

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 13, 2011
December 8, 2011

Item No.: 89

Staff: Tom Dougherty

REVISED REZONE/PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: Z10-0009/PD10-0005/P10-0012/Creekside Plaza

APPLICANT: Grado Equities VII, LLC

AGENT/ENGINEER: Lebeck Young Engineering

REQUEST: The project consists of the following requests:

1. Rezone from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD);
2. Development Plan to construct three commercial buildings totaling 30,572 square feet maximum;
3. Tentative Parcel Map to create three commercial parcels and one open space parcel;
4. Finding of Consistency with General Plan Policy 7.1.2.1 to allow development and disturbance on slopes of 30 percent or greater gradient; and
5. Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero, with portions of the development area within the required setback; and
6. Finding of General Plan Consistency for the General Vacation of Portions of the Forni Road Right-of-Way.

LOCATION: Northwest corner of the intersection of Forni Road and Missouri Flat Road in Placerville area, Supervisorial District 3. (Exhibit A).

APNs: 327-211-14, -16, and -25 (Exhibit B)

ACREAGE: 4.132 acres (includes 0.22 acre of Forni Road Right-of-Way)

GENERAL PLAN: Commercial (C) (Exhibit D)

ZONING: One-Acre Residential (R1A) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends that the Planning Commission recommend that the Board of Supervisors take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074(d) incorporating the Mitigation Measures in the Conditions of Approval as listed in Attachment 1;
3. Approve Rezone Z10-0009 based on the Findings in Attachment 2;
4. Approve Planned Development PD10-0005, adopting the Development Plan as the official Development Plan, based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 1;
5. Approve Tentative Parcel Map P10-0012 based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 1;
6. Find the project consistent with General Plan Policy 7.1.2.1 to allow development and disturbance on slopes of 30 percent or greater gradient; and
7. Find the project consistent with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero, with a portion of the development area within the required setback; and
8. Find that the General Vacation of portions of the Forni Road Right-of-Way is consistent with the General Plan in accordance with Government Code 65402(a).

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description: Request for a rezone, Development Plan, and Tentative Parcel Map for a proposed commercial center containing one, two-story, 20,070 square-foot mixed use professional office/retail building, one, single story, either 6,600 or 4,775 square foot retail building, and one single story building including 1,352 sq. ft. of retail space and a 2,550 square foot fast food restaurant with a drive-up window. The project also includes three bike racks, ten monument signs, three trash enclosures, four-foot tall black powder-coated wrought-iron fencing, and 26, 20-foot tall pole lights. In addition, the project proposes to rezone the three

subject parcels from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and to create three commercial parcels and one open space parcel.

The requests are detailed as follows:

Rezone: Request to rezone the three parcels totaling 4.32 acres from One-Acre Residential (R1A) to 3.1-acres of General Commercial-Planned Development (CG-PD). The 1.14-acre open space area (proposed Parcel A) lot shown in Exhibit F-1 would be rezoned to Open Space-Planned Development (OS-PD).

Planned Development: The Development Plan proposes a commercial complex to include the construction of three buildings totaling a maximum of 30,572 square feet as follows:

Building (as labeled on Sheets S1, S2)	Proposed Uses	Square footage
A (two-story)	Mixed use, professional office/retail	Ground floor: 10,184 Second floor: 9,859 Second floor deck: 325
B (one-story)	Retail/fast food restaurant	Restaurant: 2,550 Retail: 1,352
C (one-story)	Retail	6,600 maximum
		Total: 30,572

The Development Plan includes the site plan and parking (Exhibits F-1, F-1-A), sign package (Exhibits L-1 to L-9), buildings and elevations/color palette (Exhibits G-5 to H-3, and I-2 to J), outdoor lighting (Exhibit M), landscaping (Exhibits K-1, K-2), bike racks (located as shown in Exhibit F-1, F-1-A), and trash enclosures (located as shown in Exhibit F-1, F-1-A). The buildings are proposed to be slab-on-grade buildings with flat roofs surrounded by sloped metal roofing, with walls covered with a combination of horizontal cement lap siding with vertical battens and veneers of cast concrete stone, surrounded by landscaping and including four outdoor patio sitting areas. The parking, access and landscaping areas are proposed to be shared by the project parcels with a common maintenance agreement between each parcel owner. Two potential options for Building C are included as shown on Sheets S1 and S2. The S2 option includes a drive-thru and reduced building square footage.

Tentative Parcel Map: The Parcel Map request proposes to create three commercial parcels; and one common area parcel for the wetland area preservation.

The parcel sizes are proposed as follows:

Creekside Plaza Tentative Parcel Map Individual Parcel Area Summary		
Lot No.	Acres	Parcel Type
1	0.72	Commercial
2	0.90	Commercial
3	1.56	Commercial
A	1.14	Open Space
Total Project Acres	4.32	

Findings of Consistency: Request for a Finding of Consistency with General Plan Policy 7.1.2.1 to allow development and disturbance on slopes of 30 percent or greater gradient, and with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero with portions of the development area within the required setback.

Site Description: Elevations are between 1,723 feet to 1,761 feet above sea level. According to the soils map, as well as the submitted archeological report, portions of the area were placer mined at one time and tailing piles are present along the creek. Since then, a portion of the site has been graded and filled flat on the south side of the creek. This portion of Missouri Flat Road has been developed with retail outlets and offices, although some residential housing still exists along Forni Road and Road 2233. The majority of the three-parcel project area is dominated by a stream channel within a ravine that is fed from a culvert located under Forni Road. The submitted Slope Map shows that approximately 30 percent of the parcel contains slopes below ten percent, with an estimated 22 percent having slopes over 30 percent. The majority of those steeply sloped portions adjoin the areas previously filled and graded with imported soil. All three parcels are currently undeveloped with the pronounced creek bed flowing southeast to northwest. Vegetation is comprised of riparian trees and oaks along the ravine with the remainder covered by annual non-native grasses. A tree canopy analysis performed for the parcels identified that approximately 13.3 percent of the project parcels are covered by oak canopy. There is approximately 17 percent more tree canopy comprised predominately of riparian trees such as willows and cottonwoods.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	C	Commercial/Vacant
North	R1A	C/MDR	Residential/Single family residences.
South	C/CG	C	Commercial/Missouri Flat Road, Walgreens and one 12.5-acre vacant parcel located on the opposite side of the road.
East	R1A/C	C/PF	Commercial/Forni Road, public facility (Herbert Green Middle School), and Schools Credit Union located on the opposite side of the road
West	R1A	C	Commercial/Missouri Flat Road and two single family residences on Road 2233.

The subject project is located within the El Dorado-Diamond Springs Community Region. As discussed below the project includes road improvements and design elements to reduce the impacts to the surrounding existing and future residential land uses and to match the future road, bike lane, and sidewalk improvements within the area. As conditioned and mitigated, the project would be consistent and compatible with the existing commercial development to the east and south.

Project Issues: Discussion items for this project include biological resources, bus stop/public transit, drive-thru lane evaluations, grading/drainage, lighting, parking, Missouri Flat Circulation and Funding Plan (MC&FP), Missouri Flat Design Guidelines, parking, right-of-way acquisition traffic/circulation, utilities, wetlands and riparian habitat.

Biological Resources: The project site is located within Mitigation Area 2. Mitigation Area 2 is defined as lands not known to contain special status species, but located within the EID service area. The applicants submitted a *Biological Resource Assessment for the Creekside Plaza Study Area* which concluded that the project site does not provide habitat for special status wildlife species because of the site's proximity to developed areas, and that no special status plant species were present. Wetlands and riparian habitat are discussed below within this Project Issues section, and potential impacts to migrating birds are discussed below in the General Plan 7.4.1.5 section.

Bus Stop/Public Transit: The Diamond Springs and El Dorado Community Advisory Committee has recommended that a bus turnout/bus stop along Missouri Flat Road be added to the project plans. The minutes of their April 21, 2011 meeting are included as Exhibit O. The El Dorado County Transit Authority has recommended a condition of approval be added to require this of the project as well. The El Dorado County Transportation Commission are also supporting the addition of the bus stop to the project requirements as well. At the request of the El Dorado County Transit Authority, DOT supports the placement of a bus turnout and shelter along the Missouri Flat Road project frontage. They determined the following: *Development of this parcel is the last of the four parcel intersection of Missouri Flat and Forni Road Intersection. A bus turnout and shelter exist on the southbound Missouri Flat Road just south of the intersection. This project will provide the northbound compliment of the existing bus stop. These improvements are in accordance with General Plan Goal TC-2 to provide alternative transit systems to automobile use and are especially important for those who cannot or do not drive.*

The applicant is opposed to being required to provide the bus stop. Since the development area is narrow due to the ravine, the project would need to be redesigned to accommodate the bus stop and the parking lot would lose an unspecified number of spaces.

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. Planning staff is of the opinion that the size of this development does not warrant that the developer pay the full cost of a bus stop. A developer is only required to pay for a fair share

based on the impact of the project. However, the DOT recommended condition is included in Attachment 1 and reads as follows:

32. *Bus Turnout and Shelter: The applicant shall construct a bus turnout and shelter along Missouri Flat Road in accordance to El Dorado Transit's standards. The installation will include a bus turnout, bus shelter with bench, illumination, Americans with Disabilities (ADA) pad, trash receptacle, and bus stop sign. The improvement plans for bus turnout and shelter to be approved by El Dorado Transit prior to issuance of building permit. The improvements shall be completed to the satisfaction of the Department of Transportation and the El Dorado County Transit Authority prior to issuance of any building permit.*

Drive-thru Lane Evaluations: The submitted *Creekside Plaza Draft Traffic Impact Analysis Revised Drive-thru Lane Evaluation*, January 18, 2011, describes the following details for the drive-thru lane proposed for Building B:

The revised site plan indicates the following vehicle storage lengths for the drive-thru lane:

- 1) *Distance from the pick-up window to the order board is 85.5 feet, which is adequate to accommodate 4 vehicles.*
- 2) *Distance from the order board to the drive-thru lane entrance is 105.8 feet, which is adequate to accommodate 5 vehicles.*
- 3) *Total vehicle storage length of the drive-thru lane is 191.3 feet, which is adequate to accommodate 9 vehicles.*

To accommodate vehicle stacking generated by the vast majority of land uses with drive-thru lanes, the distance from the pick-up window to the order board should be at least 80 feet, the distance from the order board to the drive-thru lane entrance should be at least 100 feet, and the total length of the drive-thru lane should be at least 190 feet. The proposed design of the drive-thru lane noted above includes distances that exceed these recommended minimum distances. As a result, the proposed drive-thru lane appears to be adequately designed.

The project proposes a second potential drive-thru to be approved to have that option open to potential future tenants of proposed Building C. The analysis in the preceding paragraph is used to analyze this proposed alternative option. The proposed distance from the menu order board to the pickup window is 139 feet (80 feet is recommended), the distance from the order board to the drive-thru lane entrance is 75 feet (100 feet is recommended), the total length of the drive-thru lane from start to the pickup window is 214 feet (190 feet is recommended). This is adequate to accommodate **10 vehicles**. The space from the start of the lane to the order board would therefore allow space for the stacking of three vehicles rather than the recommended five. By comparison, as described below, the existing McDonalds (Golden Center Plaza) fast-food restaurant accommodates one vehicle to stack before the order board.

For comparison purposes, staff has evaluated the McDonalds fast-food restaurant at the northwest corner of Golden Center Drive and Missouri Flat Road using field measurements and

photos. That restaurant has an order board, a payment window and a pickup window. The measurement for space for each vehicle is 20 feet:

- a) Distance from the pickup window to the payment window is 46 feet. Distance from the payment window to the order board is 71 feet. Total distance from the pickup window to the order board is 117 feet (46 + 71). This is adequate to accommodate five vehicles
- b) Distance from the order board to the drive-thru lane entrance is 36 feet. This is adequate to accommodate one vehicle.
- c) Total vehicle storage length of the drive-thru lane is 153 feet. This is adequate to accommodate **6 vehicles**.

Staff has determined that both drive-thrus could be approved as proposed as it appears that, by comparison, both would be of adequate length to facilitate the potential use by businesses wishing to use that option. The only potential flaw being stacking before the reader board for Building C however, both DOT and the Diamond Springs-El Dorado Fire Protection District have also reviewed both drive-thru proposals for interior vehicular circulation and neither responded with any concerns of the designs as proposed.

Grading and Drainage: Anticipated grading and drainage improvements associated with the project in general would be those associated with the required infrastructure improvements, which includes all site development and roadway to access this site.

The project proposes to develop approximately 2.73 acres of the site, leaving approximately ~~1.37~~ 1.14 undeveloped as open space. Because the existing topography of the site is dominated by an existing intermittent streambed, the project engineer estimates that approximately 44,697 cubic yards of fill would need to be imported from off-site to fill an approximately 299-foot long portion of it. The fill would be supported by a proposed retaining wall up to ~~22.9~~ 27-feet tall, to separate the fill area from the remaining streambed conservation area determined by the Army Corps of Engineers through the 404 Permit Process. Grading improvements associated with the project more specifically would include those associated with the required infrastructure improvements, which includes all site development, encroachment improvements as well as the off-site roadway improvements as conditioned by DOT and the Diamond Springs-El Dorado Fire Protection District to provide safe access to this site. Preparation and approval of a grading plan would be required.

The project site currently drains stormwater into the unnamed intermittent stream flows southeast to northwest for a distance approximately 4,000 feet into Weber Creek. According to the submitted Preliminary Drainage Report for Creekside Plaza, dated February 8, 2010, off-site storm water would be routed through the project inside an underground four-foot diameter pipe and into the existing creek channel. The on-site storm water is proposed to be *collected through a series of storm water pipes and conveyed to the northerly portion of the site where it will be filtered through a CDS, (a filtering device), in order to ensure water quality is preserved.* No new off-site stormwater facilities would be required and the project is estimated to increase channel flow by less than one percent. A zone of benefit would be required for the maintenance of all drainage facilities within the property boundaries.

Lighting: Page 3.43 of the Missouri Flat Design Guidelines state the following: *The height of a light pole should be appropriately scaled to the building or complex and the surrounding area. Pedestrian light poles along sidewalks or pathways and parking lot light standards should be 10 to 15 feet high unless bollards are used. Light poles, standards, and fixtures within parking areas should be between 10 and 15 feet in height.* The project proposes both 18 and 20-foot tall exterior parking lot light poles. Planning would be recommending reducing the height of the light poles to a maximum height of 15 feet tall from ground level, pursuant to the Missouri Flat Design Guidelines recommendations and that all lights will be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. These conditions have been included in Attachment 1. The proposed applicant's proposed lighting plan is included as Exhibit M.

Missouri Flat Circulation and Funding Plan: The project parcel is located within the Missouri Flat Area planned community which has the County-adopted Missouri Flat Area Master Circulation and Funding Plan (MC&FP) in place. As a condition of approval, prior to issuance of any building permits for any portion of this project, the owner would be required to enter into an agreement in recordable form with the County that obligates the property to participate in and annex into the Community Facilities District No. 2002-01 (Missouri Flat Area) (CFD), which is the financing district approved by the El Dorado County Board of Supervisors for the Missouri Flat Area, at such time in the future that the County processes an annexation of territory into the CFD. The agreement would be executed by the property owner and approved by the County prior to the issuance of any building permits. The financing obligation would run with the property's title and bind all future assignees and/or successors in interest in the subject property.

Should timing of building permit review process coincide with an annexation process underway by the County, the applicant may participate in said process in lieu of entering into an agreement, provided the annexation election has been held, the property owner, for subject application, voted in favor of being annexed, and the annexation election is successful. A condition of approval has been recommended by DOT to ensure compliance with the MC&FP, and is included in Attachment 1.

Missouri Flat Design Guidelines: The Missouri Flat Design Guidelines were adopted by the Board of Supervisors June 3, 2008. The purpose of these guidelines is to improve the quality and character of the built environment and create a more pedestrian-friendly atmosphere with enhanced public spaces along the corridor. The guidelines are applied to all non-residential development within the map-defined corridor from El Dorado Road to Pleasant Valley Road (See Exhibit E). Staff has reviewed the proposal for consistency with the applicable sections of the guidelines and found the project design would be consistent with the Guidelines for the landscaping, architectural design and colors of the buildings, trash enclosures, bike racks and signs. The only features of the project proposal not in compliance with the Missouri Flat Design Guidelines are the light poles, and that is discussed in more detail below in the Project Issues, Lighting section.

Parking: The proposed parking is shown on the Site Plans (Exhibit F-1, Sheet S1; and Exhibit F-1-A, Sheet S2). The applicant intends that the entire project area be an integrated commercial-retail shopping center. A declaration of Covenants, Conditions and Restrictions would be

recorded to establish shared access, parking and maintenance of the common areas, landscaping, and building areas. The three commercial parcels would therefore share parking across the proposed parcel boundaries. The required parking was analyzed using Zoning Ordinance Chapter 17.18 as follows. It is separated by building and uses for clarity and detail:

Standard spaces:

- Building A: a) 12,240 sq. ft. retail=49 required, (1 space per 250 sq. ft.),
b) 7,830 sq. ft. medical office=53 required (1 space per 150 sq. ft.)
- Building B: a) 2,550 sq. ft. fast food restaurant and outside patio, 72 seats=24 required (1 per 3 fixed seats); (credit given for 1 space for every 24 feet of stacking lanes for drive-up window-191 feet proposed=8-space credit but only 3 additional spaces are required to be added because of the drive-up window so that requirement is negligible).
b) 1,352 sq. ft. retail=6 required (1 per 250 sq. ft.)
- Building C: As shown on Sheet S1, 6,600 sq. ft. retail=26 spaces required (1 space per 250 sq. ft.). If the drive-thru option shown on submitted Sheet S2 is chosen, the building size would be reduced to 4,775 square feet. As shown on Sheet S2, the building would be divided into three suites as follows: Suite A=1,750 sq. ft., Suite B=1,200 sq. ft., and Suite C=1,687 sq. ft. Using the Building B (Burger King) seat to square footage as a guide (5,550/60 seats=92.5), if Suite A is utilized by a fast-food restaurant, it is estimated that it could include 19 seats (1,750/92.5=18.92) and therefore would require 6 spaces (1 space per three seats). The remaining two suites are labeled for retail use. Their square footages add up to 2,887 sq. ft. (1,200, Suite B + 1,687, Suite C). Retail requires 1 space per 250 sq. ft. so the two retail suites would require 12 spaces (2,887/250).

In summary, if the design for Building C shown on Sheet S1 is used, 26 spaces would be required. If the design for Building C shown on Sheet S2 is used, 18 spaces would be required (6 for restaurant + 12 for retail). The parcel proposed to include Building C includes 27 spaces with the Sheet S1 design and 25 spaces with the Sheet S2 design.

Handicap Accessible Spaces: Of the standard spaces, for between 101-150 overall parking spaces, 5 accessible spaces would be required and 1 in every 8 accessible spaces must have van accessibility.

RV Spaces: 1 per every 10 proposed spaces for fast food restaurant. The proposed fast-food restaurant requires 24 spaces which requires 2 RV spaces.

Loading Spaces: 2, 12 foot by 40 foot loading spaces are required for commercial projects between 15,001 and 40,000 sq. ft. of gross floor area (project includes 30,572 square feet of gross floor area) would be required.

The following table breaks down the proposed and required parking:

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	Building A: 49 + 51 = 100 Building B: 25 for restaurant, 5 for retail = 30 Building C: 27, (Sheet S1 design); 18 (Sheet S2 design) Total: 157 required (Sheet S1 designs), 149 (Sheet S2 design).	100 29 27 (Sheet S1 design) 25 (Sheet S2 design) Total: 157 provided
Compact Spaces	35 percent of the 157 allowed or 55	Total: 18 of the 157 provided
Accessible Spaces (These are required to be part of the standard space count, not in addition to it)	Building A: 49 + 51, 100 total=4 Building B: 25 for restaurant, 5 for retail = 30 total=2 Building C: 27 total = 2. (Each building needs a space with van accessibility) Total: 8 minimum required	4 (2 with van accessibility) 2 (1 with van accessibility) 1 (1 with van accessibility) *Total: 8 provided
Recreational Vehicle ("RV") Spaces (These are in addition to all other parking spaces.)	Total 2 required	Total 2 provided
Commercial Loading Spaces (These are in addition to all other parking spaces.)	Total 2 required	Total 2 required

*The applicant has provided van accessible spaces at each building for a total of four.

Any future uses will be evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking will be available for each use and consistency with the uses permitted under the approved Development Plan. They will further be analyzed, and a tally will be maintained in the project file to ensure the initial proposed uses of office were not subjected to a change that requires more parking than what was permitted. Should, at any time, the subsequent tenant improvements be for uses that create the need for more parking than what has been approved, that tenant improvement use that causes the need for additional parking would not be approved by Planning Services. As proposed, the project would be consistent with the requirements of the Zoning Ordinance.

Right-of-Way Acquisition: The applicant proposes to acquire 9,303.16 square feet (0.21 acres) of the County right-of-way along Forni Road. In 1997, the County acquired right-of-way from the three project parcels along Missouri Flat Road as part of the Missouri Flat Road Widening Project Phase A. In addition to the previous Missouri Flat Road dedication to the County, the applicant proposes to offer an Irrevocable Offer of Dedication for an additional 5,114.84 square

feet (0.12 acres) of right-of-way along Missouri Flat Road. The applicant is asking for a reconveyance from the County back to the project parcel along Forni Road currently identified by Assessor's Parcel Number 327-211-16. The full text of the applicant's Forni Road right-of-way acquisition proposal is included as Exhibit ON.

DOT has determined that Forni Road is the abandoned Caltrans right-of-way for old Highway 50. Caltrans historically obtained 100 feet of right-of-way. The geometric control lines (curb and gutter) have been built to full build out alignment. Therefore DOT does not have objection to the General Vacation of property. The General Vacation is being processed concurrently.

Pursuant to Government Code 65402(a), no street shall be vacated or abandoned until such vacation or abandonment has been submitted to and reported upon by the planning agency as to conformity with the adopted general plan. The applicants filed the General Vacation request with the Department of Transportation (DOT) in September of 2011, application #11-0001. This is a very routine type of application and it has been added to the project applications to be processed simultaneously. This application was forwarded to Planning Services for further consistency review against applicable General Plan Policies, and for a recommendation to the Planning Commission. The proposed vacation will be reviewed by the affected utility entities with recorded easements through this road section to insure they do not object to the vacation. If a formal vacation is granted, the County would quit claim ownership of the abandoned land back to the applicants' western abutting property.

While no General Plan policies directly relate to the vacation of road, Policy 6.2.3.2 requires that all new development provide adequate emergency access to allow adequate ingress and egress. Also, Policy 5.6.1.1 states that the County will, promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing and overhead power lines within scenic areas and existing Community Regions and Rural Center. Completion of the vacation would allow future development within the affected parcels to have flexibility in design of circulation and access. Also, utilities that would serve the development would be confined within defined easements underground in order to maintain aesthetic interest in the area. As proposed the vacation could be found to be consistent with the General Plan.

Traffic/Circulation: Missouri Flat Road and Forni Road are County maintained roadways. The project is located in the El Dorado-Diamond Springs Community Region. The project proposes three new encroachments, one each onto Forni and Missouri Flat Roads and one onto Road 2233 as shown on Sheet S1, provided as Exhibit F-1. The project proposes to share the interior access driveways. Those interior access and circulation roadways have been analyzed by DOT and the Diamond Springs-El Dorado Fire Protection District and found by both to be adequate for interior circulation as conditioned. DOT has determined that this project trips the threshold of the General Plan requiring completion of a Traffic Study.

~~DOT has determined that this project trips the threshold of the General Plan requiring completion of a Traffic Study. A Traffic Study (WO #34) is in process. The traffic study currently includes the construction of the Single Point Urban Interechange (Missouri Flat Interchange Phase 2) which is currently not programmed in our CIP, signal warrants are satisfied at two of the six unsignalized intersections yet un-mitigated, average daily trips and peak hour volumes have not~~

~~been verified and adequately queuing distances have not been addressed.~~

As required by County policy, a traffic study was prepared to analyze the potential traffic impacts resulting from the project. The Creekside Traffic Impact Analysis dated November 11, 2009, prepared by Stephen Pyburn, PE, TE, for Palos Verdes Properties, provides analysis and conclusions relative to traffic impacts generated by the project. According to the report, the project would cause an increase in traffic on area roadways and intersections. The traffic study concluded that the project would be expected to generate 218 AM and 279 PM peak hour trips, with 2,549 daily trips. (The project was latter modified reducing the project impacts -107 AM and -40 PM trips, with -471 daily trips, however the analysis was not modified.) The proposed project will result in significant impacts under both existing plus proposed project and cumulative plus proposed project conditions. These impacts can be mitigated to meet County General Plan levels of service standards with the incorporation of Condition of Approval number 23, and provide for General Plan consistency.

The traffic analysis of the Highway 50/Missouri Flat Interchange without the Single Point Urban Interchange (SPUI) has been completed by a project submitted after the Creekside analysis. The result of that analysis demonstrates an excess capacity resulting in LOS E or better conditions at the off ramp and Mother Lode Drive intersections. Therefore, a full analysis was not necessary.

