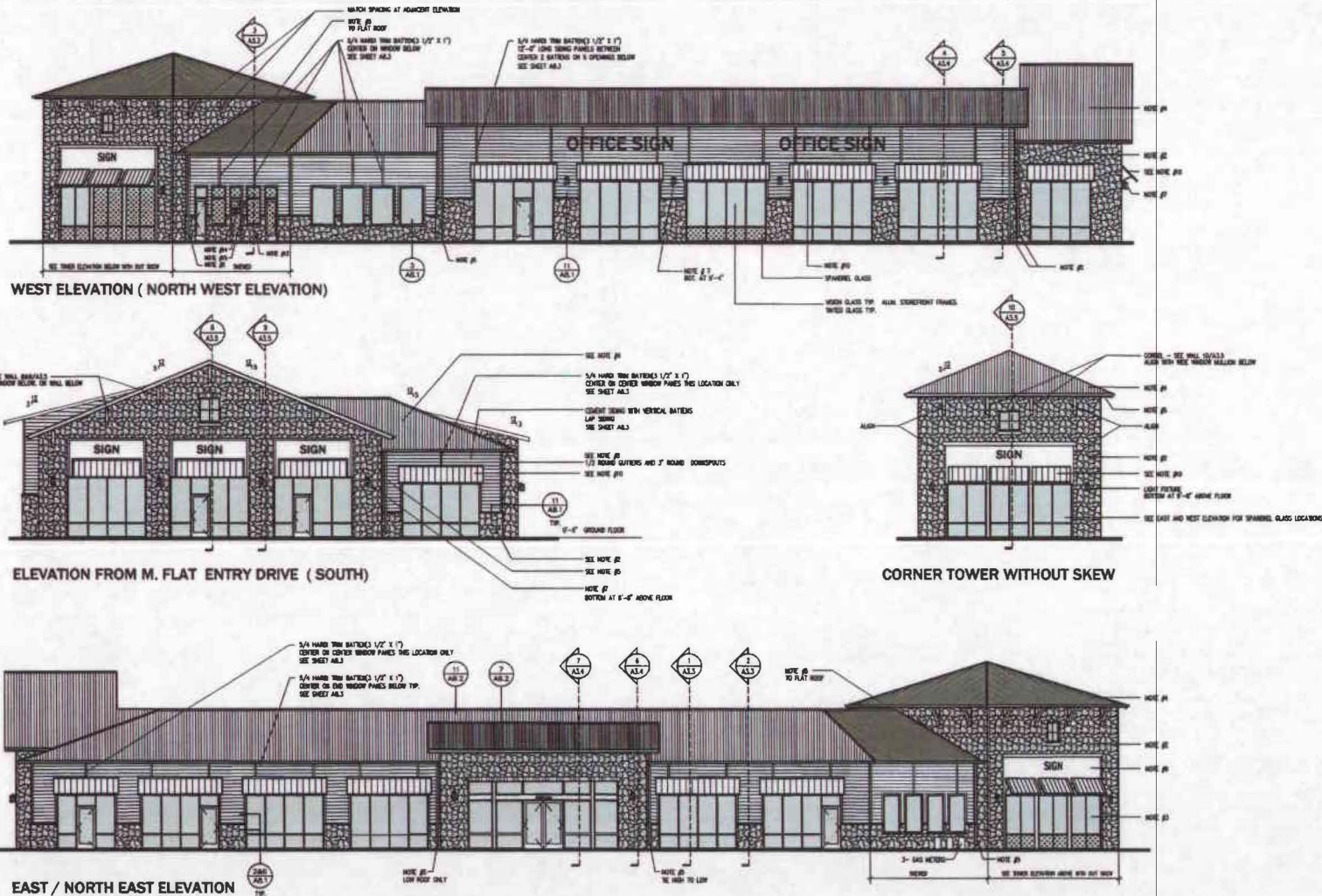
SCALE 1" = 40'
 DATE 3-19-12

SHT A-1

Attachment 4

12-0224.2A.18

BRIAN WICKERT-ARCHITECT
 P.O. BOX 2108
 SHINGLE SPRINGS, CA 95862
 PH: 530-401-3360



KEYNOTES

1. 3 COAT STUCCO SYSTEM
SEE LEADING FOR DETAILS
SEE STUCCO NOTES
2. GAST CRANE, ADVANCE TO BROWN COAT
LEAD STUCCO FOR 5'-0"
SEE LEADING FOR TIME
SEE METAL REQUIREMENTS TO RIGHT
3. ALUM. AND GLASS WINDOW / DOOR SYSTEMS
SEE LEADING
4. PRE-PAINTED METAL ROOFING
SEE LEADING FOR TIME
5. DOWN SPOUT
SEE LEADING FOR THE SITS DOWN
PAINT TO MATCH ADJACENT SURFACE
6. INTERIOR
SEE LEADING FOR PAINT COLOR

