

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



**Agenda of:**

November 18, 2021

**Staff:**

Bret Sampson

**PLANNED DEVELOPMENT PERMIT REVISION**

**FILE NUMBER:** PD-R20-0001/The Crossings Sign Program

**APPLICANT:** LLL and A-LLC

**OWNER:** LLL and A-LLC

**ENGINEER:** Comstock Sign Company

**REQUEST:** Revision to the Crossings at El Dorado (formerly known as Sundance Plaza) Commercial Development Plan under Planned Development Permit PD97-0011 establishing the sign program for the previously approved commercial development.

**LOCATION:** The project site is located on the north side of US Highway 50 approximately 0.3 miles west of the intersection with Missouri Flat Road and U.S. Highway 50, in the El Dorado Diamond Springs Community Region, Supervisorial District 3. (Exhibit A)

**APN:** 325-220-019, 325-220-063, 327-110-003, 327-110-012, 327-110-014, 327-110-015, 327-110-016, 327-110-017, 327-110018, 327-110-019, 327-110-020, 327,110-021,327-110-022, 327-110-023, 327-110-024, 327-110-025, 327-110-026, 327-110-027, 327-110-028, 327-120-019, 327-120-020, 327-120-022, and 327-120-021

**ACREAGE:** 72 acres

**GENERAL PLAN:** Commercial (C) (Exhibit B)

**ZONING:** Commercial Regional, Planned Development (CR-PD) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to 15311(a), Accessory Structures: On-premise signs, of the California Environmental Quality Act (CEQA) Guidelines.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15311(a) Accessory Structures: On-premise signs; and
2. Approve Planned Development Permit Revision PD-R20-0001 based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

The proposed revision to the Sundance Plaza development plan would establish a new sign program over the commercial site. For the purposes of this staff report, Sundance Plaza will only be referred to as The Crossings at El Dorado. The proposed revisions and sign program are consistent with the original development plan, original sign criteria, architectural features of the site, and the Missouri Flat Design Guidelines.

## **BACKGROUND**

The Crossings at El Dorado was formerly known as Sundance Plaza. The project was approved in 1998, but was never constructed, and includes an approved Development Plan (PD97-0011), Development Agreement (DA98-0001) and a certified EIR (SCH#1997092074). The project is approved for a total of 535,000 square feet of retail development and consists of a gross area of 72 acres.

## **PROJECT INFORMATION**

**Site Description:** The site has been graded and needed infrastructure is being constructed to support the approved commercial uses located in Phase 1 of the Planned Development. This supporting infrastructure includes drainage facilities, water and wastewater facilities, electrical, and roadways.

**Project Description:** This proposed Planned Development Permit Revision implements the required sign program for the Crossings at El Dorado commercial center. The original Conditions of Approval numbers 12 through 18 for PD97-0011 address the developments signage requirements (Exhibit D). Furthermore, as part of the original approval for PD97-0011, sign criteria were included in the analysis and set forth the parameters for future approval of the sign program (Exhibit E).

Specifically, the proposed revision to Planned Development PD97-0011 is required by the originally approved Condition #17:

*“Prior to issuance of any building permit, the applicant shall submit a sign design program as a minor amendment to the Development Plan which addresses criteria for color, style, sizes, materials for the pylon, monument, and wall signs. Such criteria, when approved by the Planning Commission, shall be applied to all permitted on-site signs. Temporary signing and banners are*

*not permitted unless standards are provided in the sign program for such signing, including length of time such temporary signs are allowed.”*

This proposed sign program complies with this condition of approval as part of the overall Crossings at El Dorado commercial development. The sign program through the Revised Planned Development Permit would allow for signs in excess of Table 130.36.070.1b (Community Region Area Signage Standards for Permanent On-Site Signs) of the current El Dorado County Zoning Ordinance. The project’s proposed sign program is in substantial conformance with the approved Planned Development.

The El Dorado Diamond Springs Community Advisory Committee (EDDS CAC) was routed the project for review and no comments were received. Other governmental agencies that reviewed the project included, but were not limited to the El Dorado County Transportation Department (DOT), California Department of Transportation (Caltrans), County Environmental Management Department, and Diamond Springs-El Dorado Fire Protection District who did not offer any comments or concerns.

## **CONSISTENCY**

As discussed in the findings section below, the project conforms to General Plan policies regarding land use compatibility and site adequacy. The project was also reviewed and verified for consistency with the original development plan, architectural features of the site, and the Missouri Flat Design Guidelines.

## **ENVIRONMENTAL REVIEW**

The project has been found to be Categorically Exempt from the requirements of CEQA pursuant to 15311(a) Accessory Structures: On-premise signs, of the CEQA Guidelines. It is important to note that even though this proposed sign program is Categorically Exempt under CEQA, the originally certified EIR (SCH# 1997092074) did include monument signs and a Highway 50 Pylon sign as part of its project description and environmental analysis.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE). The filing of the NOE is optional; however, not filing the NOE extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....General Plan Land Use Map

Exhibit C.....Zoning Map

Exhibit D.....Original Conditions of Approval

Exhibit E.....Original Approved Sign Criteria

Exhibit F.....Crossing at El Dorado Sign Program