The Conditions of Approval for intersection improvements at Missouri Flat Road and Mother Lode Drive were incorrectly listed in the Initial Study as a proposed mitigation measure. The traffic analysis shows the 2014 increase traffic volume at this intersection to be 58 trips in the AM peak and 51 trips in the PM peak, which are considered insignificant. The Traffic Impact Study did not recommend the improvements as mitigation. Caltrans comment letter dated October 11, 2011, stated their non-support for the improvements and therefore DOT recommended deletion of the condition at the hearing.

The traffic study recommended signalization of two intersections. The impacts have been mitigated and meet General Plan consistency requirements, as described below.

Significant impacts were found at Missouri Flat Road at Enterprise Drive. The impact at this intersection can be mitigated with the construction of the Diamond Springs Parkway (CIP project # 72334). The Parkway will significantly reduce the traffic volumes at the intersection resulting in LOS C or better. General Plan Policy TC-Xf allows for mitigation of the impacts if the identified improvements are included in the County's Capital Improvement Program ("CIP"). This improvement is included in the ten-year CIP.

Significant impacts were also noted at Forni Road and Golden Center Drive. The Traffic Study suggested that a signal be utilized to mitigate the impacts, however, the distance between Golden Center Drive and Missouri Flat Road (approximately 250 feet) is not a sufficient distance to allow for stacking of the vehicles. The recommended minimum distance is 700 feet. The TIS showed the trigger for the signal recommendation was the back up on Golden Center Drive. The addition of turn lanes at the intersection mitigate the impacts.

The DOT recommended Conditions of Approval for the project as proposed include payment of TIM fees, and annexation into the Community Facilities District No. 2002-01, and the following

road improvements:

23.1) Missouri Flat Road Improvements: The applicant shall construct the improvements along the frontage of Missouri Flat Road as follows:

- a) Construct 6-foot sidewalk, curb, and gutter
- b) Provide 4-foot Class 2 Bike Lane
- c) Extend existing center median 60-feet northerly along Missouri Flat Road
- d) Left turn pocket onto County Road 2233

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.

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
- c) 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.

25.3) Intersection Improvements: The applicant shall make the improvements as described in the table below. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing of the Parcel Map.

INTERSECTION DESCRIPTION		IMPROVEMENTS
Missouri Flat Road	Mother Lode Drive	Conversion of the southbound right turn lane on Missouri Flat Road to a through right turn lane, and the addition of a southbound through lane south of Mother Lode Drive.
		Conversion of the dual eastbound right turn lanes from the eastbound US 50 ramps to Missouri Flat Road to a single free right turn lane
Forni Road	Golden Center Parkway	Golden Center addition of left-turn and left/thru/right lane onto Forni.
		Project Entrance addition of 1 left/thru and 1 right-turn lane onto Forni.
		Forni (NB) addition of 1 left/thru and 1 right-turn lane onto Golden Center.
		Forni (SB) addition of 1 left-turn lane onto

		Golden Center and 1 thru/right lane.

* Applicant shall obtain encroachment permits for work in Caltrans jurisdiction.

26.4) County Road 2233: The applicant shall construct the improvements along County Road 2233 as follows:

- Update the Curb Ramps on either side of County Road 2233 to current ADA Standards.

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.

27.5) Encroachment Permits: The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachments as described in the table below. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing of the Parcel Map.

Encroachment Description	DISM Standard Plan	Notes
Driveway onto Missouri Flat Road	110	The encroachment shall be a right in/right out only.
Driveway onto Forni Road	110	-
Driveway onto County Road 2233	110	-

* All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.

6) Community Facilities District Annexation: The owner shall enter into an agreement in recordable form with the County that obligates the property to participate in the Community Facilities District No. 2002-01 (Missouri Flat Area) (CFD), which is the financing district approved by the El Dorado County Board of Supervisors for the Missouri Flat Area, at such time in the future that the County processes an annexation of territory into the CFD. The agreement shall be executed by the property owner and approved by the County prior to the issuance of any building permits. The financing obligation shall run with the property's title and bind all future assignees and/or successors in interest in the subject property. Should timing of building permit review process coincide with an annexation process underway by the County, the applicant may participate in said process in lieu of entering into an agreement, provided the annexation election has been held, the property owner, for subject application, voted in favor of being annexed, and the annexation election is successful.

As conditioned, impacts would be anticipated to be less than significant.

Utilities: The commercial development would be served by El Dorado Irrigation District (EID) for water and sewer services. The Facilities Improvement Letter (FIL) prepared for the project dated May 2011 indicated that the existing infrastructure would have adequate water and sewer capacity to serve the project.

There is an existing ten-inch water line located in Forni Road, which would be extended to provide service to the project. EID has determined that there area adequate equivalent dwelling units (EDUs) to serve the proposed project. That line has been determined by EID to have the ability to deliver the Diamond Springs-El Dorado Fire Protection District required fireflow of 2,000 gallons per minute for a two-hour duration while maintaining a 20-pounds per square inch residual pressure. The project proposes to install two new on-site fire hydrants.

The project proposes three alternative sewer systems for the project, all of which are proposed to be gravity fed to the existing Herbert Green Lift Station located on an adjoining parcel to the north. Any of those options that would require undergrounding through the proposed wetland preserve would be required to be approved by the Army Corps prior to issuance of any County permit to allow that to occur. The three alternatives are included as Exhibits F-3 and F-4 (Sheets U-1 and U-2).

Wetlands and Riparian Habitat: A *Biological Resource Assessment for the Creekside Plaza Study Area*, revised February 14, 2011 was submitted for the project. The study found that the primary hydrological feature and associated riparian habitat on the site is the stream channel that currently enters into the project site from a culvert underneath Forni Road near the southeast project area corner. The stream continues on to the northeast for approximately one mile where it drains into Weber Creek. This channel was determined by the study to be intermittent, but it receives small amounts of runoff landscape water from developments upstream during the summer. The study found that the project includes approximately 1.1 acres of associated riparian habitat.

The wetland delineation prepared for the project identified one 0.06-acre wetland swale and 0.60-acre intermittent stream potentially subject to Clean Water Act jurisdiction. The applicants have located this wetland on the submitted Development Plan and identified it with a proposed permanent 50-foot non-building setback as shown in the submitted Site Plan, Sheet S1. The Development Plan shows the areas where the proposed project infringes on the required 50-foot setback and that is discussed further below in the Finding of Consistency with General Plan Policy 7.3.3.4 section.

The applicants have initiated the permit application process for the project with the U.S. Army Corps of Engineers, and they in turn are developing mitigation measures through the 404 Permit process. The Corps permit will define terms and conditions, including mitigation, for the fill activities. The project would also be regulated by a Streambed Alteration Agreements to be obtained from California Department of Fish and Game (CDFG), pursuant to Sections 1602 of the California Fish and Game Code, as well as a California Water Quality Certification, Section 401 permit from the Regional Water Quality Control Board, if applicable as determined by those agencies. The applicant has initiated these permit processes as well and they are in progress. All three agencies would require review of the improvement plans prior to issuance of a grading

and/or building permit. Mitigation Measures requiring these permit reviews are included into the project Conditions of Approval in order to reduce the impacts to the unnamed creek area to levels anticipated to be less than significant.

General Plan: The General Plan designates the subject site as Commercial. General Plan Policy 2.2.1.2 states the purpose of the Commercial land use designation is *to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.* The applicant proposes office/retail/restaurant uses that would meet the intent of this policy. Additionally, the following General Plan policies also apply to this project:

Rezone: Policy 2.2.5.3 requires that the County shall evaluate future rezoning: 1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and 2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include; but are not limited to, the following:

Criteria	Consistency
1. <i>Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands.</i>	Consistent: As discussed above in the Water section in <i>Project Issues</i> , there is sufficient water available for the project.
2. <i>Availability and capacity of public treated water system.</i>	Consistent: As discussed above in the <i>Water</i> section in <i>Project Issues</i> , the EID has adequate EDUs to serve the proposed project and adjacent facilities for the project to potentially connect to.
3. <i>Availability and capacity of public waste water treatment system.</i>	Consistent: The project would connect to an existing EID public wastewater treatment system and would be required to extend those facilities to handle the increased capacity.
4. <i>Distance to and capacity of the serving elementary and high school.</i>	Consistent: The commercial project would not include residential uses requiring school uses.
5. <i>Response time from nearest fire station handling structure fires.</i>	Consistent: The Diamond Springs-El Dorado Fire Protection District would be responsible for serving the project area. The Fire District has recommended Conditions of Approval that would require that the project adhere to the applicable building and fire codes, regarding the installation of fire hydrants, provision of established fire flow, execution of the District Fire Safe regulations, provision of a secondary emergency access, and construction of road improvements as required by the DOT. The fulfillment of those recommended conditions would address the fire related safety issues identified by the District.
6. <i>Distance to nearest</i>	Consistent: The project site is located within the El

<p><i>Community Region or Rural Center.</i></p>	<p>Dorado-Diamond Springs Community Region. As proposed, the project is a commercial project similar in character to existing commercial uses surrounding the project site on all sides except a portion on the north side which is designated for residential uses.</p>
<p>7. <i>Erosion hazard.</i></p>	<p>Consistent: The project proposes to fill a portion of the existing streambed. The project would be required to show proof of compliance with permits through the Army Corps, Fish and Game and the California Water Quality Control Board prior to issuance of a building or grading permit. Grading for roads and drainage infrastructure would be required to be completed prior to filing the Parcel Map. Compliance with these processes would assure that all existing drainage courses would be adequately protected by the incorporation of appropriate development setbacks. In addition, erosion hazards would be required to be mitigated by strict adherence to Best Management practices required during the grading permit process.</p>
<p>8. <i>Septic and leach field capability.</i></p>	<p>Consistent: The proposed parcels would be served through extensions to existing EID sewer facilities.</p>
<p>9. <i>Groundwater capability to support wells.</i></p>	<p>Consistent: The project would be served by EID public water facilities.</p>
<p>10. <i>Critical flora and fauna habitat areas.</i></p>	<p>Consistent: The County's General Plan defines Rare Plant Mitigation Areas within the County, which designate lands potentially affecting rare plants that are subject to mitigation. The project site is located within Rare Plant Mitigation Area 2 which is defined as lands not known to contain special status plant species but within the EID service area. A <i>Biological Resource Assessment for the Creekside Plaza Study Area, revised February 14, 2011</i> was submitted by the applicants that included the results of a survey of the parcels for the special status and locally significant plants and suitable habitat for the same. The survey was done in accordance with the California Native Plant Society Botanical Survey Guidelines. No special-status species were found on the site and it was determined that there is no habitat on the project site to support the special status plants that could potentially be present.</p> <p>Depending on the time of the year development occurs, there could be impacts to nesting raptors or other migratory birds. The project has included a mitigation measure designed to reduce those potential impacts. This is discussed further below in the Policy 7.4.1.5 section.</p>
<p>11. <i>Important timber production</i></p>	<p>Consistent: The project site does not contain or is</p>

<i>areas.</i>	adjacent to any important timber production areas.
12. <i>Important agricultural areas.</i>	<p>Consistent: This property and project is not under and would not conflict with an adjacent Williamson Act Contract.</p> <p>The subject parcel is located within the El Dorado-Diamond Springs Community Region and does not contain, nor is it adjacent to, lands zoned and designated by the General Plan to be preserved for agricultural use.</p>
13. <i>Important mineral resource areas.</i>	<p>Consistent: The project site does not contain or is located adjacent to any important mineral resource areas.</p>
14. <i>Capacity of the transportation system serving the area.</i>	<p>Consistent: DOT reviewed the submitted traffic study and concluded that the recommended Conditions of Approval, including improvements to existing roadways, would sufficiently address traffic issues and ensure that the transportation system is adequate to serve the area.</p>
15. <i>Existing land use pattern.</i>	<p>Consistent: The project site is surrounded by land designated and utilized for commercial uses on three sides and residential uses on a portion of the fourth. The proposed project would be consistent with that dominant commercial land use pattern as it is designated by the General Plan for similar uses and located adjacent to existing supporting utilities and two major roadways.</p>
16. <i>Proximity to perennial watercourse.</i>	<p>Consistent: There were no perennial watercourses identified by the within the project parcel. The closest perennial stream as identified on the Placerville U.S.G.S. Quadrangle is Weber Creek which is located approximately 4,000 feet north of the project.</p>
17. <i>Important historical/archeological sites.</i>	<p>Consistent: A <i>Cultural Resource Assessment</i> dated March 25, 2009 was completed for the proposed project site and reported there were no significant prehistoric and historic-period cultural resources sites, artifacts, historic buildings, structures or objects found. Because of the possibility in the future that ground disturbances could discover significant cultural resources, Planning has added standard conditions of approval to assure that potential issue is addressed during project development.</p>
18. <i>Seismic hazards and present of active faults.</i>	<p>Consistent: As shown in the Division of Mines and Geology's publication, <i>Fault Rupture Hazard Zones in California</i>, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, seismic ground failure, or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code</p>

	earthquake standards.
19. <i>Consistency with existing Covenants, Conditions, and Restrictions.</i>	Consistent: The project would be required to develop CC&Rs for the purposes of implementing, monitoring and maintenance of any fences and walls constructed on the property lines, the maintenance of the interior access, parking facilities, landscaping, lighting, exterior fencing, and all drainage facilities within the project site. The Covenants, Conditions and Restrictions (CC&Rs) would be submitted to Planning for review and approval, prior to submission of the Final Map. Any future changes of any County required provisions of the approved CC&Rs would require County approval.

Land Use Compatibility: **Policy 2.2.5.21** directs that *development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the project is proposed.*

Discussion: The project has been designed to be compatible with neighboring commercial uses to the east and south of Forni and Missouri Flat Roads, and to buffer the residential lands to the north and west as discussed above. The colors and materials are consistent with those of other commercial office buildings in the area and are shown in Exhibits H-1 to H-3, and Exhibit J. The Planned Development is allowing for office, retail and restaurant uses only, which are typically quiet by nature and typically as compatible with residential uses as can be anticipated for areas designated by the General plan for commercial uses. There are no conflicts anticipated with this policy.

Lighting Impacts: **Policy 2.8.1.1** directs that excess nighttime light and glare be limited from the parking area lighting, signage and buildings.

Discussion: Lighting is discussed in more detail above in the Project Issues section. As conditioned, staff finds the submitted lighting plans complies with this Policy. The lighting plan and components are provided in Exhibit M.

Pedestrian/Bike Paths: **Policy TC-4i** directs that *within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible.* Sidewalks: **Policy TC-5b** requires curbs and sidewalks on all roads in commercial subdivisions.

Discussion: In compliance with General Plan Policies TC-4i and TC-5b, DOT has recommended that Class II bike lanes and six-foot wide sidewalks with curbs be included in the project requirements. Sidewalks and curbs would be required along the project frontages. The project is conditioned to provide a Class II Bike Lanes on Forni and Missouri Flat Roads to meet those policy requirements.

Traffic Levels of Service: **Policy TC-Xf** requires projects that “worsen” traffic levels of service on the County road system must either construct the improvements to lessen the impact or ensure that adequate funding exists to assure the improvements are completed.

Discussion: As discussed above in the Traffic/Circulation section above, as conditioned, Dot has determined that, as conditioned, the project would comply with this policy.

Wastewater: **Policy 5.3.1.1** states that *high-density and multifamily residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval...In the Community Region of Camino/Pollock Pines...development projects will not be required to connect to wastewater facilities where such connection is infeasible, based on the scale of the project.* **Policy 5.3.1.7** states that *in Community Regions, all new development shall connect to public wastewater facilities. In Community Regions where public wastewater facilities do not exist, applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.*

Discussion: As discussed in the Utilities section above in Project Issues, as conditioned, the project would be consistent with these policies.

Fire Protection: **Policy 5.7.1.1** requires the applicant *demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development.*

Discussion: El Dorado Irrigation District would provide domestic water and fire-flow service. The Facilities Improvement Letter stated the current facilities available in Forni Road are adequate to supply the project with the 1,500 gallons per minute for two-hour duration while maintaining the 20-psi residual pressure required by the Diamond Springs-El Dorado Fire Protection District. The Fire District has requested a condition of approval addressing fire protection issues for the project site. These conditions have been incorporated into the project. As conditioned, the project would be in compliance with this Policy.

Adequate Access for Emergencies: **Policy 6.2.3.2** directs the applicant to *demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area.*

Discussion: The project would comply with the Diamond Springs-El Dorado Fire Protection District minimum Fire Safe standards for the access driveway and turnaround capacity with project conditions. As conditioned, the project would be in compliance with this Policy.

Development on Slopes Exceeding 30 Percent: **Policy 7.1.2.1** states that development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.

Discussion: The discussion about 30 percent slopes is found below in the Finding of Consistency with Policy 7.1.2.1 section.

Wetlands/Intermittent Streams: **Policy 7.3.3.4** directs that buffers and special setbacks of 50 feet from intermittent streams and wetlands.

Discussion: Wetlands are discussed below in the Finding of Consistency with Policy 7.3.3.4 section as well as in Section IV Biological Resources in the Initial Study-Environmental

Checklist Form included as Exhibit S.

Rare, Threatened and Endangered Species: **Policy 7.4.1.5** directs that *all discretionary projects should be designed to protect special status plant and animal species and their habitat.*

Discussion: A *Biological Resource Assessment for the Creekside Plaza Study Area*, revised February 14, 2011 was submitted by the applicants that included the results of a survey of the parcel for the special status and locally significant plants and suitable habitat for the same. No special-status species were found on the site and it was determined that there is no habitat on the project site to support the special status plants that could potentially be present. This is discussed in more detail in Section IV Biological Resources in the Initial Study-Environmental Checklist Form.

The project could have an impact on nesting raptors or other protected migratory birds by the tree canopy removal anticipated for the project. Depending on the timing of construction, site disturbance could result in disturbance of breeding and nesting activity of this species. According to the California Department of Fish and Game Code 3503, "take" of the nest or eggs of any bird is prohibited, except upon approval from the California Department of Fish and Game. That disturbance of active nests can be avoided during construction through appropriate measures. Those measures have been included in recommended Mitigation Measures included in Attachment 1.

Oak Canopy Coverage: **Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards.

Discussion: The submitted *Oak Canopy Cover Analysis*, dated January 15, 2010, reported that the oak woodland canopy currently covers approximately 13.3 percent of the project site (0.60 acres). Under General Plan Policy 7.4.4.4, Option A, 90 percent of the existing canopy must be retained (0.54 acres). As proposed, the project would remove 0.37 acres of the oak tree canopy at the site. Because more than 10 percent of the canopy would be removed, Option B of Policy 7.4.4.4 would be used by the applicants to mitigate the loss. The Report estimated the fee to the County would be \$3,196.00 (0.06 acre at a 1:1 ratio; 0.31 acre at a 2:1 ratio) would be required financially mitigate for oak canopy replacement and that Condition has been added to the recommended Conditions of Approval. As conditioned, there would be no conflict with this Policy.

Bicycle Transportation: **Policies 9.1.2.4 and 9.1.2.8** direct that discretionary projects be evaluated with regard to their ability to implement, integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use.

Discussion: The project would be required to include provisions for bicycle parking on the site by providing a minimum of 8 bicycle spaces/racks, within the 100 feet each building (five percent of total parking spaces (164 pursuant to submitted Sheet S1), and pursuant to Section 5.105.4.1 and 2 of the 1020 California Green Building Standards Code), at locations at the discretion of the applicants but convenient from adjoining streets and distributed proportionally for use by all three proposed buildings. The bike racks maintenance and access shall be included

in the joint access and parking agreement. The bike racks would be installed prior to issuance of final occupancy. As discussed above in the **Pedestrian/Bike Paths, Policy TC-4i** section, DOT has conditioned the project to provide a new Class 2 bike lane along the project frontage on Forni and Missouri Flat Roads. The applicants have proposed bike racks in three different locations on the project site which have the capacity for eight bikes, as shown in Exhibits F-1, F-1-A, to achieve consistency with these policies.

Finding of Consistency with General Plan Policy 7.1.2.1: As discussed above in the Policy 7.1.2.1 section, the project proposes development and disturbance on slopes exceeding 30 percent. The policy further states (in part), that *the County may consider and allow development or disturbance on slopes 30 percent and greater when:*

- *Reasonable use of the property would otherwise be denied.*

Discussion: Pursuant to the Interim Interpretive Guidelines for Policy 7.1.2.1, adopted by the Planning Commission June 22, 2006 and modified August 10, 2006, a reasonable use determination for non-residential property should consider *the physical characteristics of the project site, the design of the proposed project, the policy objectives of the El Dorado County General Plan and reasonable expectations for economic use of the property as defined by law.*

The dominant natural physical feature within the proposed project boundaries is an intermittent stream within a prominent ravine, currently fed by water from storm runoff and irrigation water through a culvert under Forni Road that comes from the commercial parcels to the east. The three parcels proposed for development, as shown on the submitted Site Plan (Sheet S1) have been previously partially leveled with fill dirt obtained and the majority of the 30 percent or greater slopes currently shown in those areas resulted from that filling. The fourth parcel that is proposed for the wetland preserve area would allow preservation of approximately 33 percent of the existing site slopes greater than 30 percent.

The project area consists of three parcels totaling 4.3 acres which is equal to 187,308 square feet. The submitted Slope Map (Sheet SL1) shows that approximately 36,311 square feet (19 percent) of the total project area contains slopes in excess of 30 percent. That would leave approximately 25,418 square feet (36,311-10,893) of the project area (14 percent) to consider for a reasonable use determination for lands with slopes in excess of 30 percent.

As stated in the Interim Guidelines, the following are the factors to be analyzed by staff and presented to the hearing body for a reasonable use determination, followed by staff discussion of each:

Factors to be evaluated in Plan Review:

1. *Steepness of the ground surface (i.e. 30, 40, 50 percent, etc.).*
Discussion: The project area slopes are discussed above.
2. *Use of design techniques that respect natural contours. (i.e. minimization of grading).*
Discussion: With the exception of the 299 feet of the stream that would be filled, the remainder of the proposed development area retaining wall that would separate the wetland preserve follows the existing slope.
3. *Conformance with County Grading Ordinance standards, including best management practices for erosion and sedimentation control.*

Discussion: The project has recommended conditions of approval including mitigations requiring compliance with Army Corps, Fish and Game, and California Water Quality Board permitting standards. Further, during the County grading permit process, the DOT Plan Checker will review the submitted grading plan and verify that the plan includes BMPs that conform with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, prior to grading permit issuance.

4. *The maintenance of natural drainage patterns with implementation of the project.*

Discussion: Drainage is discussed in more detail above in the Project Issues, Grading and Drainage section. The project is estimated to increase channel flow by less than one percent.

5. *The underlying geologic stability of the site.*

Discussion: The project site contains MaD, SKD, and PrD soils. The Soil Survey for El Dorado County lists all three as having low shrink-swell potential. The project aquatic center area would not be located on a geologic unit or soil that would typically be considered unstable or that would potentially become unstable as a result of the project. There are no excessively steep slopes on the surrounding parcels entering into the subject parcel. The site would not be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have expansive soils.

6. *The character of existing commercial uses located adjacent or nearby the project site.*

Discussion: The project site was also designated by the 1996 General Plan for commercial uses, as were the surrounding parcels currently designated for commercial uses. The project proposes to establish three commercial parcels that would be similar to the surrounding commercial parcels in size, proposed uses, and location along a major roadway.

7. *The extent to which slopes proposed to be disturbed with a gradient of 30 percent or greater are located in small, isolated, non-contiguous areas and disturbance of such areas is determined necessary to accommodate reasonable development on the site.*

Discussion: The submitted Slope Map shows the majority of the slopes greater than 30 percent are scattered throughout the site with the exception of the slope banks created during the past filling.

8. *Substantial conformance with the "General Requirements" included below in these guidelines.*

Discussion: The applicable general requirements listed in the Guidelines include that the request must comply with other applicable County Codes, and that grading is minimized, prevent erosion, and the project is designed as best as possible to complement the natural terrain of the site and surrounding properties. Considering the existing physical constraints of the project site as well as the recommended conditions and mitigations that the project would be required to adhere to, it could be found the project adequately addresses the General Requirements.

Conclusion: As conditioned, mitigated and with adherence to County Codes, the project would incorporate "Best Management Practices," mitigation measures and a wetland preserve area to minimize impacts on the remaining 30 percent slopes, and allow reasonable use of parcels that have been designated by the 1996 and 2004 General Plans for commercial uses but are constrained by an existing intermittent streambed. The request to allow development on slopes in excess of 30 percent could be found to be consistent with the intent of El Dorado County General Plan Policy 7.1.2.1 and the Interim Interpretive Guidelines for that Policy.