7. WALL BOUCE FRAME (SEE ELECTRICAL)
8. DRYL OUT EXT. PLASTER THRU
9. STUCCO - SEE STUCCO NOTES
10. METAL WINDOW
11. STUCCO OVER FORM THRU
12. FIRE RISK DRINK
13. 646 METERS (SEE PLUMBING)
14. 2" BT. LEADING "ELECTRICAL ROOM"
"FIRE RISK ROOM"
15. BOND BAR PER FIRE DEPT. REQUIREMENTS
SEE GENERAL NOTE "C"

GENERAL NOTES

- A. ALL DIMENSIONS TO F.G. FINISH UNLESS NOTED OTHERWISE
- B. SIGNS BY OTHERS. SIGNS REQUIRE SEPARATE PERMIT
- C. A KEY TO THE FIRE CONTROL ROOM SHALL BE LOCATED WITHIN AN APPROVED FIRE DEPT. INSPECTION ACCESSIBLE AREA. NO. WHEN AN HANDED KEY BOX LOCATED ADJACENT TO THE ACCESS DOOR ON THE EXTERIOR OF THE BUILDING. CONTACT THE BUREAU COMPANY DIRECTLY AT (530)401-3360 FOR CUSTOMER SERVICE & COST

STUCCO NOTES:

1. 3 COAT STUCCO SYSTEM
HAND TRIMMED FINISH--
2. FOLLOW STUCCO REQUIREMENTS AT ALL STONE LOCATIONS
INSTALL REQUIREMENTS NOTED TO RIGHT

EL DORADO STONE INSTALLATION REQUIREMENTS:

1. APPLICATION TO BREATHED WOOD FRAME CONSTRUCTION - EXTERIOR WALL SURFACES SHALL BE COVERED W/ A MIN OF 3 LAYER GRADE 7" 20 MESH WATER-RESISTIVE BARRIER COMPLYING W/ THE REQUIREMENTS OF THE APPLICABLE CODE. GALVANIZED EXPANDED DIAPHRAGM MESH METAL LATH COMPLYING W/ ASTM GR62 W/ A MIN HEIGHT OF 2.5 (16/16)" SHALL BE ATTACHED TO STUDS SPACED 16" ON CENTER W/ GALVANIZED ROOFING NAILS. THE NAILS SHALL BE SPACED 6" ON CENTER VERTICALLY AND SHALL HAVE SUFFICIENT LENGTH TO PENETRATE INTO THE STUDS A MIN OF 1". APPLY SCRATCH & BROWN COAT PER CODE REQUIREMENTS. THE STONES SHALL BE ADHERED TO THE GROUT SCRATCH COAT W/ A NOMINAL THICK BED OF TYPE "S" OR TYPE "M" MORTAR. JOINTS BETWEEN THE STONES SHALL BE GROUTED.
2. APPLICATION TO CONCRETE & MASONRY CONSTRUCTION - THE STONES ARE PERMITTED TO BE ADHERED DIRECTLY TO THE CLEAN, UNPAINTED CONCRETE OR MASONRY SUBSTRATES W/ A NOMINAL MORTAR. JOINTS BETWEEN THE STONES SHALL BE GROUTED.

EXHIBIT G-5

**GRADO
 EQUITIES
 VII LLC**

**CREEKSIDE
 PLAZA**

BLDG "A"

**BUILDING
 ELEVATIONS**

**SCALE 1/8" = 1'-0"
 DATE 3-18-12**

SHT A3.1

Attachment 5

12-0224.2A.19

EXHIBIT J



EAST ELEVATION

NOT A PART

PROPOSED COLOR & MATERIAL SELECTIONS

 CAST 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 PLANTING				

SINGH'S
FOODSERVICE,
INC.



CREEKSIDE PLAZA
BURGER KING / ~~CO BRAND BUILDING~~

~~1,902 S.F.~~ 3,000 S.F.

FORM RD. & MISSOURI FLAT ROAD
PLACERVILLE, CA

March 20, 2012



M Milestone
Associates
Designers • Engineers • Surveyors
& Brian Wickert, Architect