Finding of Consistency with General Plan Policy 7.3.3.4: As discussed above in the Project Issues, Wetlands and Riparian Habitat section, the unnamed creek that passes through the project was classified by the project biological consultant as an intermittent stream, requiring a 50-foot non-development setback. General Plan Policy 7.3.3.4 states, *these interim standards may be modified if more detailed information relating to slope, soil stability, vegetation, habitat or other site- or project-specific conditions supplied as part of the review for a specific project demonstrates that a different setback is necessary or would be sufficient to protect the particular riparian area at issue. Also, for projects where the County allows an exception to wetland and riparian buffers, development in or immediately adjacent to such features shall be planned so that impacts on the resources are minimized.*

Discussion: The applicants are requesting a reduction of the wetland setback from 50 feet to zero with installation of the retaining wall, landscape buffer, asphalted parking, lighting, and Building B beginning at the wetland border within the 50-foot setback. Those features are identified on the site plan on Sheet S1 and setbacks to the closest infringements are marked randomly from the Ordinary High Water Mark established by the project biologist and to be confirmed by the Army Corps of Engineers during the Section 404 Permit process which is in progress. The Guidelines allow exceptions to riparian and wetland buffer and setback requirements, but only when appropriate mitigation measures and Best Management Practices are incorporated into the project. Planning has determined exemptions need to be substantiated by a qualified biologist and ultimately by the Corps, the Regional Quality Control Board, and the Department of Fish and Game through their permit processes.

As discussed above in the General Plan 7.3.3.4 section, and Section IV in the Initial Study-Environmental Checklist Form, the submitted reports found the implementation of Best Management Practices and recommended Mitigation Measures would reduce the impacts of the proposed improvements to a less than significant level. The project biological consultant has recommended that the setbacks to the wetland features be waived, because extra setbacks are provided on the north side of the stream, that appropriate storm water BMP's are in place to catch runoff, and as mitigated through the permit processes, there would be no significant effect to the wetlands on-site or off-site, in relation to improvements proposed.

The Department of the Army, Corps of Engineers (Corps) reviewed the project and determined that the wetlands identified by the submitted report may be regulated under Section 404 of the Clean Water Act if disturbance were to occur. The Corps requested a pre-construction notification or permit application for the project, prior to construction. The project may also be regulated by potential Streambed Alteration Agreements to be obtained from California Department of Fish and Game (CDFG), if applicable, pursuant to Section 1602 of the California Fish and Game Code, as well as a potential California Water Quality Certification, Section 401 permit from the Regional Water Quality Control Board. All three agencies would require review of the development plans prior to issuance of a grading and/or building permit. The applicant had begun those permit processes prior to the project applications.

As conditioned, and with adherence to County Codes, the project would incorporate "Best Management Practices" and Mitigation Measures to minimize impacts on the wetlands and the request to reduce the required setbacks could be found to be consistent with the intent of El

Dorado County General Plan Policy 7.3.3.4 and the Interim Interpretive Guidelines for that Policy.

Uses Allowed by the Development Plan: An approved project Development Plan would allow retail, restaurant, general and medical office uses conducted indoors, with the exception of the four outdoor seating areas shown on Sheets S1 and S1. Outdoor vending machines, kiosks, etc. would not be permitted.

Zoning: The project site is zoned One-Acre Residential (R1A) which is established by Table 2-4 of the General Plan as being incompatible with the existing Commercial General Plan land use designation of Commercial. The project proposes a rezone request to change to General Commercial (CG) and to add the Planned Development (PD) overlay, resulting in a Zoning District of CG-PD and is accompanied by a Development Plan to allow design flexibility should the rezone be approved. The project also proposes to create an open space parcel for a wetland preserve. That parcel would be required to be rezoned to Open Space-Planned Development (OS-PD). The proposed Development Plan would propose uses which would be consistent within the CG zone. County Code Section 17.32.200 establishes development standards within the CG zone including, setback, building heights, and lot dimensions.

Setbacks: The CG Zone District Section 17.32.200.D requires setbacks for any structure over 30 inches of 10 feet in a front yard, and 5 feet for a side or rear yard. The project proposes infringements into the front yard setback along Forni Road for portions of Building C as well as that associated patio area, as well as a trash enclosure, as shown in Exhibit F-1, F-1-A, Sheets S1, S2. This is discussed further below in the Planned Development Permit Request section.

There are also two monument signs proposed to infringe on the front yard setbacks at the proposed Forni Road and Road 2233 encroachments. Section 17.16.050 (sign locations) states that *signs may be located on the required yards or setbacks, providing they do not constitute a hazard to pedestrians or vehicular traffic, do not conceal from view any public sign or traffic signal and are not located on nor extend onto or project over public right-of-way without having first obtained a written revocable permit from the director of department of transportation to do so.* The signs are not proposed within a road right-of-way, and DOT would analyze the final locations during the Building Permit process for any potential conflict with the required line-of-sight for those encroachments.

Maximum Building Coverage: The CG Zone District Section 17.32.200.B allows a maximum building coverage of 60 percent per parcel. Parcel 1 is proposed to be 0.72 acres (31,363 square feet) in size and to contain Building C with a maximum square footage of 6,600 square feet, a building coverage of 21 percent. Parcel 2 is proposed to be 0.90 acres (39,204 square feet) in size and to contain the 3,902 square-foot Building B, a building coverage of 10 percent. Parcel 3 is proposed to be 1.56 acres (67,954 square feet) in size and to contain the 10,184 square-foot footprint of Building A, a building coverage of 15 percent. Based on the square footages provided, the project would be in compliance.

With an approved rezone, and development Plan, and Tentative Parcel Map, the project would be consistent with the development standards of the CG Zone District. The Zoning Findings for Approval are provided in Attachment 2.

Planned Development Permit Request: The project request includes a Planned Development (PD) Application. Adoption of the Development Plan would approve the proposed on-site improvements including buildings, exterior construction materials/colors, signage, landscaping, bike racks, parking, and lighting. The PD would allow flexibility in the Development Standards of the CG Zone District. The project was designed using Army Corps of Engineer regulations to protect wetland features, as well as allow for more efficient access and circulation. The project seeks to allow infringements into the front-yard setbacks as described above in the Zoning section as well as include more free-standing signs than allowed. That is discussed further below in the Signage section. Planning has found that the setback infringements can be approved as proposed as the project appears to have utilized the area left after the Army Corps wetland requirements in ways that will allow sufficient through and destination accessibility for vehicles, pedestrians and bikes. Findings of Approval have been included in Attachment 2 of the Staff Report.

Building Elevations/Materials: The proposed commercial project has been designed to complement other existing commercial office projects in the vicinity in a similar architectural theme and utilize similar colors and building materials. Proposed are one, two-story and two single-story slab-on-grade buildings with flat roofs surrounded by sloped metal roofing, with walls covered with a combination of horizontal cement lap siding with vertical battens and veneers of cast concrete stone, surrounded by landscaping and three outdoor patio sitting areas. The parking, access and landscaping areas are proposed to be shared by the three parcels with a common maintenance agreement between each parcel owner.

All "roof-mounted" equipment are proposed to be contained within roof wells on a flat roof screened behind sloped roofs around the perimeter, as shown in Exhibit G-4. All ground mounted equipment would be screened from view using small screen walls and/or landscaping. The trash enclosures and retaining walls are proposed to be constructed with split-faced concrete blocks to blend with the building surfaces. Proposed floor plans as well as black and white and colored elevations have been included as Exhibits G-2 to J.

The project proposes the following colors and materials for the associated building components:

Building/Structure	Building Feature	Material	Color
A and C	Roof	Pre-rusted corrugated metal	Rust (shall match Building B)
	Walls	a) Horizontal cement lap siding with vertical battens b) Veneers of cast concrete stone-Rubble pattern c) Stucco	a) Sage and putty b) Tan/gray c) Gold and red (substantial compliance with "Hodley Red")
	Windows	Aluminum Storefront	Gray

		System/tinted insulated glass with accents of Spandrel Glass/shear wall behind	
	Shade canopies	Metal	Gray/silver/rust
B	Roof	Pre-rusted corrugated metal	Rust (shall match Buildings A and C)
	Walls	a) Horizontal cement lap siding with vertical battens b) Facias c) Veneers of cast concrete stone-Rubble pattern d) Stucco	a) Light brown (substantial compliance to "ICI Padre Island," and "ICI Bungalow") b) Substantial compliance to "ICI Padre Island," and "ICI Council Bluff") c) Tan/gray (to match Buildings A and C d) Light tan/peach (substantial compliance to "ICI Just Peachy")
	Windows	Clear Vision Glass w/mullions	Bronze
	Awnings	Metal	Blue (Substantial compliance to "BK Blue")
Trash Enclosures (three)	a) Walls b) Doors	a) Split-face concrete block b) Metal w/ horizontal orientation to simulate building lap siding.	a) Color shall blend with the cast concrete stone veneer on buildings. b) Color shall match that of the horizontal lap siding on the associated buildings.

Fencing: The project proposes to install four-foot tall black powder-coated wrought-iron fencing along the top of the retaining wall that is proposed to separate the developed area from the open space parcel.

Landscaping: County Code requires the use of landscaping to buffer commercial parking areas from adjoining streets and as screening from residential land uses. As shown on the landscaping plan in Exhibits K-1 and K-2, the project would include landscaping buffers along Forni and Missouri Flat Roads, as well as along the top of the north side retaining walls. All ground mounted equipment and trash enclosures would be screened with additional trees shrubs and vines. The landscape plan provides shade calculations showing over 50 percent of the paved areas would be shaded, and that the majority of the proposed plants are some those listed in the El Dorado County Drought Resistant Plant List.

A watering zone chart is included on the Landscape Plan that shows that the proposed landscaping would comply with prior County water conservation thresholds however, due to recent changes in State law subsequent to application submittal, 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.

Lighting: Outdoor lighting is discussed above in the Project Issues-Lighting section.

Parking: Parking is discussed above in the Project Issues-Parking section.

Signage: The project request would include adoption of a sign package for the entire project. That package is included as Exhibits L-1 to L-9-labeled individually for efficient reference capability. That package includes the following signs:

Sign Type (as lettered and named on the Sign Plan, Exhibit L-1)	Number of Signs	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	1	Parcel 3, Building A.	5-ft. wide by 5 ft. 11 inches tall (29.6 square

Directory			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	Parcel 3. 20 Maximum on Building A.	Exhibit L-2
J: Landscape Wall Center I.D. Letters	1	Parcel 1, Building C, free-standing wall.	Exhibit L-6
K: Burger King Drive-up Menu	1	Parcel 2.	

Sign A would indicate the project center name and along with places for tenant identification signage within the copy area and would provide copy area for 6 tenants. This sign would consolidate the commercial center tenant signage for frontage advertising. The sign is proposed to include internal illumination of the sign surfaces. This sign exceeds the 80 square-foot requirement for free-standing signs in the CG Zoning District.

The sign package also includes signage standards for tenant wall signage which are proposed to be located as shown in Exhibits L-2 to L-6. Applied internally illuminated letters only are proposed to be pin-mounted on the faces of the signs for tenant identification. In deference to the implied intent of the Missouri Flat Guidelines for subtle signage, Planning has added a recommended condition of approval that would prohibit all signs placed onto the inside or outside of all windows of all buildings within the project.

All proposed monument signs would imitate the rock veneer, and stucco appearance of the buildings. Planning has found that the sign materials and colors appear to be consistent with the recommendations of the Missouri Flat Design Guidelines. The proposed *Sign Plan* consists of nine pages and is included as Exhibits L-1 to L-9. Planning has found that the sign materials and colors appear to be consistent with the recommendations of the Missouri Flat Design Guidelines. The applicants are requesting that the said *Sign Plan* be approved as proposed as part of the Planned Development request, pursuant to Zoning Ordinance Section 17.04.100.B.

Agency and Public Comments: The following agencies and public groups/committees were provided project details for review for comments and/or concerns:

Diamond Springs-El Dorado Community Advisory Committee (DSEDAC): The Committee considered the subject application requests at their April 21, 2011 meeting. The meeting minutes are included as Exhibit O. They approved of the project requests but *felt strongly that public*

transportation should be considered and a turnout/bus stop should be incorporated into the plan along Missouri Flat Road.

Mother Lode Union School District: The District responded with concerns with the project proposal pertaining to:

- Student safety crossing Forni Road to the project site;
- Lack of sidewalks along Forni and Golden Center Roads adjacent to the school;
- Concern with pedestrian safety from the proposed sidewalk on Forni Road into the project;
- Traffic congestion at the school's student pick-up and drop-off times; and
- A stated desire for left turn lanes into the proposed project from Forni Road.

Discussion: Planning and DOT staff met with the District Superintendent, the Herbert Green Middle School Principal, and the Director of Maintenance/Operations and Transportation for the District at the school site and project frontage on April 26, 2011 to walk the area and hear and discuss their concerns. DOT is well aware of the existing ongoing traffic congestion problems that have occurred since the school opened. DOT has recommended conditions of approval to address some of their concerns and they are included in Attachment 1.

ENVIRONMENTAL REVIEW: Staff has prepared an Initial Study (Negative Declaration/Mitigated Negative Declaration and Initial Study with discussion provided in Exhibit S) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project in the area of biology, and mandatory findings of significance. Staff has determined that significant effects of the project on the environment have been mitigated; therefore a Mitigated Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,044.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,044.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings of Approval
Exhibit A	Location Map
Exhibit B	Assessors Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Missouri Flat Design Guidelines Area Map
Exhibit F-1	Site Plan, Tentative Parcel Map and Development Plan, Sheet S1
Exhibit F-1-A	Preliminary Site Plan (July 2011 version), Sheet S2
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
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
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)

Exhibit P.....Diamond Springs-El Dorado Community Advisory
Committee (DSED CAC) April 21, 2011 meeting
minutes (three pages)
Exhibits Q-1 to Q-2.....Site Visit Photos
Exhibit R.....Aerial Photo
Exhibit S.....Mitigated Negative Declaration and Initial Study

Location Map

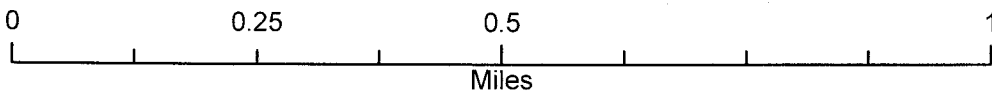
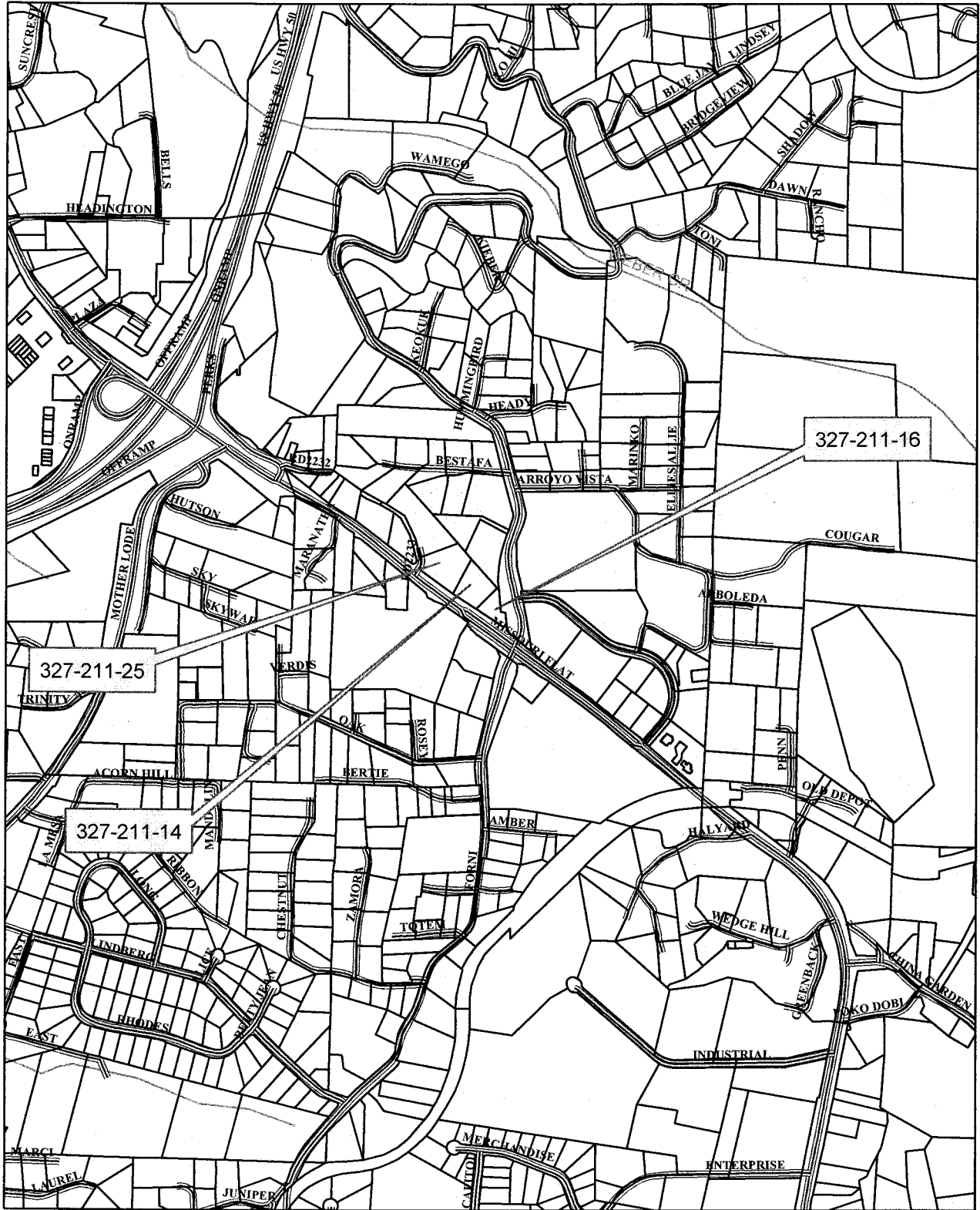
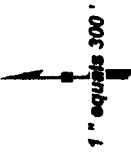
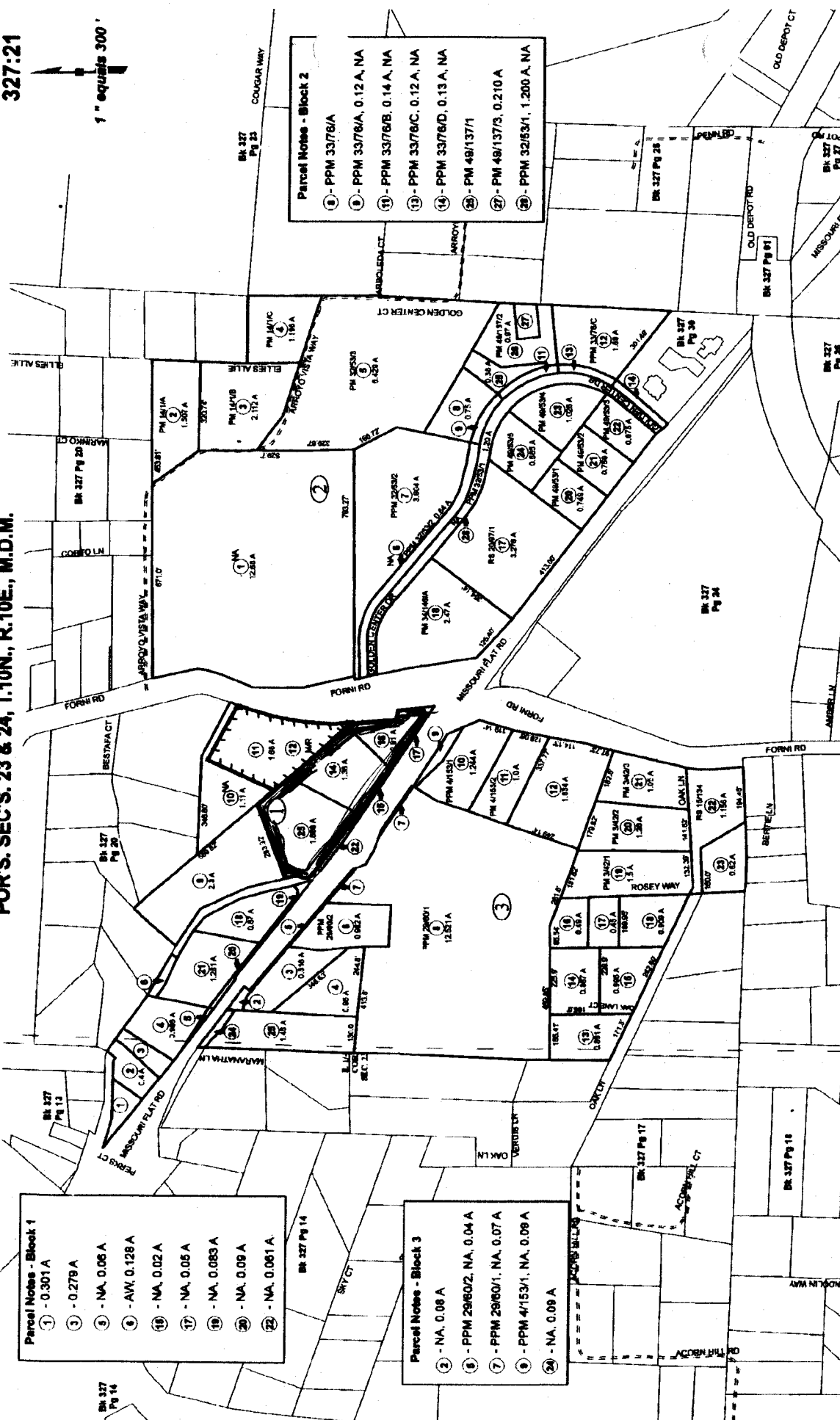


Exhibit A

327:21



POR'S SEC'S. 23 & 24, T.10N., R.10E., M.D.M.



- Parcel Notes - Block 1**
- 1 - 0.301 A
 - 3 - 0.278 A
 - 5 - NA, 0.05 A
 - 6 - NW, 0.128 A
 - 16 - NA, 0.02 A
 - 17 - NA, 0.05 A
 - 18 - NA, 0.083 A
 - 20 - NA, 0.09 A
 - 22 - NA, 0.061 A

- Parcel Notes - Block 3**
- 2 - NA, 0.08 A
 - 8 - PPM 2680/2, NA, 0.04 A
 - 7 - PPM 2680/1, NA, 0.07 A
 - 9 - PPM 4153/1, NA, 0.09 A
 - 24 - NA, 0.09 A

- Parcel Notes - Block 2**
- 8 - PPM 3376/A
 - 9 - PPM 3376/A, 0.12 A, NA
 - 11 - PPM 3376/B, 0.14 A, NA
 - 13 - PPM 3376/C, 0.12 A, NA
 - 14 - PPM 3376/D, 0.13 A, NA
 - 25 - PM 48137/1
 - 27 - PM 48137/3, 0.210 A
 - 28 - PPM 3263/1, 1.205 A, NA

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. Areas indicated with an asterisk (*) are not included. Users should verify areas with an independent survey.

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PLANNING DEPARTMENT
Assessor's Map Sk. 327, Pg. 21
Assessor's Parcel Number Sheet B-C

Acreages Are Estimates

Rev. Jan. 2, 2008

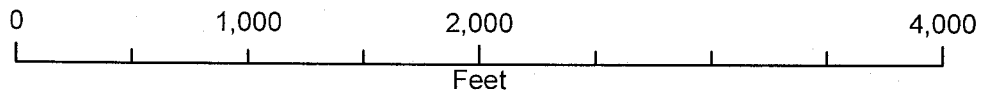
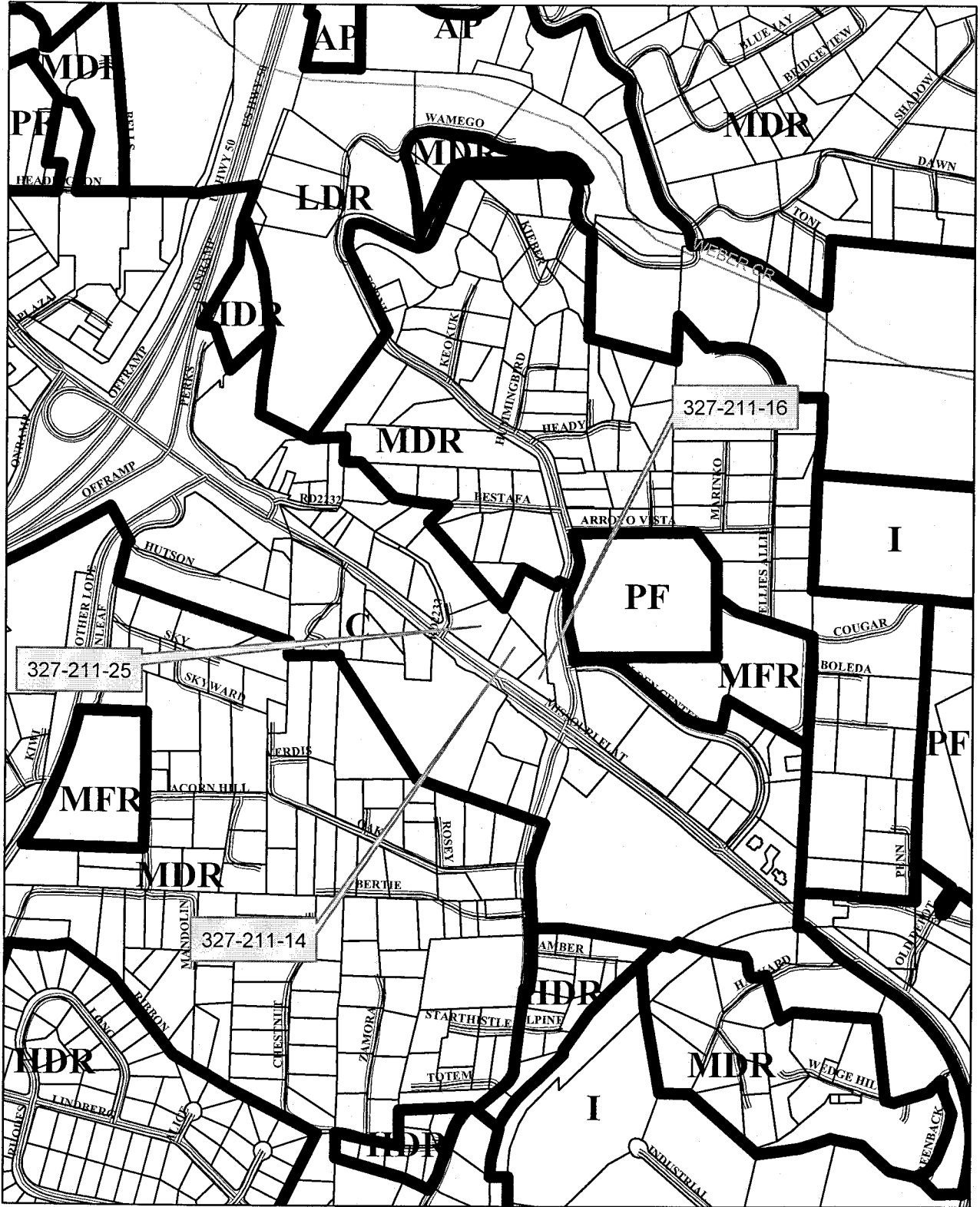
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County of El Dorado, CA

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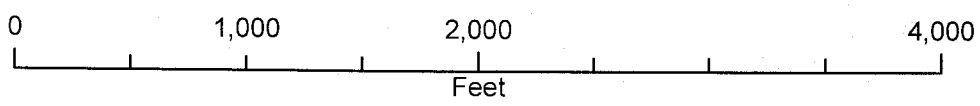
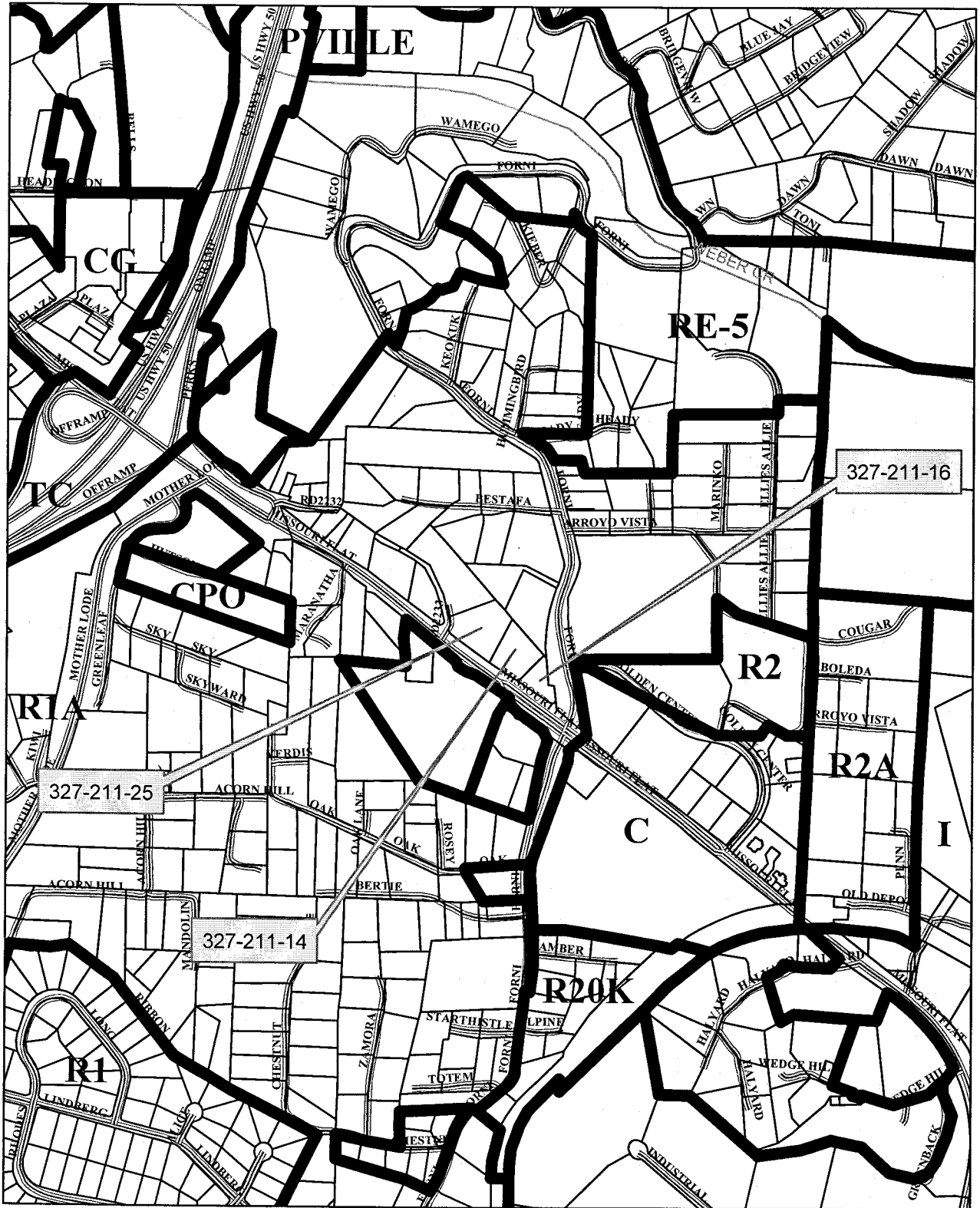
Z 10-0009 Exhibit B

PD 10-0005/P 10-0012
STAFF REPORT
12-0224-134

General Plan Land Use Designations



Zoning



Area Subject of the Missouri Flat Design Guidelines

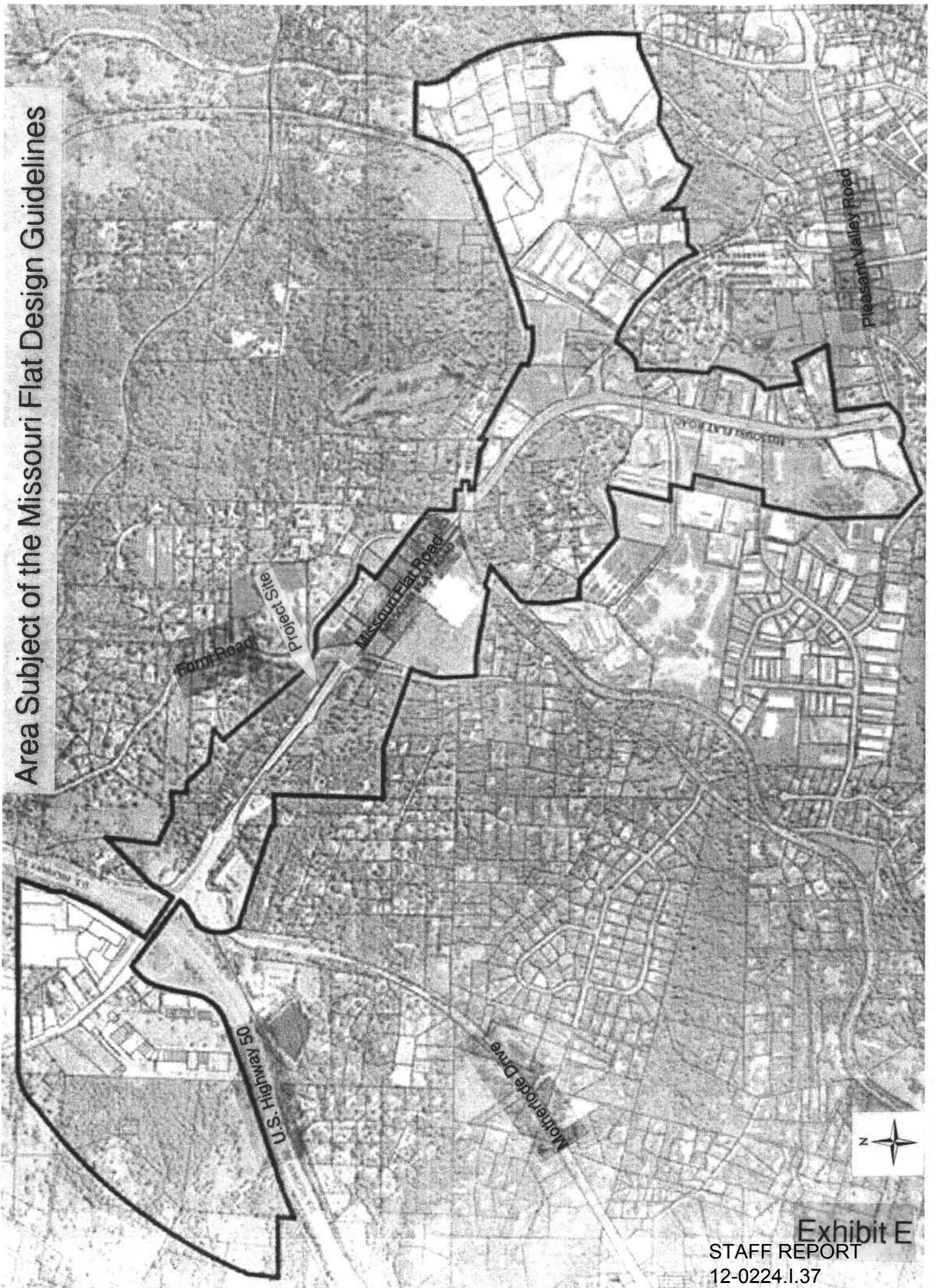
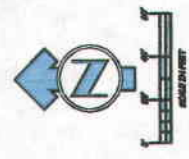
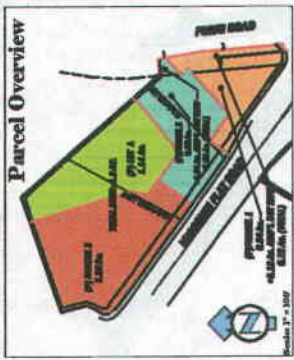


Exhibit E

STAFF REPORT

12-0224.I.37



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Project No.	SI
Project Name	
Project Location	
Project Date	
Project Status	
Project Owner	
Project Designer	
Project Engineer	
Project Surveyor	
Project Planner	
Project Architect	
Project Contractor	
Project Consultant	
Project Specialist	
Project Assistant	
Project Support	
Project Office	
Project Address	
Project Phone	
Project Fax	
Project Email	
Project Website	
Project Social Media	
Project Other	

PRELIMINARY SITE PLAN
ORDEKSIDE PLAZA
POR. SEC. 24, T.10N, R.10E, M.D.M.
EL DORADO COUNTY, CA

LEBECK + YOUNG
ENGINEERS, ARCHITECTS
AND LANDSCAPE ARCHITECTS
1000 W. 10TH ST., SUITE 100
SACRAMENTO, CA 95811
TEL: 916.441.1111
WWW.LYENGINEERS.COM
MAY 2011



ADD'L LOTS TO BE
ACQUIRED BY DEVELOPER
(0.251 Ac.)

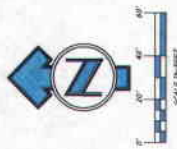
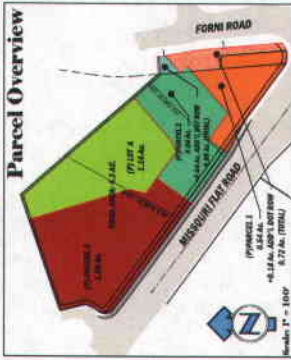
Exhibit F-1

Item	Description	Quantity	Unit	Total
1	ASPH/FLY CONC PAVEMENT	1000	SQ YD	1000
2	CONCRETE DRIVEWAYS	500	SQ YD	500
3	CONCRETE SIDEWALKS	200	SQ YD	200
4	CONCRETE CURBS	100	LINEAL FT	100
5	CONCRETE UTILITY CHAMBERS	10	NO	10
6	CONCRETE UTILITY COVERS	10	NO	10
7	CONCRETE UTILITY CHAMBERS	10	NO	10
8	CONCRETE UTILITY COVERS	10	NO	10
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49	CONCRETE UTILITY CHAMBERS	10	NO	10
50	CONCRETE UTILITY COVERS	10	NO	10

Item	Description	Quantity	Unit	Total
1	ASPH/FLY CONC PAVEMENT	1000	SQ YD	1000
2	CONCRETE DRIVEWAYS	500	SQ YD	500
3	CONCRETE SIDEWALKS	200	SQ YD	200
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50	CONCRETE UTILITY COVERS	10	NO	10

PRELIMINARY SITE PLAN
CREEKSIDE PLAZA
 POR. SEC. 24, T.10N, R.10E, M.D.M.
 EL DORADO COUNTY, CA

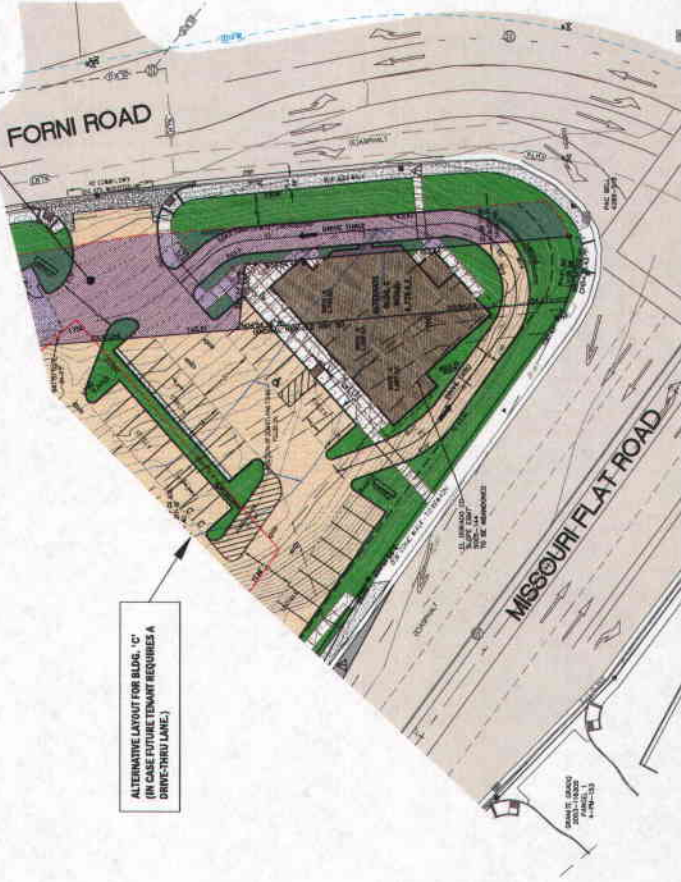
JANUARY 2010
 FEBRUARY 2011
 JUNE 2011
 JULY 2011
LERBECK & YOUNG
ENGINEERING, INC.
 5402 NORTH LAKE BLVD. #2
 CAROLAN PARK, CA 95622
 PH 916 491-6666 FAX 916 491-4748



ADD'L R./W/TO BE
 ACQUIRED BY DEVELOPER
 (0.21 AC.)

SEE SHEET S1 FOR
 PRELIMINARY SITE PLAN &
 REMAINDER OF SITE.

ALTERNATIVE LAYOUT FOR BLDG. 'C'
 (BASED ON CURRENT TENTANT REQUIREMENTS &
 OPENING LANE.)



Item #	Description	Quantity
1	Asphalt Paved	12,292 SF
2	Gravel	15,500 SF
3	Grass	15,500 SF
4	Grass	15,500 SF
5	Grass	15,500 SF
6	Grass	15,500 SF
7	Grass	15,500 SF
8	Grass	15,500 SF
9	Grass	15,500 SF
10	Grass	15,500 SF
11	Grass	15,500 SF
12	Grass	15,500 SF
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25	Grass	15,500 SF

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18	Grass	15,500 SF
19	Grass	15,500 SF
20	Grass	15,500 SF
21	Grass	15,500 SF
22	Grass	15,500 SF
23	Grass	15,500 SF
24	Grass	15,500 SF
25	Grass	15,500 SF

ABBREVIATIONS

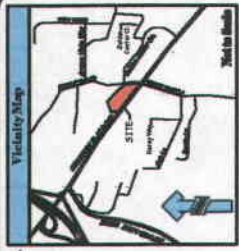
- AS - ASPHALT
- BL - BLENDED ASPHALT
- CR - CURB
- GR - GRAVEL
- GS - GRASS
- HE - HEDGING
- LI - LIGHT POLYURETHANE EXTERIOR
- LO - LIGHT POLYURETHANE INTERIOR
- ME - MECHANICAL
- MP - MASONRY
- OP - OPEN
- OS - OSMENT
- PC - POLYURETHANE
- PI - POLYURETHANE INTERIOR
- PL - POLYURETHANE EXTERIOR
- PO - POLYURETHANE
- PS - POLYURETHANE
- PU - POLYURETHANE
- RV - RAVINE VALLEY
- ST - STAIR
- TH - THROAT
- TL - TYPICAL
- TR - TYPICAL
- UR - UNFINISHED
- UR - UNFINISHED
- UR - UNFINISHED
- UR - UNFINISHED

Exhibit F-1-A

Appendix	
APPENDIX A	APPENDIX A
APPENDIX B	APPENDIX B
APPENDIX C	APPENDIX C
APPENDIX D	APPENDIX D
APPENDIX E	APPENDIX E
APPENDIX F	APPENDIX F

S2

1 MAY 17 PM 4:57
 RECEIVED
 PLANNING DEPARTMENT



PRELIMINARY GRADING & DRAINAGE PLAN
CREEKSIDE PLAZA
 POR. SEC. 24, T.10N, R.10E, M.D.M.
 EL DORADO COUNTY, CA

LEBECK & YOUNG
 ENGINEERS, INC.
 10000 S. BRIDGEWAY
 SUITE 200
 FORTY-NINTH AVENUE
 MAY 2011



DATE	12-02-11
BY	JL
APP'D	JL
REVISION	
NO.	
DATE	
BY	
APP'D	

Exhibit F-2

Earthwork Calculations

AREA	1000
VOLUME	1000
PERCENT	1000
TOTAL	1000
NET	1000
ADJUSTED	1000
FINAL	1000

NO.	DESCRIPTION	AREA	VOLUME	PERCENT
1	GRAVEL	1000	1000	1000
2	CRUSHED GRANITE	1000	1000	1000
3	CRUSHED SAND	1000	1000	1000
4	CRUSHED LIME	1000	1000	1000
5	CRUSHED TRASS	1000	1000	1000
6	CRUSHED GYPSUM	1000	1000	1000
7	CRUSHED SLAG	1000	1000	1000
8	CRUSHED COKE	1000	1000	1000
9	CRUSHED STEEL	1000	1000	1000
10	CRUSHED RUBBER	1000	1000	1000
11	CRUSHED GLASS	1000	1000	1000
12	CRUSHED PLASTIC	1000	1000	1000
13	CRUSHED PAPER	1000	1000	1000
14	CRUSHED TEXTILE	1000	1000	1000
15	CRUSHED LEATHER	1000	1000	1000
16	CRUSHED RUBBER	1000	1000	1000
17	CRUSHED GLASS	1000	1000	1000
18	CRUSHED PLASTIC	1000	1000	1000
19	CRUSHED PAPER	1000	1000	1000
20	CRUSHED TEXTILE	1000	1000	1000
21	CRUSHED LEATHER	1000	1000	1000
22	CRUSHED RUBBER	1000	1000	1000
23	CRUSHED GLASS	1000	1000	1000
24	CRUSHED PLASTIC	1000	1000	1000
25	CRUSHED PAPER	1000	1000	1000
26	CRUSHED TEXTILE	1000	1000	1000
27	CRUSHED LEATHER	1000	1000	1000
28	CRUSHED RUBBER	1000	1000	1000
29	CRUSHED GLASS	1000	1000	1000
30	CRUSHED PLASTIC	1000	1000	1000
31	CRUSHED PAPER	1000	1000	1000
32	CRUSHED TEXTILE	1000	1000	1000
33	CRUSHED LEATHER	1000	1000	1000
34	CRUSHED RUBBER	1000	1000	1000
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54	CRUSHED PLASTIC	1000	1000	1000
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56	CRUSHED TEXTILE	1000	1000	1000
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94	CRUSHED RUBBER	1000	1000	1000
95	CRUSHED GLASS	1000	1000	1000
96	CRUSHED PLASTIC	1000	1000	1000
97	CRUSHED PAPER	1000	1000	1000
98	CRUSHED TEXTILE	1000	1000	1000
99	CRUSHED LEATHER	1000	1000	1000
100	CRUSHED RUBBER	1000	1000	1000

Legend

Project Data

Notes

Scale

North Arrow



11 MAY 17 PM 4:55
 RECEIVED
 PLANNING DEPARTMENT

SEE SHEET U-2 FOR ALTERNATE
 SEWER ROUTE (OPTION G)

DATE	U-1
BY	
REVISION	
DESCRIPTION	
DATE	

PRELIMINARY UTILITY PLAN
CREEKSIDE PLAZA
 POR. SEC. 24, T.10N, R.10E, M.D.M.
 EL DORADO COUNTY, CA

LEIBY & YOUNG
 ENGINEERS, INC.
 10000 N. GARDEN AVENUE
 SUITE 100
 DENVER, CO 80231
 PHONE: 303.751.1000
 FAX: 303.751.1001
 WWW.LYENGINEERS.COM
 MAY 2011

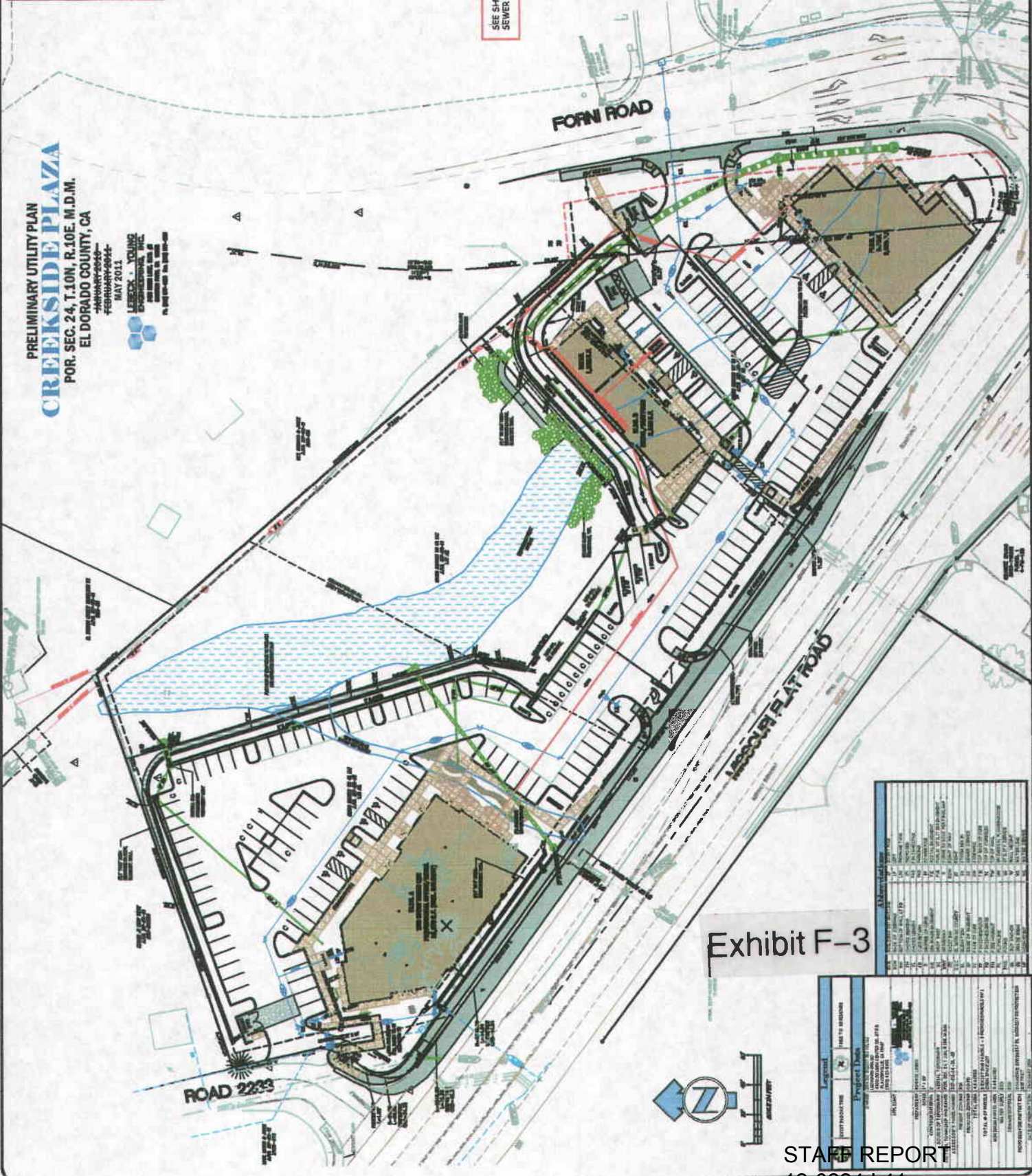


Exhibit F-3

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	5/17/11
2	REVISIONS	
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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	5/17/11
2	REVISIONS	
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BRYAN WICKERT - ARCHITECT
 P.O. BOX 2106
 SHINGLE SPRINGS, CA 95662
 PH: 530-401-3390

GRADO
 EQUITIES
 VII LLC

2-14-10
 2-24-10
 1-20-11
 5-12-11

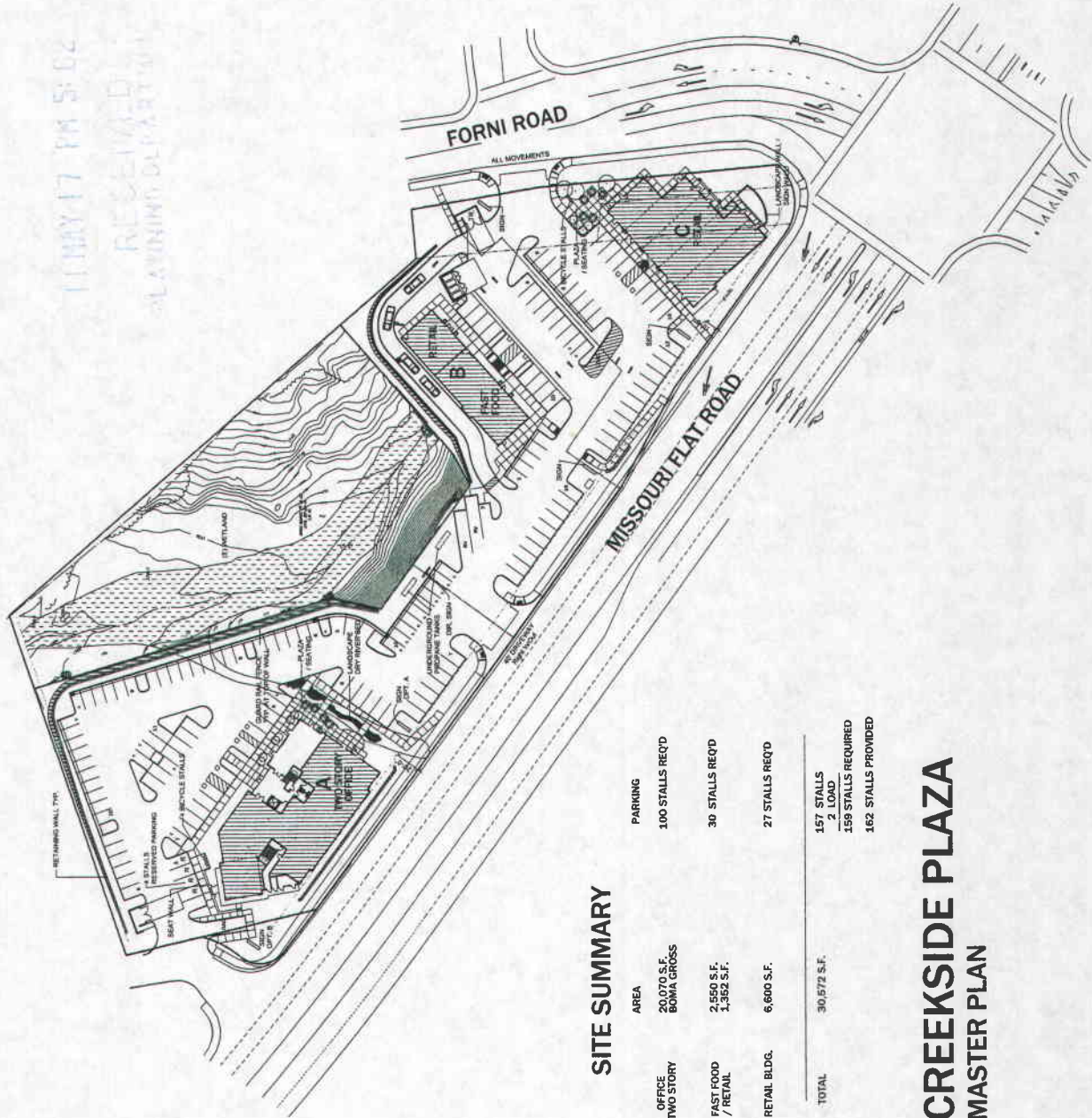
CREEKSIDE
 PLAZA

MASTER
 PLAN



SCALE 1" = 40'
 DATE 5-12-11

SHT A-1



11 MAY 17 PM 5:02
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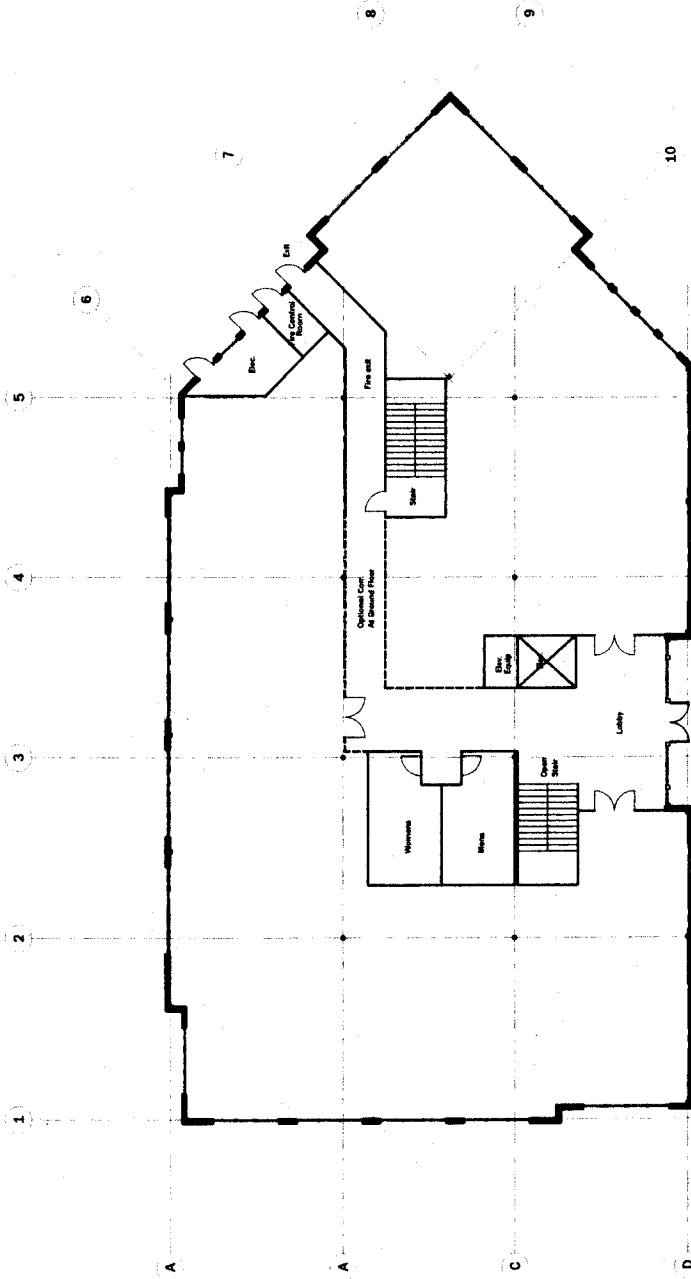
SITE SUMMARY

AREA	AREA	PARKING
A	OFFICE TWO STORY 20,070 S.F. BOWIA GROSS	100 STALLS REQ'D
B	FAST FOOD / RETAIL 2,550 S.F. 1,352 S.F.	30 STALLS REQ'D
C	RETAIL BLDG. 6,600 S.F.	27 STALLS REQ'D
TOTAL		157 STALLS 2 LOAD
		159 STALLS REQUIRED 162 STALLS PROVIDED

**CREEKSIDE PLAZA
 MASTER PLAN**

Exhibit G-1

10-23-09



Brian Wickert - Architect
P.O. Box 2106
Shingle Springs CA 95682
530-401-3390

**CREEKSIDE PLAZA
2-STORY OFFICE BUILDING**

GROUND FLOOR PLAN
10-23-09
1/8" = 1'-0"

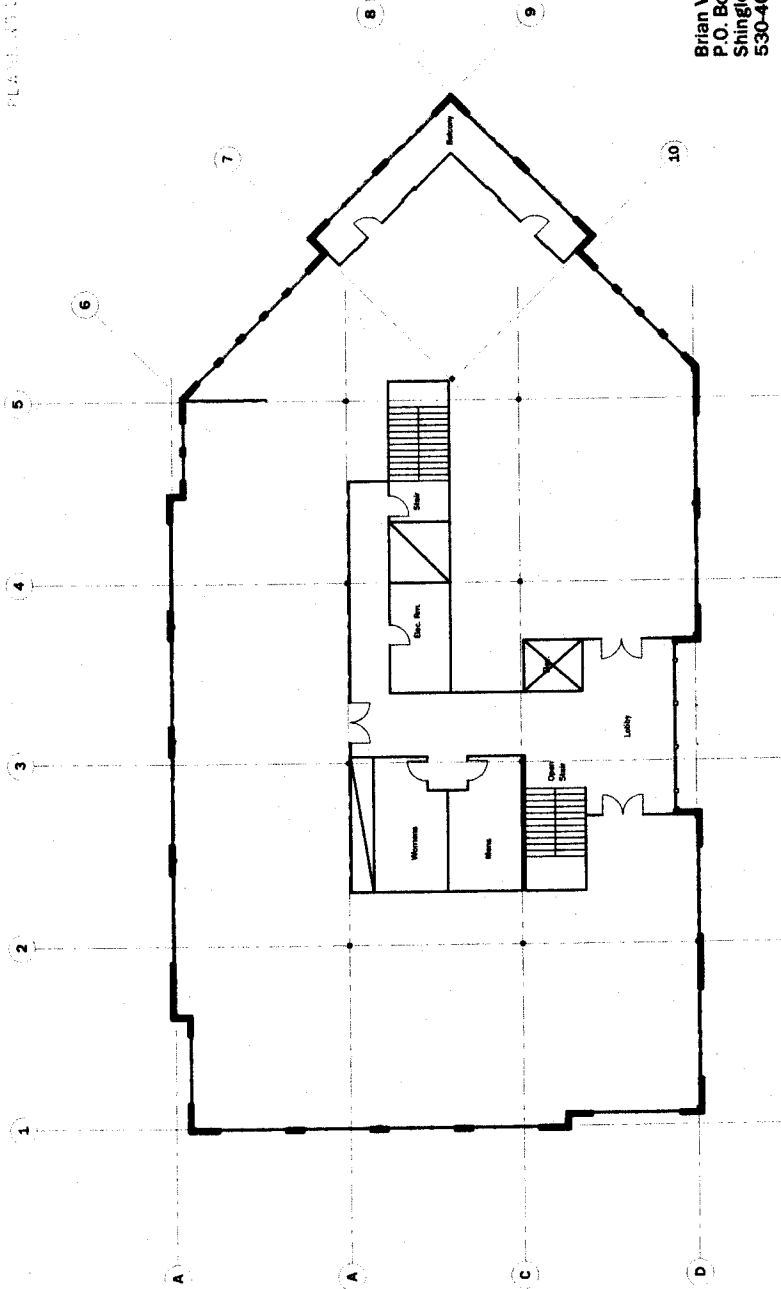
SHEET 2

AREA:

GROUND FLOOR	10,184 s.f.
SECOND FLOOR	9,859 s.f.
SECOND FLOOR DECK	325 s.f.
	20,368 s.f.

Z 10-0009
PD 10-0005/P 10-0012

PLANS DEPARTMENT



Brian Wickert - Architect
P.O. Box 2106
Shingle Springs CA 95682
530-401-3390

**CREEKSIDE PLAZA
2-STORY OFFICE BUILDING**

SECOND FLOOR PLAN
1/8" = 1'-0" 10-23-09

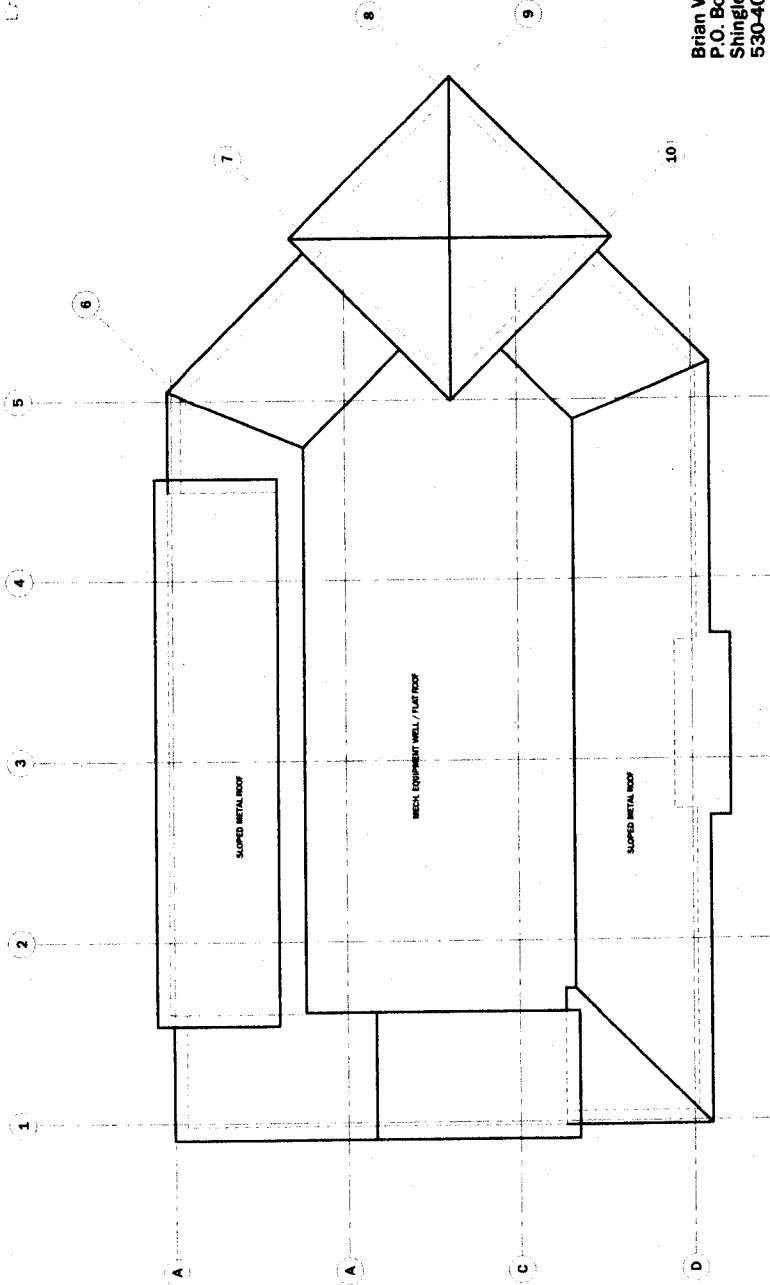
SHEET 3

Exhibit G-3

STAFF REPORT
12-0224.I.45

Z 10-0009
PD 10-0005/P 10-0012

ENGINEERING DEPARTMENT



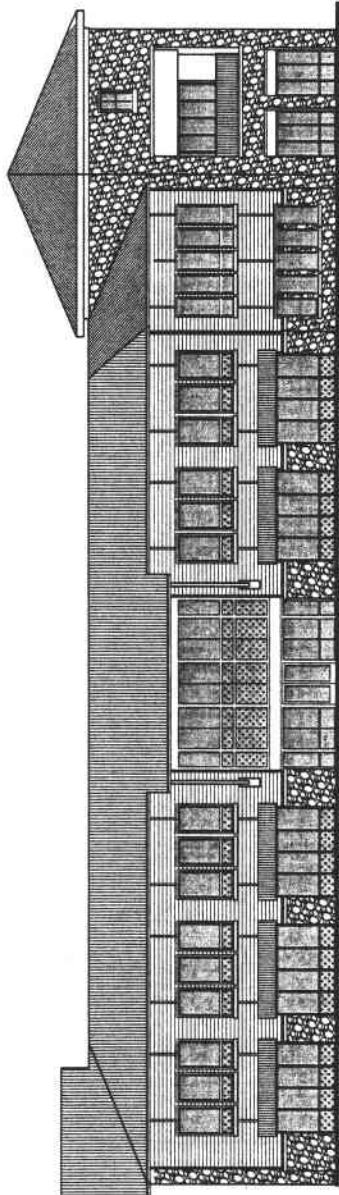
Brian Wickert - Architect
P.O. Box 2106
Shingle Springs CA 95682
530-401-3390

**CREEKSIDE PLAZA
2-STORY OFFICE BUILDING**

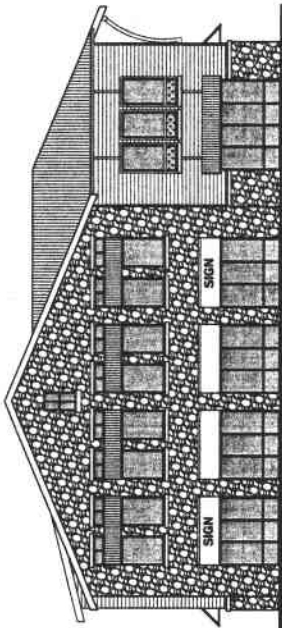
ROOF PLAN
1/8" = 1'-0"

10-23-09

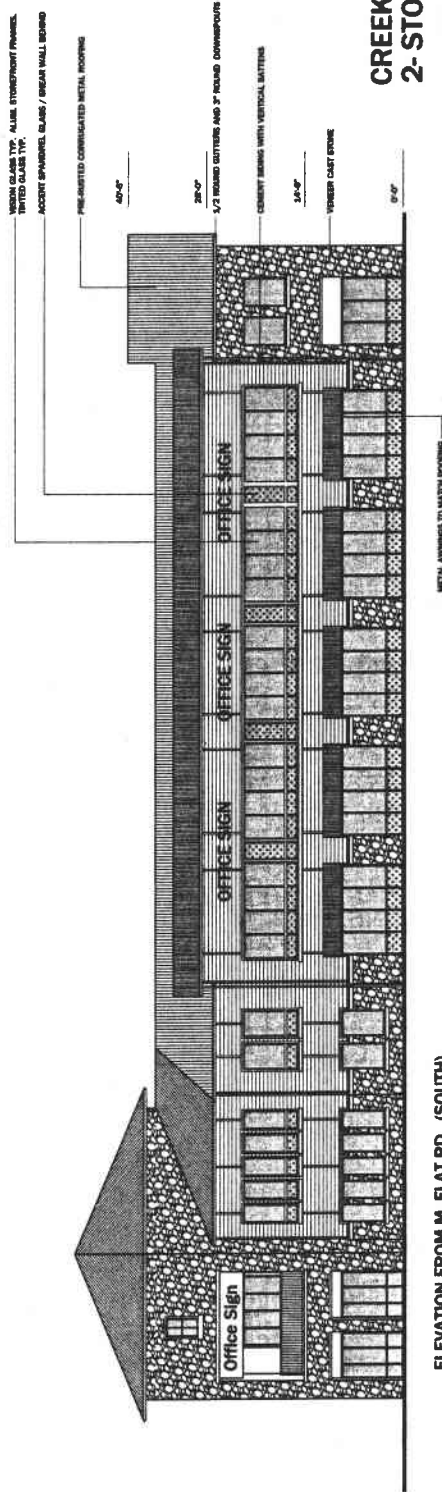
SHEET 4



NORTH ELEVATION



ELEVATION FROM M. FLAT ENTRY DRIVE (EAST)

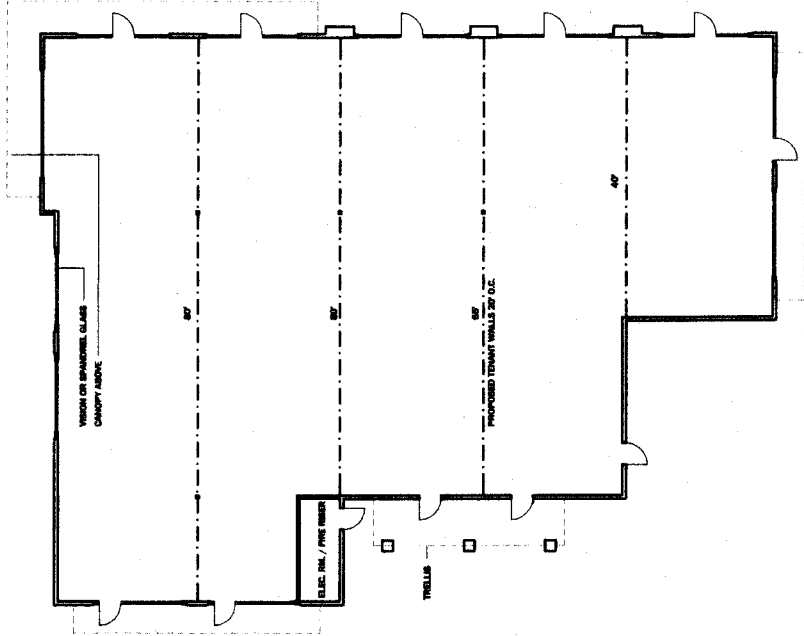


ELEVATION FROM M. FLAT RD. (SOUTH)

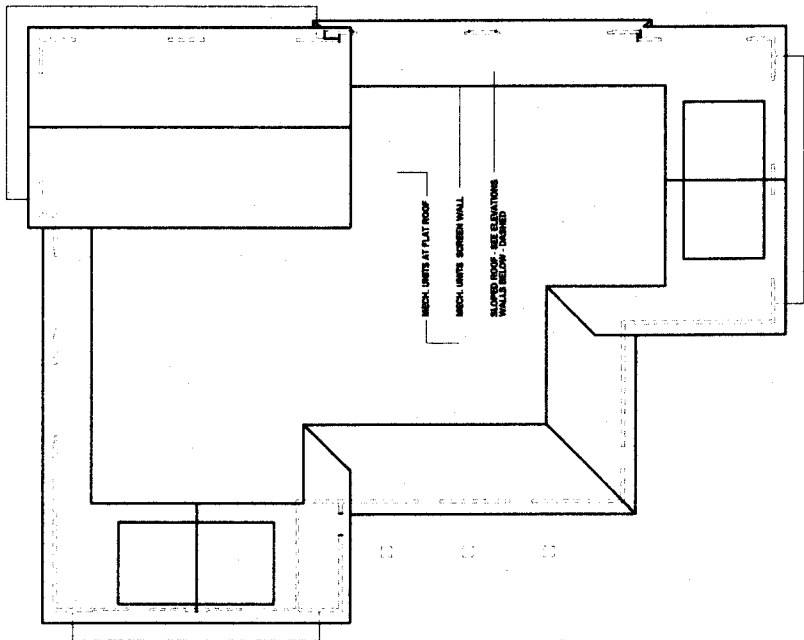
Brian Wickert - Architect
P.O. Box 2106
Shingle Springs CA 95682
530-401-3390

CREEKSIDE PLAZA
2-STORY OFFICE BUILDING
EXTERIOR ELEVATIONS
1/8" = 1'-0" 10-23-09

SHEET 5



GROUND FLOOR PLAN



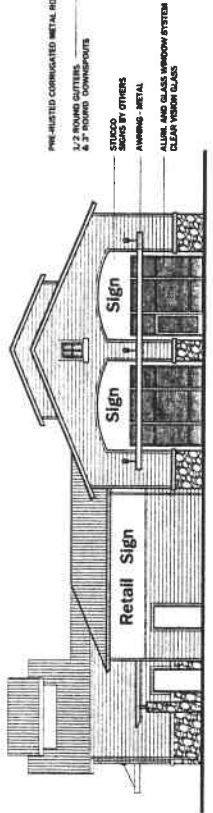
ROOF PLAN

CREEKSIDE PLAZA
1-STORY RETAIL BUILDING "C"
2-17-10
1/8" = 1'-0"

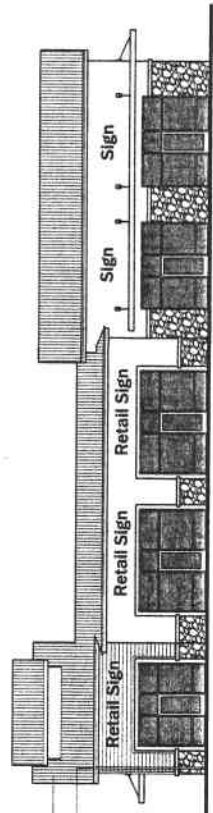
AREA: 6,600 s.f.



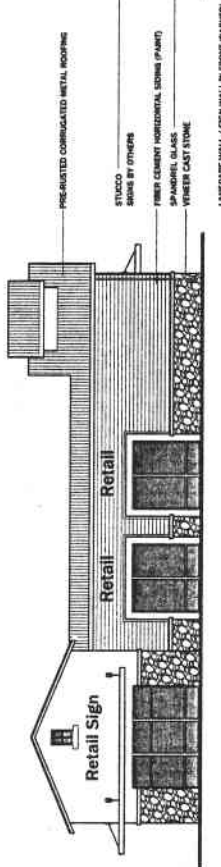
NORTH



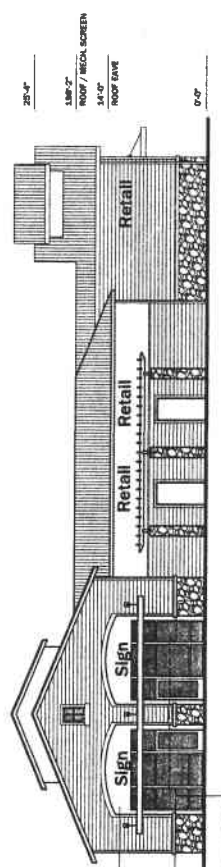
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Brian Wickert - Architect
 P.O. Box 2106
 Shingie Springs CA 95662
 530-401-3390

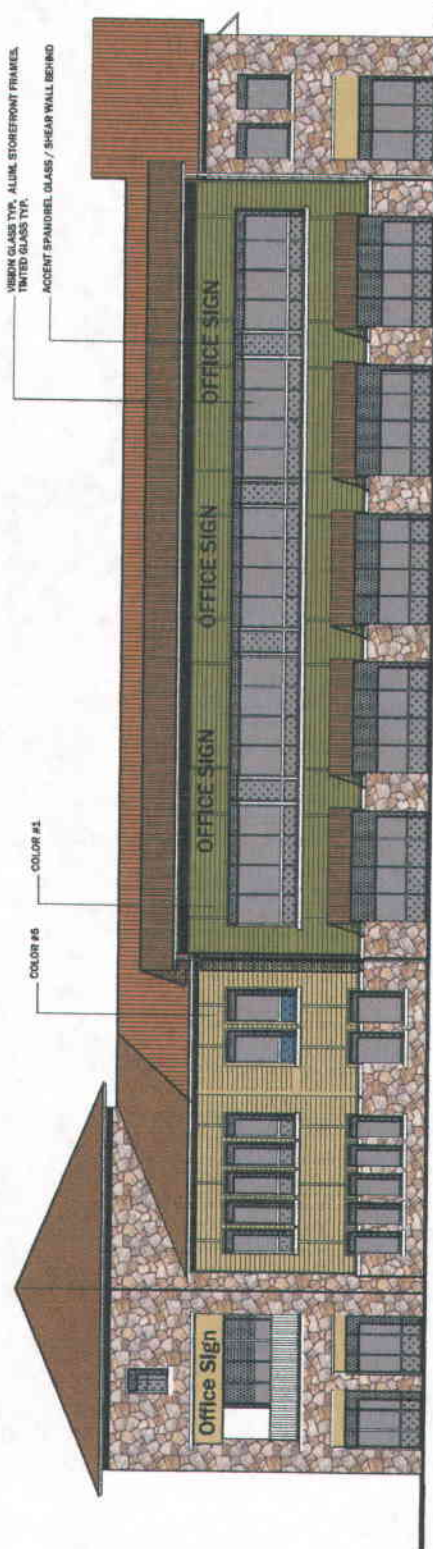
CREEKSIDE PLAZA
 1-STORY RETAIL BUILDING "C"
 EXTERIOR ELEVATIONS
 1/8" = 1'-0" 2-17-10

SHEET 7

Exhibit G-7

11 FEB 22 PM 2:45

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PLANNING DEPARTMENT



ELEVATION FROM M. FLAT RD. (WEST)

- MATERIALS AND COLORS**
- Benjamin Moore Color reference by:
 - COLOR 1 HC-501 Glassonway Sage
 - Accent HC-111 Harbortown Gray
 - HC-615 Madley Red
 - Accent HC-88 Jambalaya Oak
 - COLOR 5 HC-89 Northampton Putty
- ROOF** Metal roof - precast corrugated
- STONE** El Dorado City Concrete Stone - Rustle pattern
- WINDOWS** Alum storefront system / tinted installed glass



ELEVATION FROM M. FLAT ENTRY DRIVE (SOUTH)

**CREEKSIDE PLAZA
BUILDING "A"**

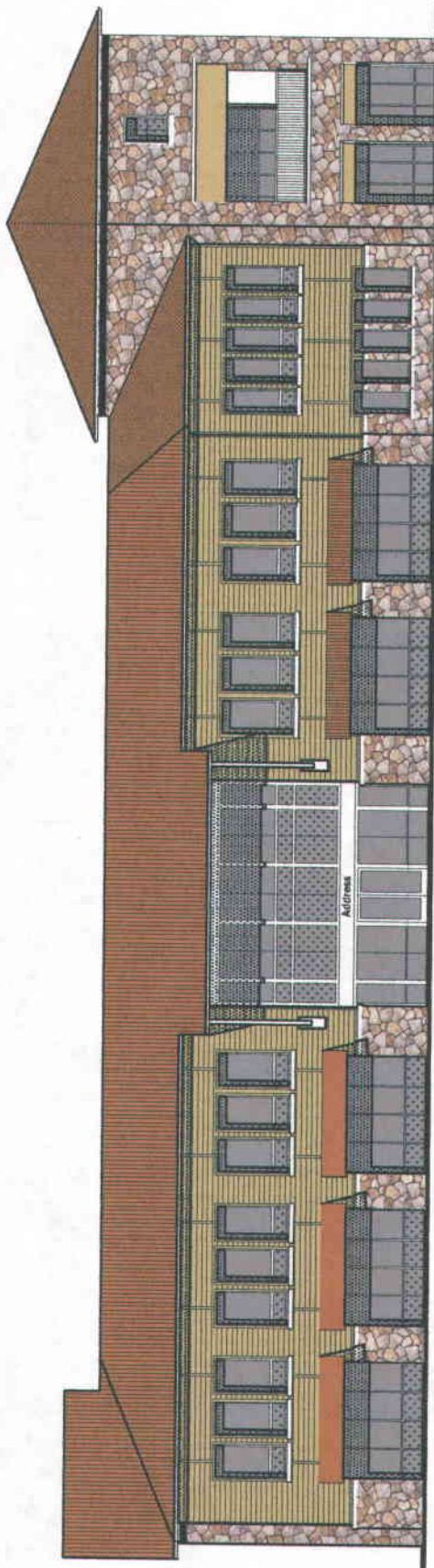
EXTERIOR ELEVATIONS
1-20-11

**GRADO EQUITIES
VII LLC**

Brian Wickert - Architect
P.O. Box 21106
Shingle Springs CA 95862
530-401-3390

Exhibit H-1

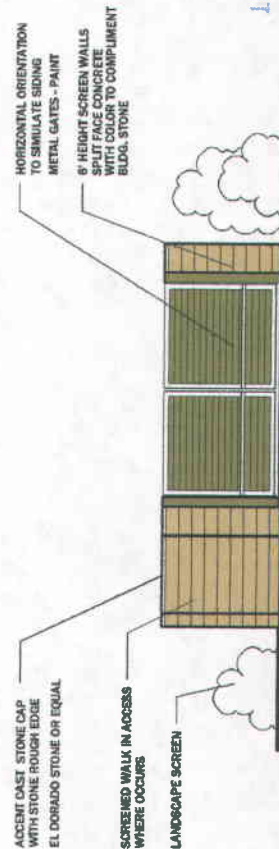
Z 10-0009
PD 10-0005/P 10-0012



EAST / NORTH ELEVATION

MATERIALS AND COLORS

- COLOR 1** Benjamin Moore Color reference typ. HC-101 Gloucester Sage
- Accent** HC-111 Nantucket Gray
- Accent** HC-85 Hodley Red
- Accent** HC-88 Jamestown Gold
- COLOR 5** HC-89 Northampton Putty
- ROOF** Metal roof - prefinished corrugated
- STONE** El Dorado Cast Concrete Stone - Rubble pattern
- WINDOWS** Alum Storefront System / Tinted Insulated glass



TRASH ENCLOSURE ELEVATION

**CREEKSIDE PLAZA
BUILDING "A"
EXTERIOR ELEVATIONS
1-20-11**

RECEIVED
PLANNING DEPARTMENT

FEB 22 PM 2:45

**GRADO EQUITIES
VII LLC**

Brian Wickert - Architect
P.O. Box 2106
Shingle Springs CA 95682
530-401-3390

Z 10-0009

PD 10-0005/P 10-0012

Exhibit H-2

STAFF REPORT
12-0224.I.51

11 FEB 22 PM 2:44

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EAST ELEVATION



NORTH ELEVATION

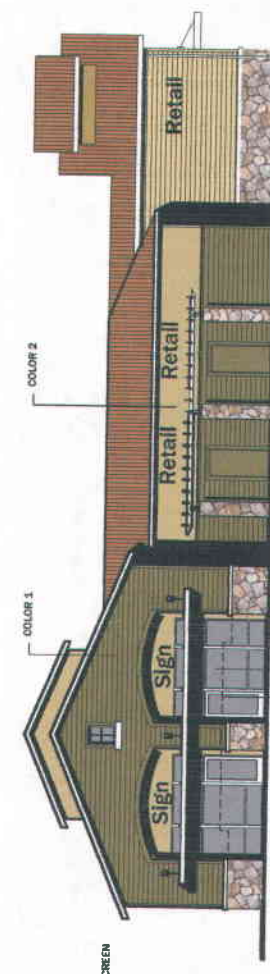
MATERIALS AND COLORS

- Beadleby Morris Color reference by:
- COLOR 1 HC-101 Obsidian Sage
- COLOR 2 HC-111 Nantucket Gray
- COLOR 3 HC-85 Hothly Red
- COLOR 4 HC-88 Jamboree Gold
- COLOR 5 HC-89 Northampton Puty

- ROOF Metal roof - pre-painted corrugated
- STONE El Domeo Cast Concrete Stone - Bubble pattern
- WINDOWS Alum Storefront System / Clear Insulated glass



WEST ELEVATION



SOUTH ELEVATION

Exhibit H-3

GRADO EQUITIES
VII LLC
Brian Wickert - Architect
P.O. Box 2106
Shingle Springs CA 95682
530-403-3390

CREEKSIDE PLAZA
1-STORY RETAIL BUILDING "C"
EXTERIOR ELEVATIONS
1-20-11

Z 10-0009

PD 10-0005/P 10-0012



JULIO J. TINAJERO
PRINCIPAL

STAMP:

REVISIONS	No.	Description	Date

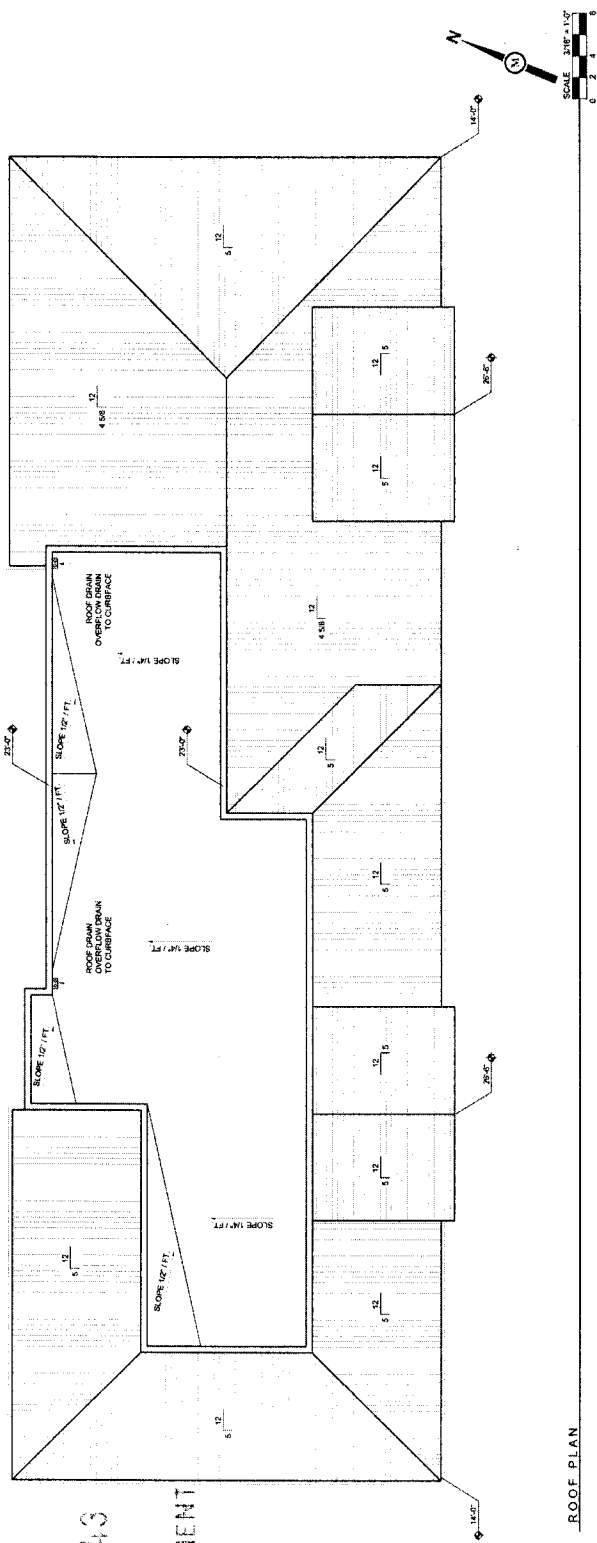
BURGER KING / RETAIL BUILDING
PARCEL 2
FORM RD. & MISSOURI FLAT RD.
PLACERVILLE, CA
SMITH'S FOODSERVICE, INC.



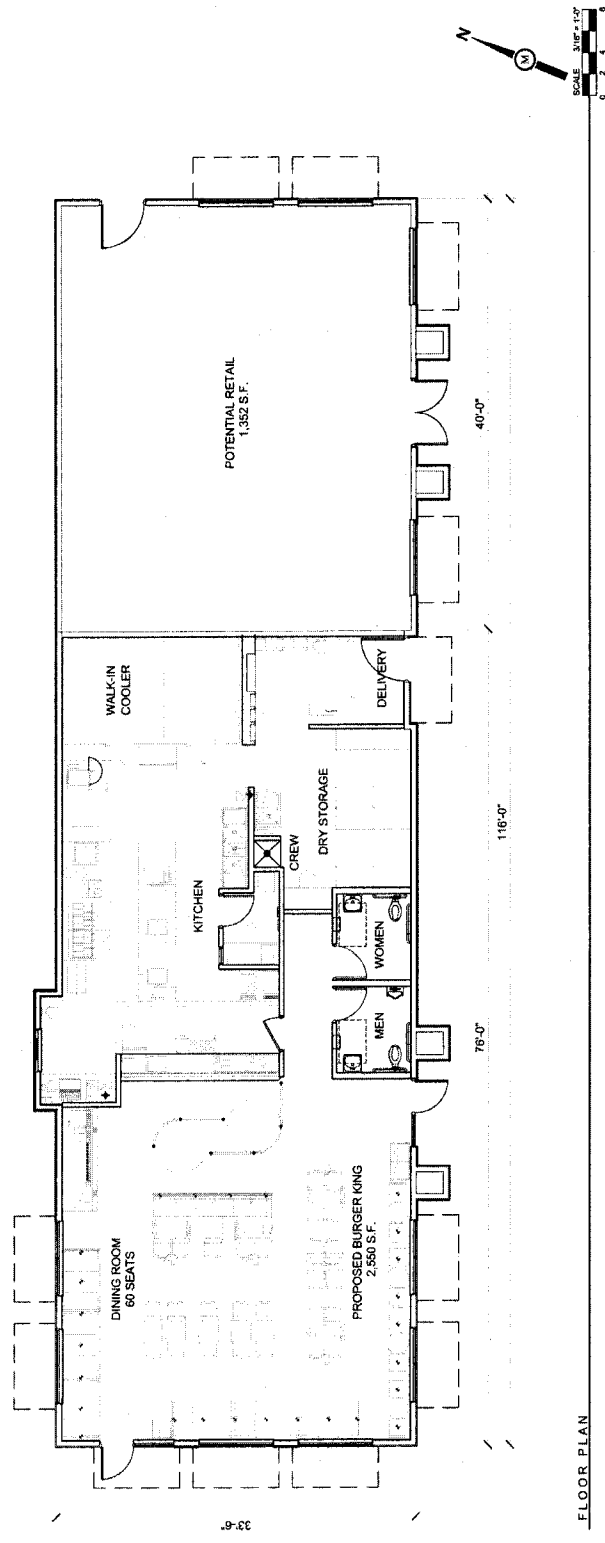
FLOOR PLAN
ROOF PLAN

DATE: 01/21/11
SCALE: 3/8" = 1'-0"
DRAWN BY: SPC
JOB NUMBER: 08-783
SHEET:

DD2



ROOF PLAN



FLOOR PLAN

RECEIVED
PLANNING DEPARTMENT
FEB 22 PM 3:43

Exhibit I-1

STAFF REPORT
12-0224.I.53

Z 10-0009
PD 10-0005/P 10-0012

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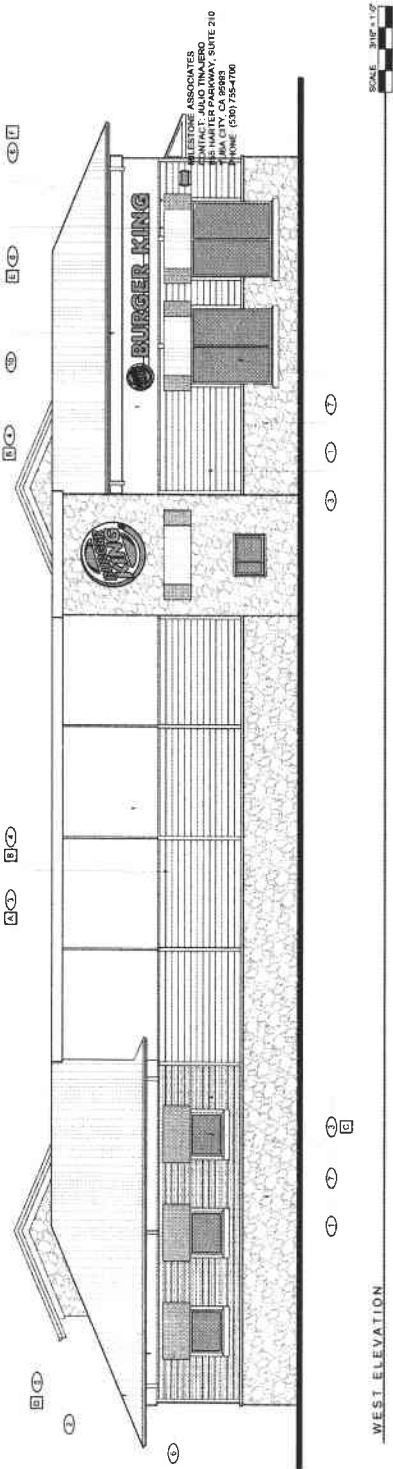
ADD: J. THAKUR
 PROJECT:

SCALE: 3/16" = 1'-0"

REVISIONS	
No.	Description

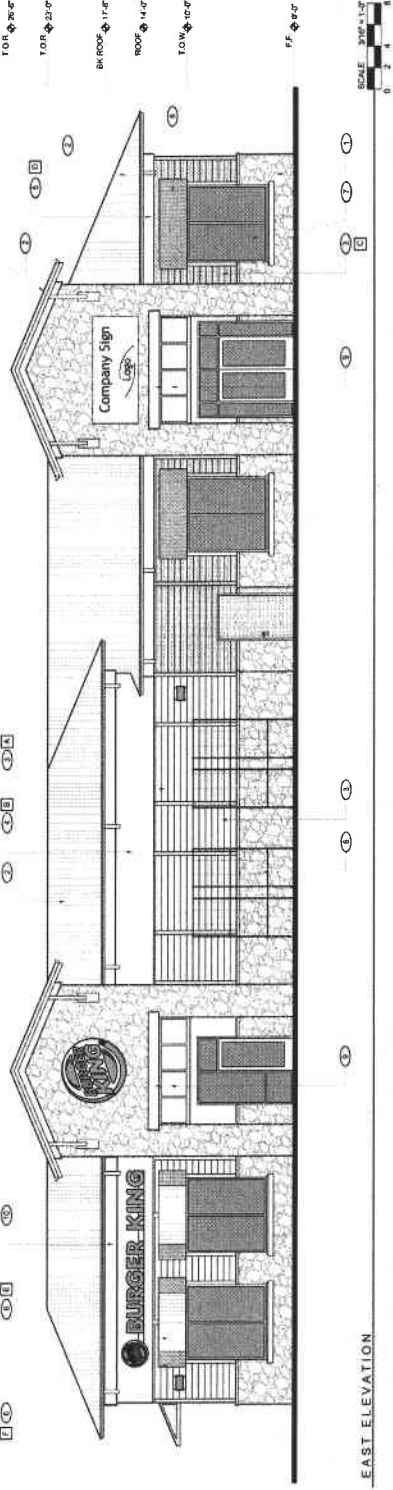
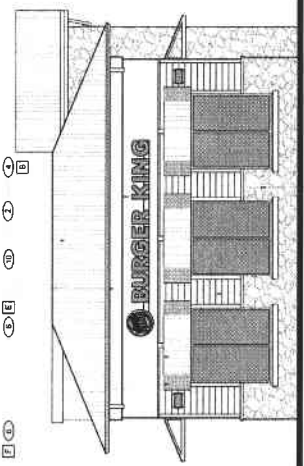
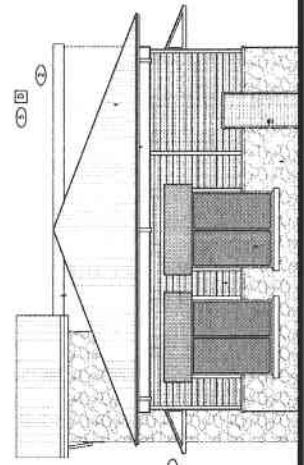
BURGER KING | RETAIL BUILDING
 BUILDING ELEVATIONS
 PARCEL 2 & MISSOURI FLAT RD.
 PLACERVILLE, CA
 SINGH'S FOODSERVICE, INC.

DATE: 01/21/11
 SCALE: 3/16" = 1'-0"
 DRAWN BY: SFC
 JOB NUMBER: 08-763
 SHEET: DD3



- MATERIALS LEGEND**
- 1 CAST IRON ROCK STONE VENEER
 - 2 CORTEX CORRUGATED METAL ROOFING
 - 3 CEMENT FIBER BOARD
 - 4 PAINTED STEEL
 - 5 PAINTED FASCIA
 - 6 STENOGRAPHIC BRASS METAL WRING
 - 7 BRASS METAL WRING
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- COLORS**
- 1 C/ PAPER BOARD
 - 2 C/ JUST PEACHY
 - 3 C/ BUNGALOW
 - 4 C/ COURSE BLUFF
 - 5 B/ K IN U E
 - 6 C/ CORTEX METAL



11 FEB 22 PM 3:44
 RECEIVED
 PLANNING DEPARTMENT

11 FEB 22 PM 3:44
 RECEIVED
 PLANNING DEPARTMENT

Exhibit I-2

STAFF REPORT
 12-0224.I.54

Z 10-0009
 PD 10-0005/P 10-0012

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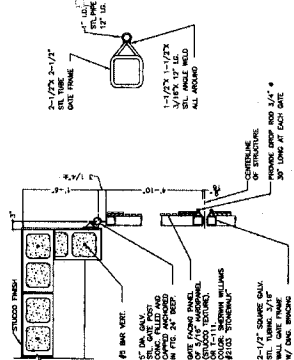


BURGER KING / RETAIL BUILDING
PARCEL 2 MISSOURI FLAT RD.
PLACERVILLE, CA
SINGH'S FOODSERVICE, INC.

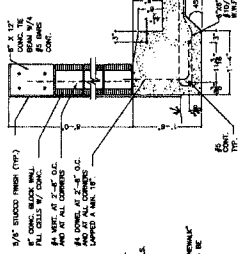
TRASH ENCLOSURE DETAILS
DATE: 01/25/11
SCALE: 3/4" = 1'-0"
SHEET: BFC
DRAWN BY:
JOB NUMBER: 00-758

DD4

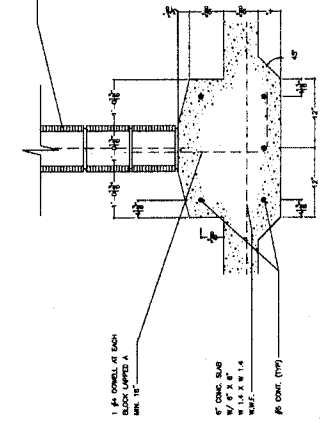
RECEIVED
PLANNING DEPARTMENT
FEB 22 PM 3:46



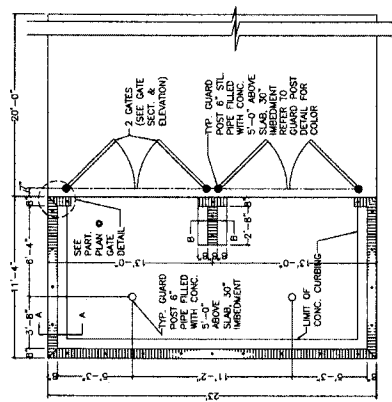
1. PARTIAL GATE PLAN



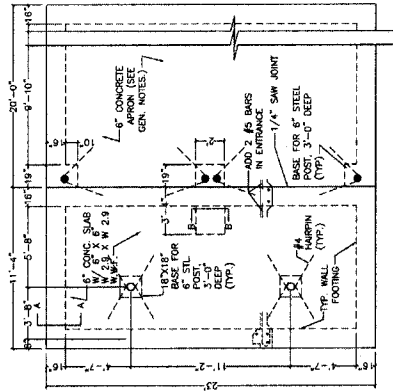
2. SECTION A - A



3. SECTION B - B



4. ENLARGED FOOTING PLAN - STUCCO TRASH ENCLOSURE



5. ENLARGED FOOTING PLAN - STUCCO TRASH ENCLOSURE

- NOTES:**
- CONCRETE TO MATCH BUREAU OF PUBLIC WORKS SPECIFICATIONS FOR CONCRETE.
 - CONCRETE SHALL BE 3,000 PSI CONCRETE REINFORCED WITH #4 @ 16" O.C. THICK.
 - SEE GENERAL NOTES FOR STUCCO FINISH AND COLOR.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS FOR GATES ARE TO BE CENTERLINE UNLESS OTHERWISE NOTED.

NOTE: CONCRETE TRASH ENCLOSURE APRON SHALL BE 6" THICK OF 3,000 PSI CONCRETE REINFORCED WITH #4 @ 16" O.C. (CONCRETE SHALL BE STUCCO FINISH ON EXTERIOR).

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Exhibit I-3

Z 10-0009
PD 10-0005/P 10-0012



EAST ELEVATION

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.** Exhibit J

**CREEKSIDE PLAZA
BURGER KING / CO-BRAND BUILDING**

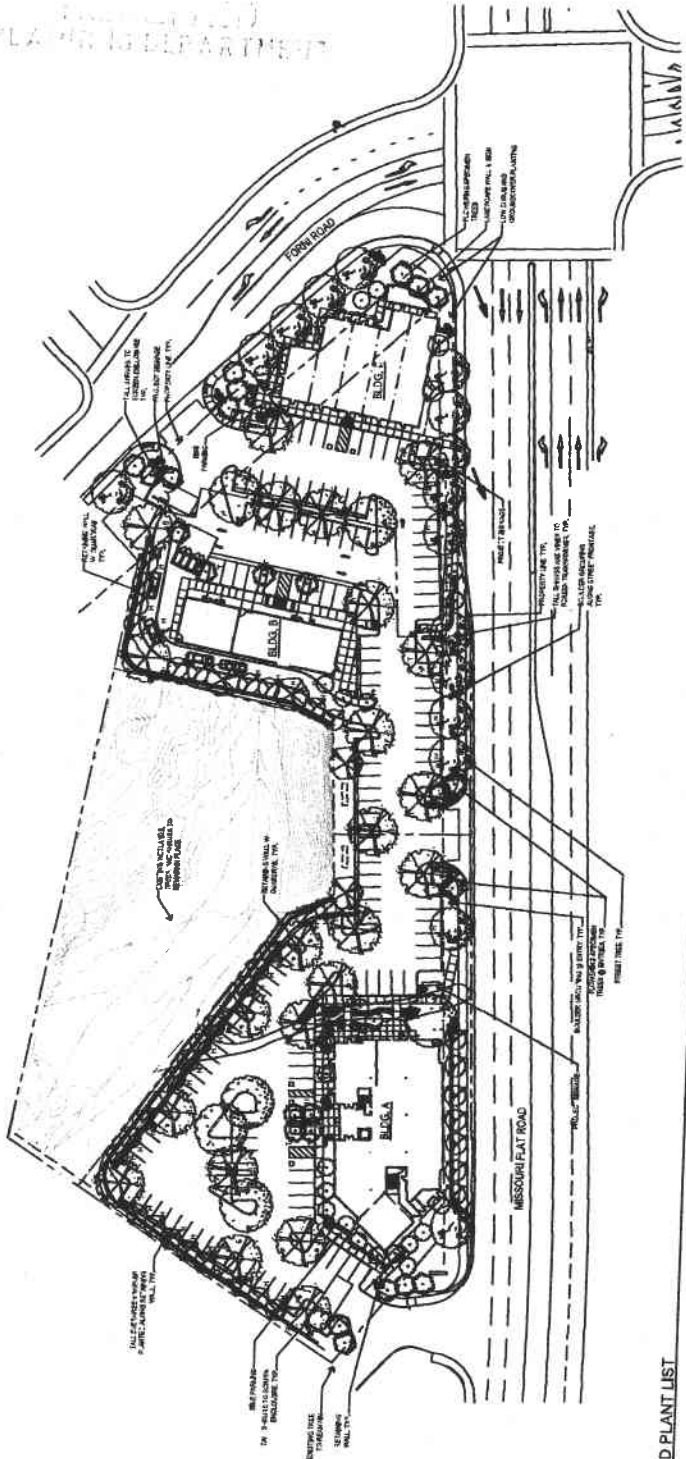
3,818 S.F.
FORNI RD. & MISSOURI FLAT ROAD
PLACERVILLE, CA
10/7/09



**Milestone
Associates**
INCORPORATED
Designers • Engineers • Surveyors
& Brian Wickert, Architect



PLANNING DEPARTMENT



PROPOSED PLANT LIST

Tree Sp.	Planting Notes	Quantity	Planting Notes	Quantity	Planting Notes	Quantity	Planting Notes	Quantity
1	Redwood	15	Redwood	15	Redwood	15	Redwood	15
2	Oak	15	Oak	15	Oak	15	Oak	15
3	Maple	15	Maple	15	Maple	15	Maple	15
4	Juniper	15	Juniper	15	Juniper	15	Juniper	15
5	Yucca	15	Yucca	15	Yucca	15	Yucca	15
6	Boxwood	15	Boxwood	15	Boxwood	15	Boxwood	15
7	Lavender	15	Lavender	15	Lavender	15	Lavender	15
8	Phlox	15	Phlox	15	Phlox	15	Phlox	15
9	Ornamental	15	Ornamental	15	Ornamental	15	Ornamental	15
10	Conifer	15	Conifer	15	Conifer	15	Conifer	15

CREEKSIDE PLAZA

PLACERVILLE, CA
Exhibit K-1

SHADE CALCULATION

Tree Species	Quantity	Shade Area (sq ft)	Total Shade Area (sq ft)
Redwood	15	1,500	1,500
Oak	15	1,500	3,000
Maple	15	1,500	4,500
Juniper	15	1,500	6,000
Yucca	15	1,500	7,500
Boxwood	15	1,500	9,000
Lavender	15	1,500	10,500
Phlox	15	1,500	12,000
Ornamental	15	1,500	13,500
Conifer	15	1,500	15,000

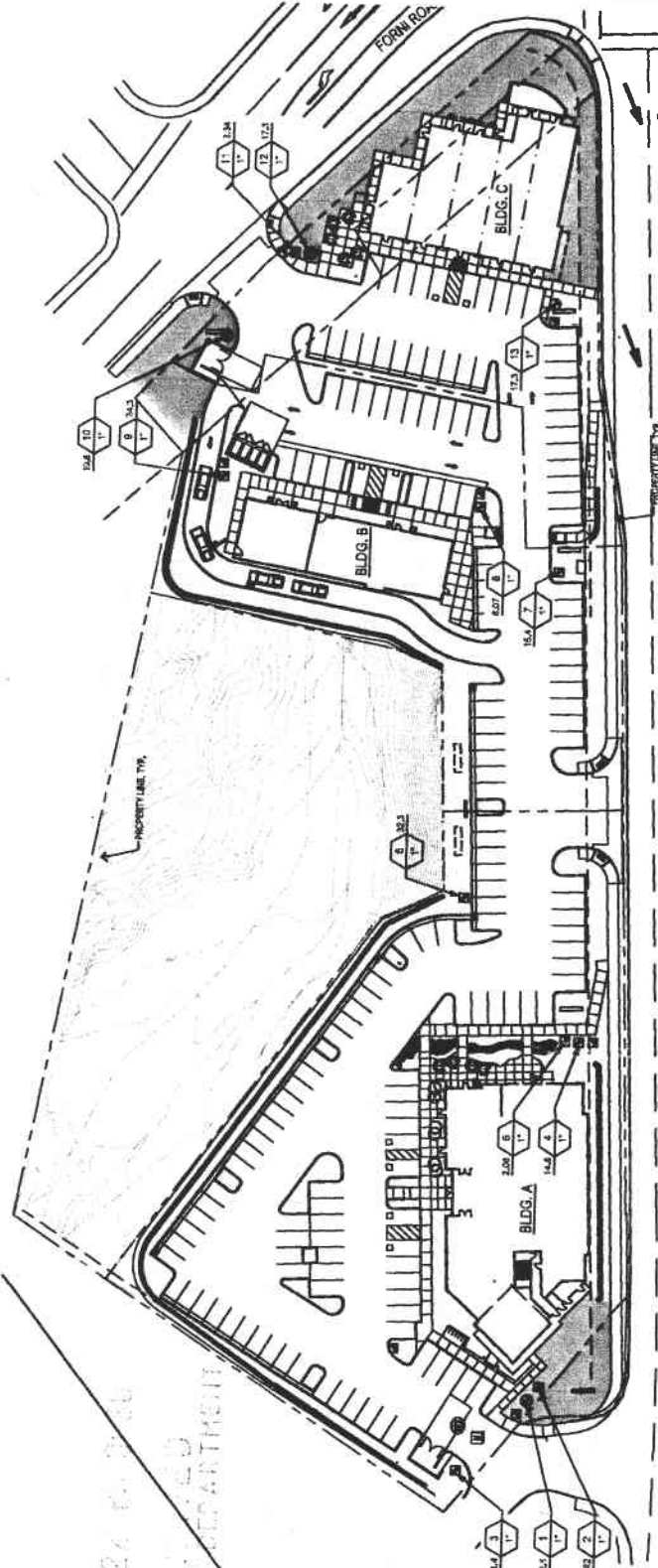


PRELIMINARY LANDSCAPE PLAN

DATE: 01-31-2011
 PROJECT NO: 1028-0011
 SCALE:
 SHEET:

GRADO EQUITIES VII, LLC
 4330 GOLDEN CENTER DR., STE D
 PLACERVILLE, CA 95667

Z 10-0009
PD 10-0005/P 10-0012



Water Budget Calculation

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

Minimum Irrigation Water Requirements - Determination

HYDROZONE CHART

HYDROZONE	PLANT TYPE	SPACING	PLANT WIDTH	PLANT LENGTH	PLANT AREA	PLANT PERIOD	PLANT PERIOD	PLANT PERIOD	PLANT PERIOD	PLANT PERIOD	PLANT PERIOD
1	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
2	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
3	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
4	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
5	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
6	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
7	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
8	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
9	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
10	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
11	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150
12	SPRING BLOSSOM	12	12	12	144	150	150	150	150	150	150

WATER CONSERVATION STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA WATER SAVING ACT AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

DATE: _____

SIGNATURE: _____

PRELIMINARY IRRIGATION PLAN

DATE: 04-14-2011
PROJECT NO: 1020-0001
SCALE: SHEET:

CREEKSIDE PLAZA

MISSOURI FLAT ROAD

FORM ROAD

PROPERTY LINE

BLDG. A

BLDG. B

BLDG. C

IRRIGATION SYSTEM

HYDROZONE CHART

WATER CONSERVATION STATEMENT

PRELIMINARY IRRIGATION PLAN

GRADO EQUITIES VII, LLC
4330 GOLDEN CENTER DR, STE D
PLACERVILLE, CA 95667

Z 10-0009

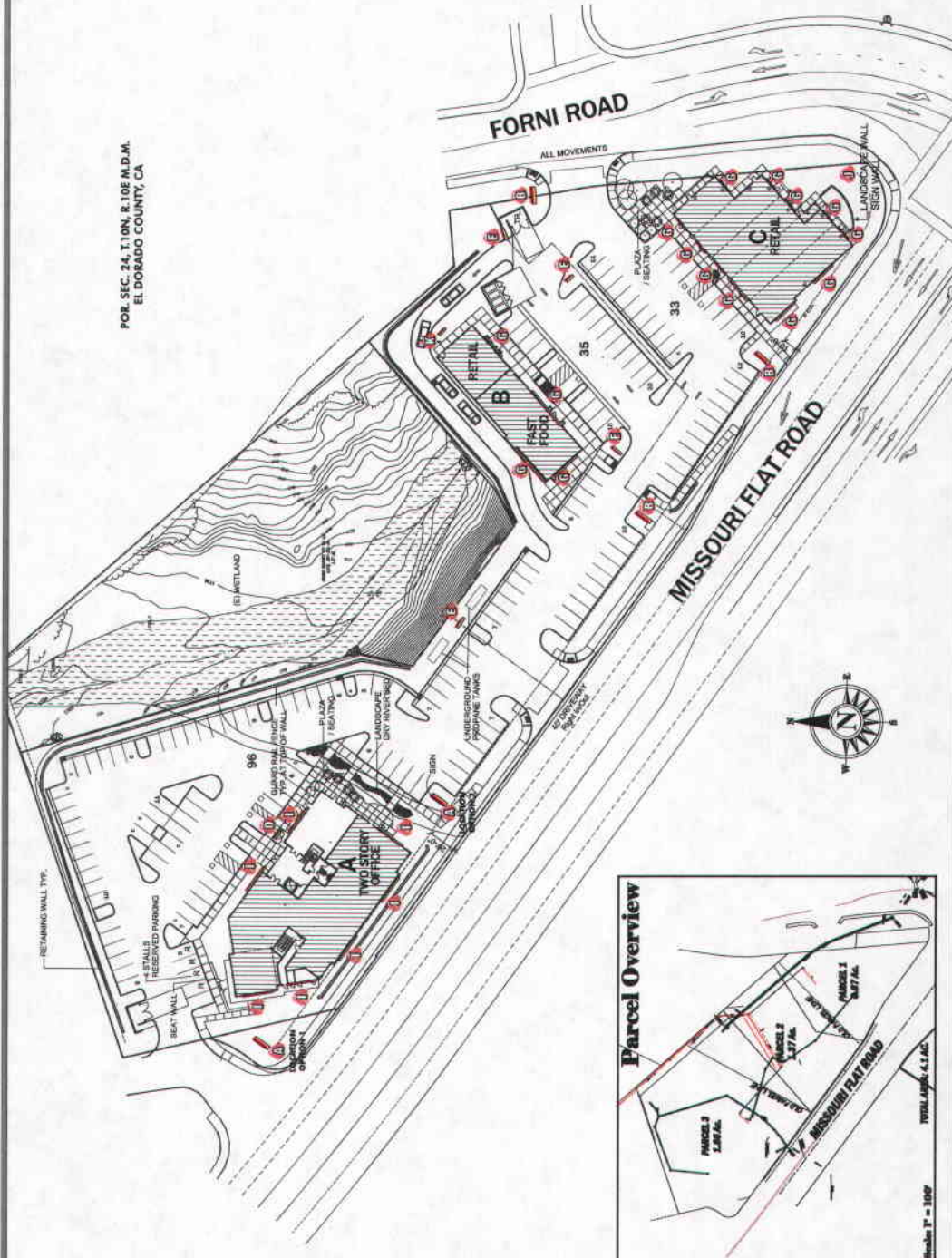
PD 10-0005/P 10-0012

EXHIBIT K-2

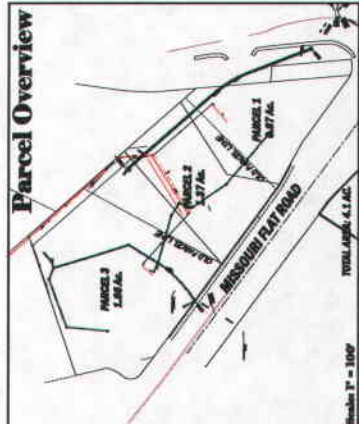
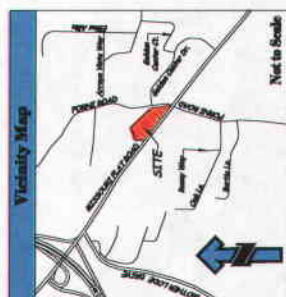
CREEKSIDE PLAZA PLACERVILLE, CA

SIGN PLAN

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



- A** PRIMARY CENTER I.D. MONUMENT SIGN
- B** BURGER KING, CONVENIENCE STORE MONUMENT SIGNS
- D** OFFICE BUILDING DIRECTORY
- E** PARKING LOT DIRECTIONAL SIGNS
- G** TENANT WALL SIGNS
- I** OFFICE BUILDING TENANT WALL SIGNS
- J** LANDSCAPE WALL CENTER I.D. LETTERS
- T** BURGER KING DRIVE-UP MENU



Western Sign Company, Inc.
 6221 Enterprise Drive Diamond Springs, CA 95619
 Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

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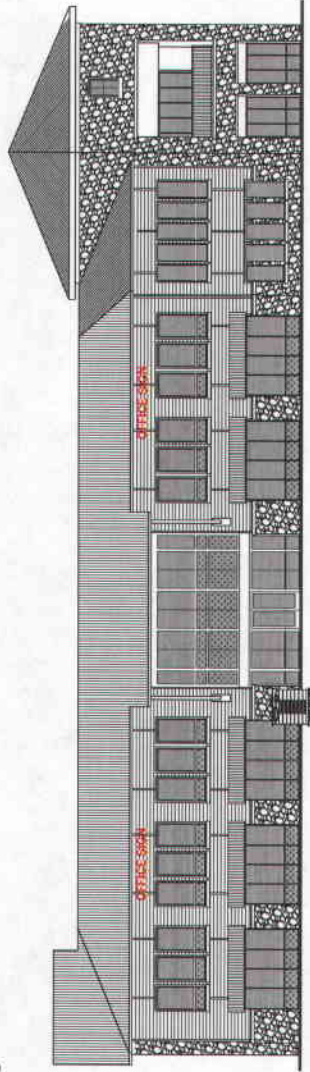
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 LANDLORD APPROVAL _____ DATE _____
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 SALESPERSON SIGNOFF _____ DATE _____

Salesperson: **John Wills**
 Design: **Perry Wilson**
 Location: **Placerville, CA**
 Date: **08/10/08**
 Revised: **11/18/09**
 Date: **01/18/10**
 Revised: **01/28/11**

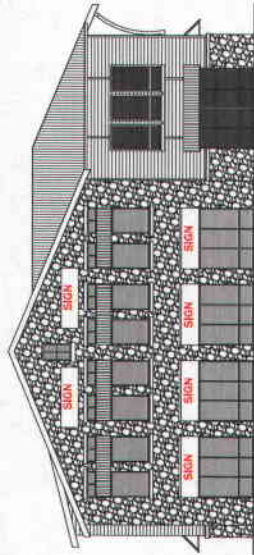


CREEKSIDE PLAZA
PLACERVILLE, CA

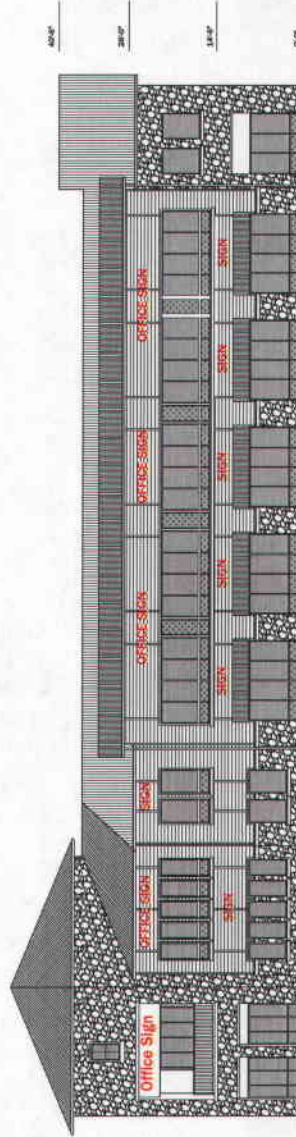
**ELEVATIONS
BLDG. A**



NORTH ELEVATION



ELEVATION FROM M. FLAT ENTRY DRIVE (EAST)



ELEVATION FROM M. FLAT RD. (SOUTH)



6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 333-3765 • 530 622-1420 • Fax 530 622-9387

SALESPERSON Keith Wile
LOCATION Perry Wilson
Placerville, CA
REVISED
11/18/09
01/15/10
01/18/11

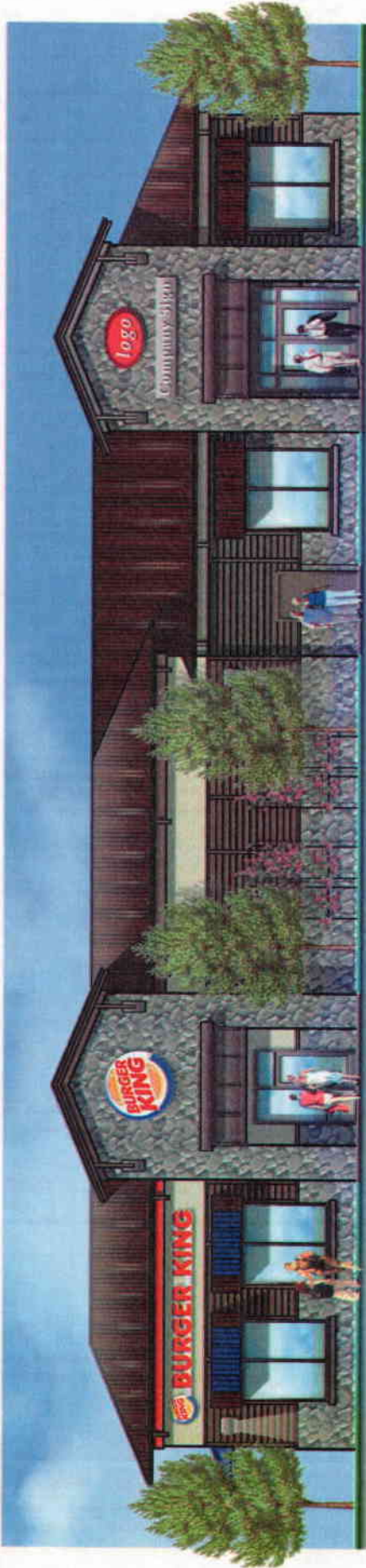
CUSTOMER APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____
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SALESPERSON SIGN-OFF _____ DATE _____



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CREEKSIDE PLAZA
PLACERVILLE, CA

**ELEVATIONS - COLOR
BLDG. B**



EAST ELEVATION

PROPOSED COLOR & MATERIAL SELECTIONS



CAST RIVER ROCK
STONE VENER



CEMENT
FIBER BOARD
SIDING
ICI PADRE ISLAND



PAINTED STUCCO
ICI JUST PEACHY
PAINTED FACIA
ICI PADRE ISLAND



CEMENT
FIBER BOARD
ICI BUNGALOW
PAINTED FACIA
ICI COUNCIL BLUFF



CORTIN
CORRUGATED
METAL ROOFING



CORTIN
METAL
ELEMENTS



ILLUMINATED
PARAPET BAND
& CHANNEL LETTER
SIGNAGE



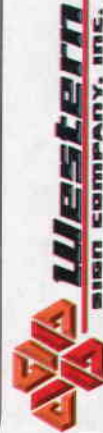
BK BLUE AWNINGS
WITH CORTIN
METAL ACCENT
AT ENDS



CLEAR VISION
GLASS SET IN
BRONZE MULLION
SYSTEM



METAL TRELLIS
WITH PLANTING



6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON Keith White
DESIGN Perry Wilson
LOCATION Placerville, CA
REVISED 08/10/08
01/15/10
01/10/11

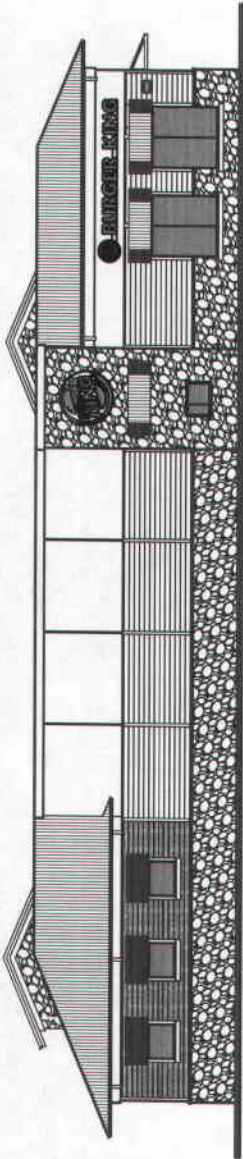
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LANDLORD APPROVAL _____ DATE _____
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CALLOUT. WRITTEN DIMENSIONS ON THIS ILLUSTRATION HAVE PRECEDENCE OVER SCALED DIMENSIONS.
SALESPERSON SIGNOFF _____ DATE _____



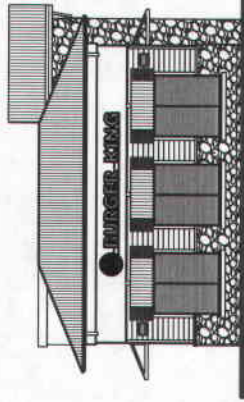
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Exhibit L-3

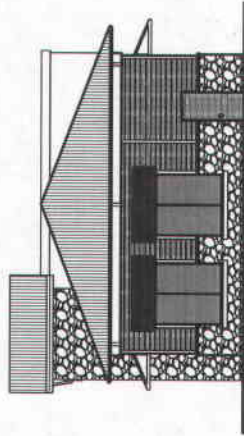
CREEKSIDE PLAZA
PLACERVILLE, CA
ELEVATIONS
BLDG. B



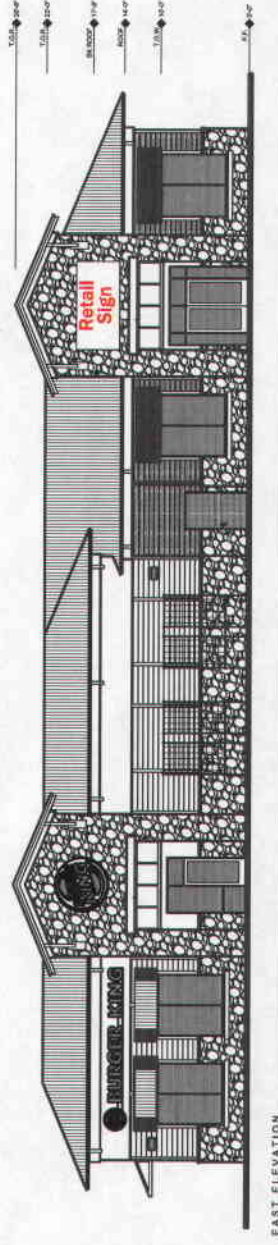
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



6221 Enterprise Drive • Diamond Springs, CA 95619
Phone 916 933-3765 • 800 622-1420 • Fax 530 622-9367

SALESPERSON Keith Wile
DESIGN Perry Wilson
LOCATION Placerville, CA
DATE 03/06/09
REVISED 08/10/09
03/02/10
07/18/11

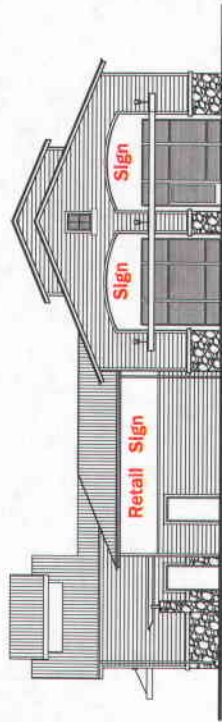
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SALESPERSON SIGNOFF _____ DATE _____

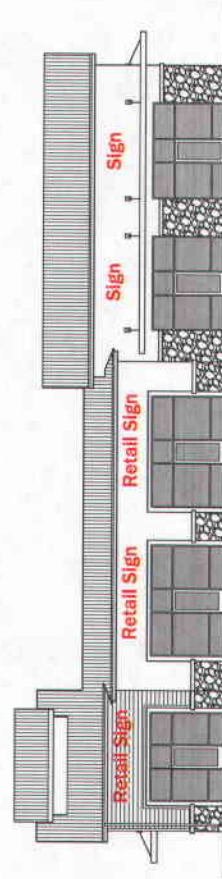


CREKESIDE PLAZA
PLACERVILLE, CA

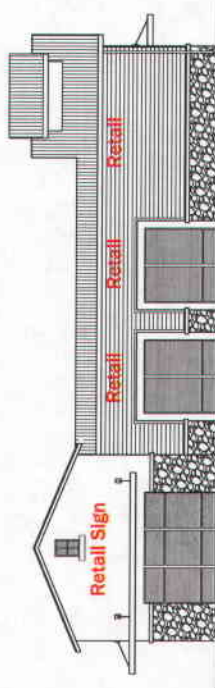
ELEVATIONS
BLDG. C



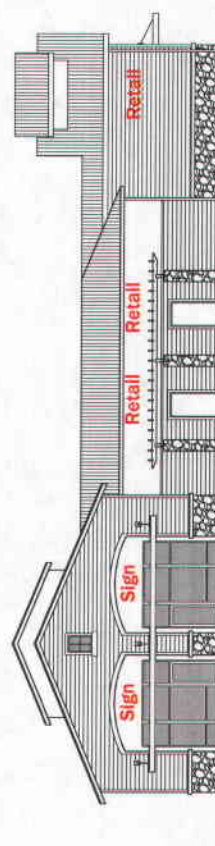
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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Phone 916 833-3765 • 530 622-1420 • Fax 530 622-9967

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SALESPERSON Keith Wile
DESIGN Perry Wilson
LOCATION Perry Wilson, CA
DATE 03/20/09
DATE 08/10/09
DATE 11/19/09
DATE 03/20/10
DATE 07/18/11
REVISED

CUSTOMER APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____
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SALESPERSON SIGNOFF _____ DATE _____



CREEKSIDE PLAZA
PLACERVILLE, CA

LANDSCAPE WALL CENTER I.D. LETTERS
NEXT TO BLDG. C

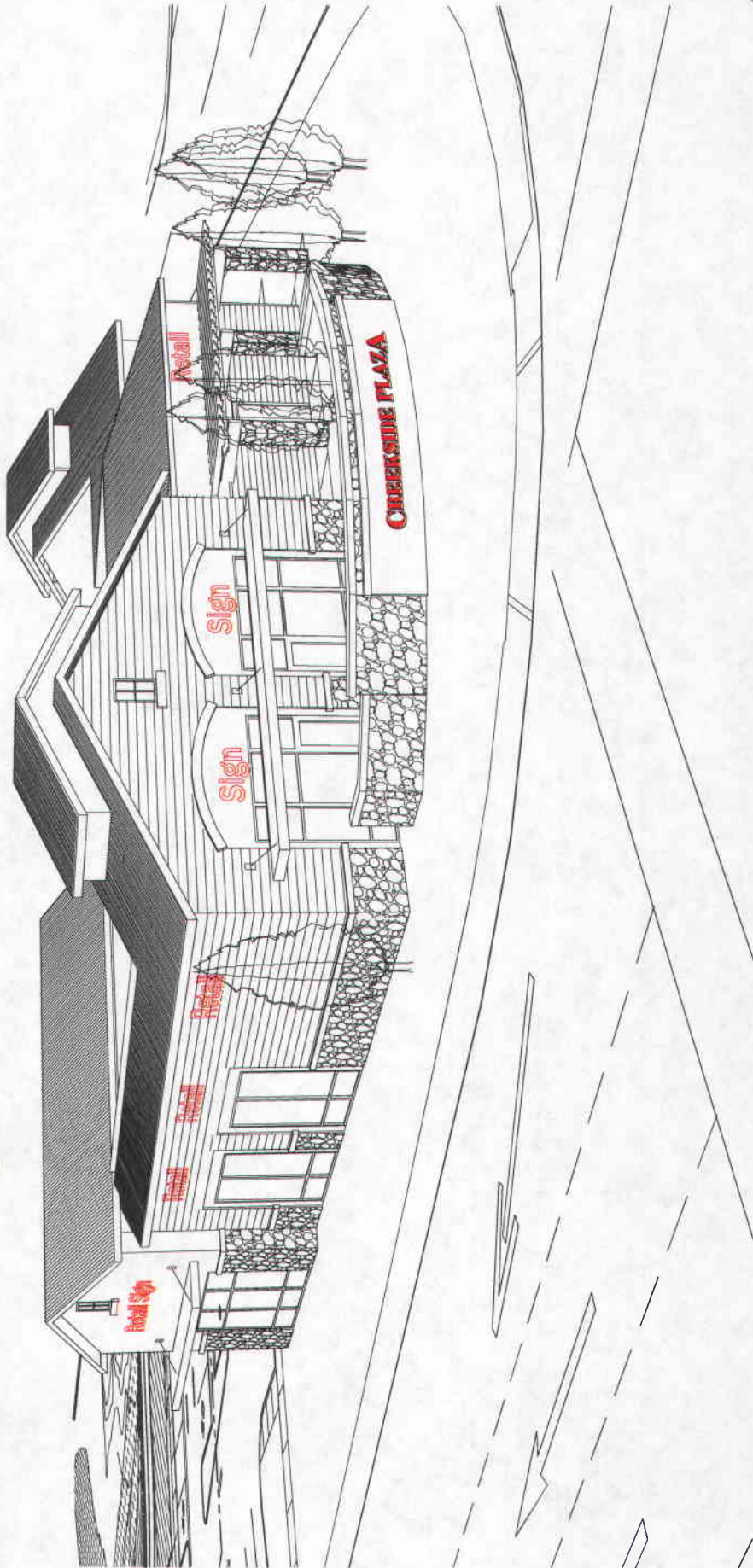


Exhibit L-6

STAFF REPORT
12-0224.I.64

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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SALESPERSON SIGNHOFF _____ DATE _____

SALESPERSON: Kevin Webb
DESIGN: Perry Wilson
LOCATION: Placerville, CA
REVISED: 09/10/09
01/15/10
01/18/11

6221 Enterprise Drive, Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

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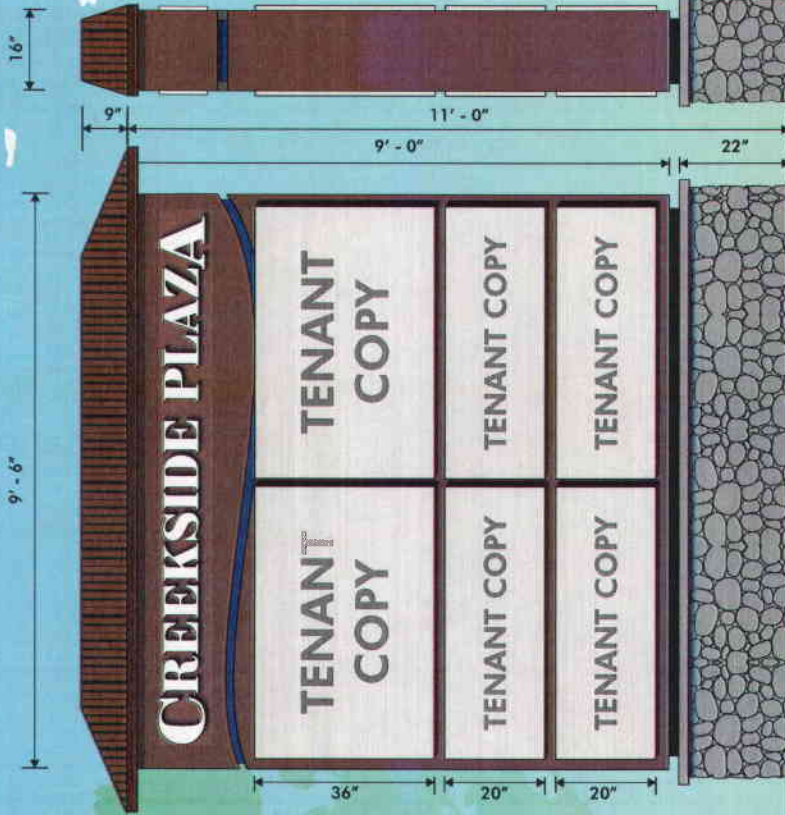


CREEKSIDE PLAZA
PLACERVILLE, CA

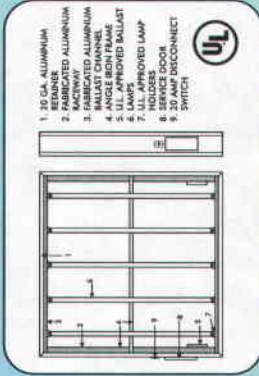
MONUMENT DIRECTORIES



9' - 6"



SCALE 1/2" = 1'



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
- 800MA FLUORESCENT ILLUMINATION



CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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SALESPERSON SIGN-OFF _____ DATE _____

SALESPERSON: **Keith Wiles**
DESIGN: **Perry Wilson**
LOCATION: **Placerville, CA**
DATE: **03/10/09**
REVISIONS:
01/15/10
03/10/10
01/18/11

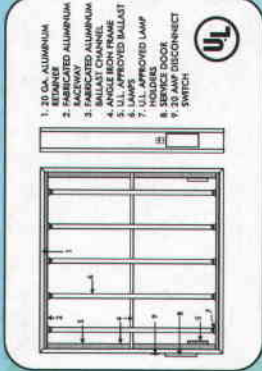
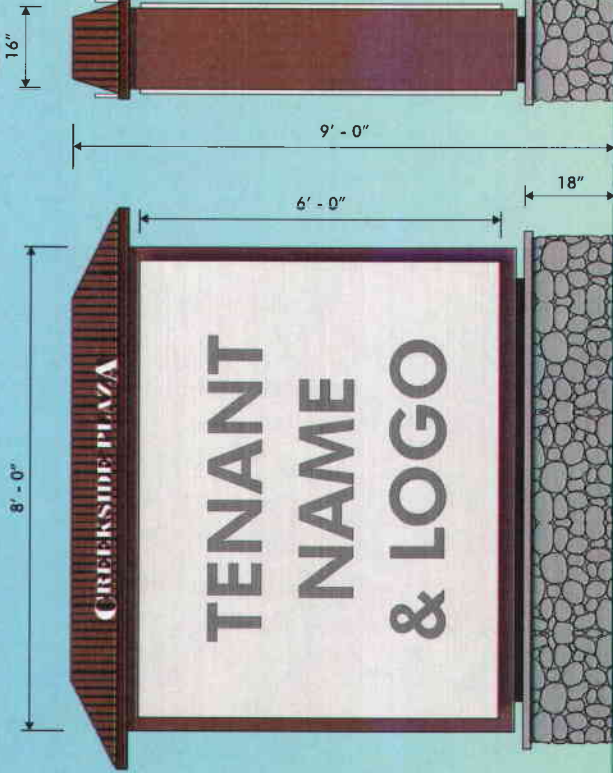
WCS Western sign company, inc. 6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-8967

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Exhibit L-7

CREEKSIDE PLAZA
PLACERVILLE, CA

FAST FOOD MONUMENT SIGN
BLDG. B



1. 20 GA. ALUMINUM EDGEMET
2. ENGRAVED ALUMINUM FABRICATED ALUMINUM
3. FABRICATED ALUMINUM
4. MILLIST CHANNEL
5. ULL APPROVED BALLAST
6. ULL APPROVED LAMP
7. INDICONS
8. SERVICE DOOR
9. WIRE DISCONNECT SWITCH

MANUFACTURE & INSTALL ONE D/F ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

- 6063 ALUMINUM CABINET; ROOF STRUCTURE
- ROUTED ALUMINUM FACES; PUSH-THRU ACRYLIC TENANT COPY
- STUCCO COATED; PAINTED TO MATCH BUILDINGS
- STONE VENEER BASE
- 800MA FLUORESCENT ILLUMINATION

SCALE 1/2" = 1'



6221 Enterprise Drive, Diamond Springs, CA 95819
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-3667

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CUSTOMER APPROVAL _____ DATE _____

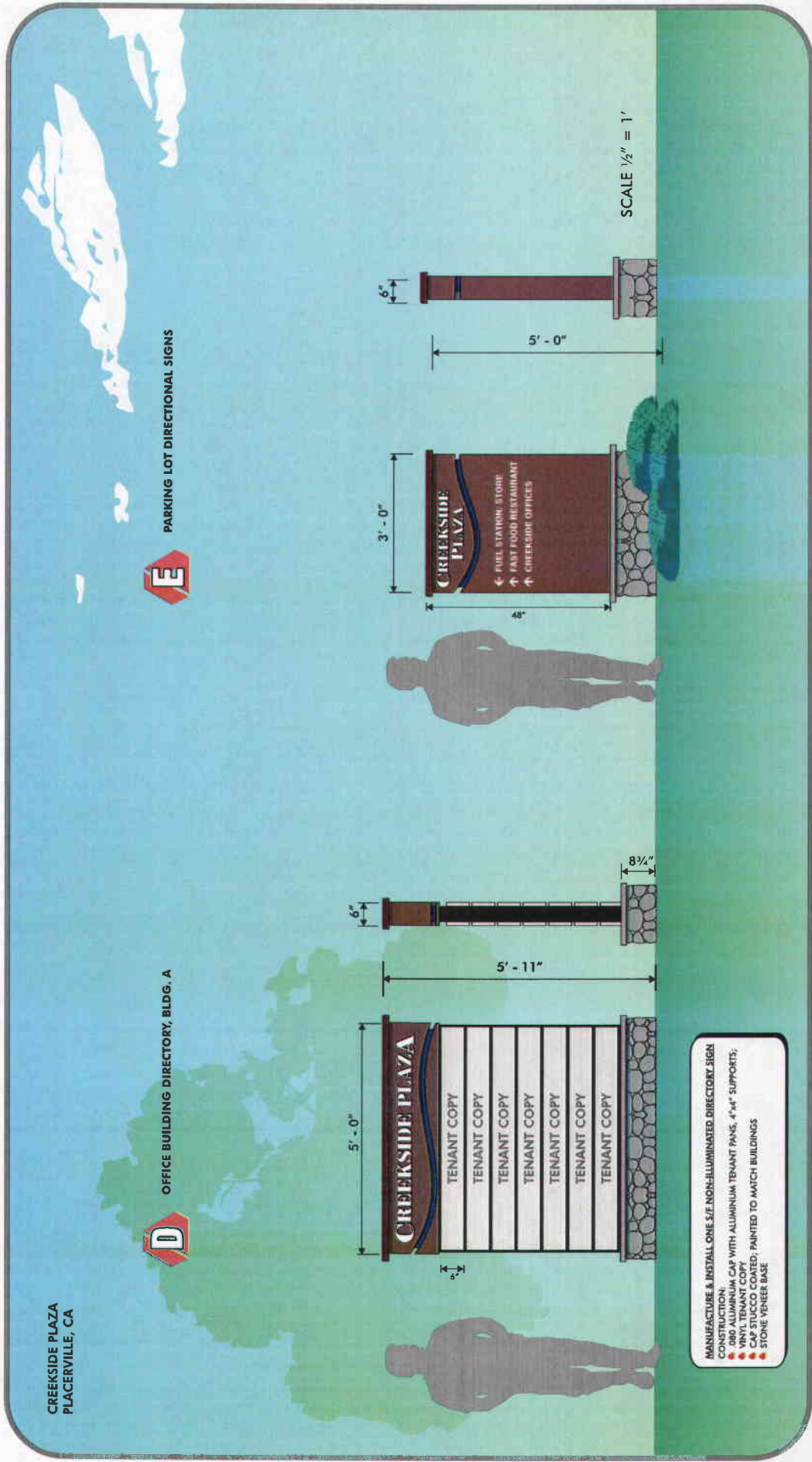
LANDLORD APPROVAL _____ DATE _____

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SALESPERSON SIGNOFF _____ DATE _____

SALESPERSON DESIGN LOCATION
Kath Wills
Perry Wilson
Placerville, CA
09/10/09
11/18/09
01/13/10
01/19/11

Exhibit L-8



MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED DIRECTORY SIGN

CONSTRUCTION:

- DRG ALUMINUM CAB WITH ALUMINUM TENANT PANS, 4"x4" SUPPORTS;
- VINYL TENANT COPY
- CAP STUCCO COATED; PAINTED TO MATCH BUILDINGS
- STONE VENEER BASE

Western SIGN COMPANY, INC. 6221 Enterprise Drive, Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9307

SALESPERSON Keith Wile
DESIGN Perry Wilson
LOCATION Placerville, CA
REVIEWS
09/10/08
11/18/08
01/15/10
07/18/11

CUSTOMER APPROVAL _____ **DATE** _____

LANDLORD APPROVAL _____ **DATE** _____

NOTICE: COLORS ON THIS PRINTOUT MAY VARY SLIGHTLY FROM FINAL MATERIAL COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIAL COLORS AS DESCRIBED IN THE WRITTEN CALLOUT. WRITTEN DIMENSIONS ON THIS ILLUSTRATION HAVE PRECEDENCE OVER SCALED DIMENSIONS.

SALESPERSON SIGNOFF _____ **DATE** _____





CREEKSIDE PLAZA
 MISSOURI PLACERVILLE, CALIFORNIA
 No. 11798
 Exp. 9/25/73
 PROFESSIONAL ENGINEER
 REGISTERED ELECTRICAL ENGINEER

REVISIONS	BY	DATE

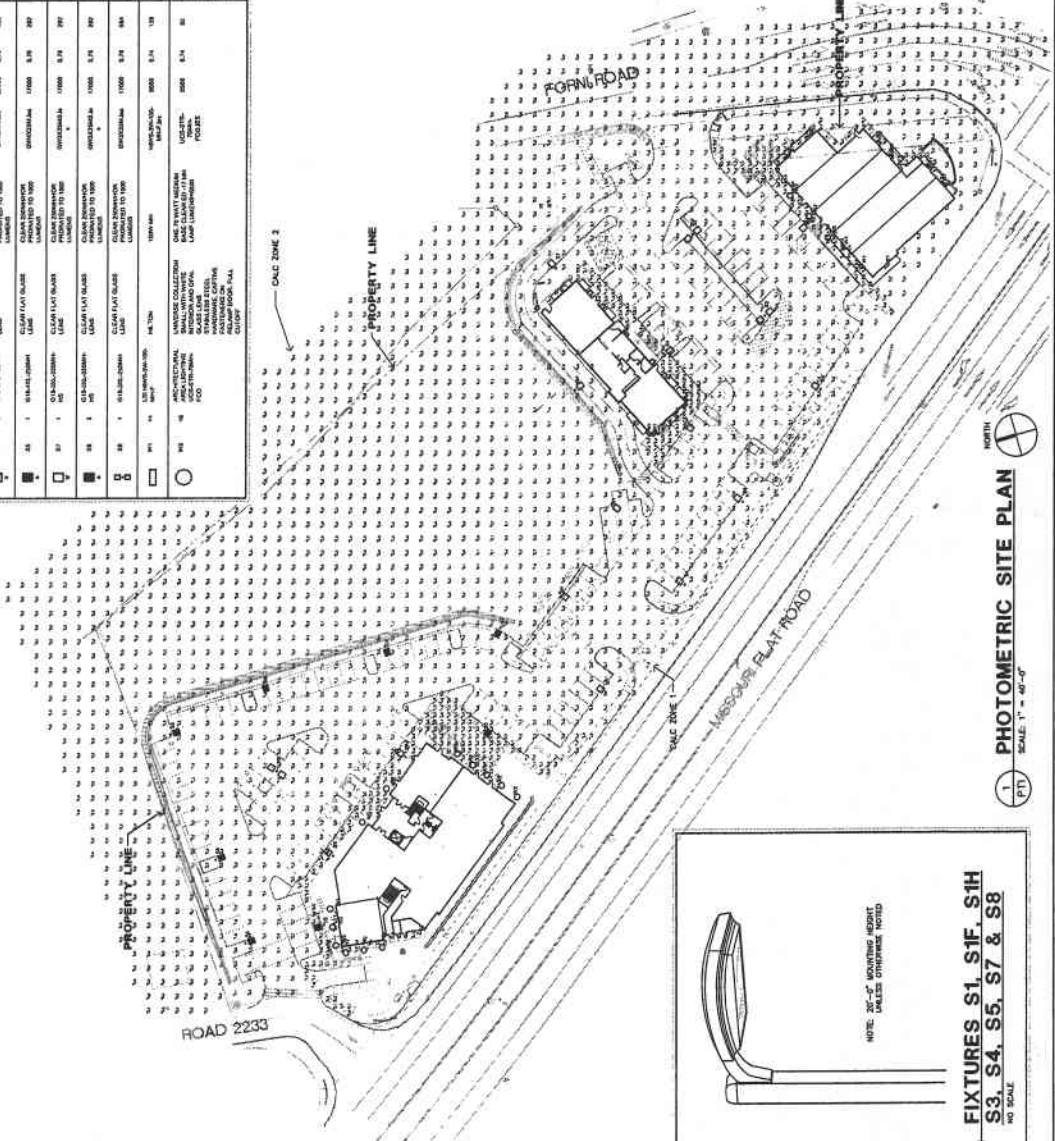
CREEKSIDE PLAZA
 FORM ROAD AT MISSOURI FLAT ROAD
 PLACERVILLE, CALIFORNIA

PHOTOMETRIC SITE PLAN
 Project: _____
 Drawing: _____

Date:	08-05-2011
Scale:	AS NOTED
Drawn:	ES
Job:	6010
Sheet:	PT1
Of:	3 Sheets

Symbol	Label	Qty	Comments	Notes
□	1	1	100-300-0000H	CLEAR FLAT GLASS LIGHT FIXTURE MOUNTED TO 100' POLE
□	2	2	01-300-0000H	CLEAR FLAT GLASS LIGHT FIXTURE MOUNTED TO 30' POLE
□	3	3	01-300-0000H	CLEAR FLAT GLASS LIGHT FIXTURE MOUNTED TO 30' POLE
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□	49	49	100-300-0000H	CLEAR FLAT GLASS LIGHT FIXTURE MOUNTED TO 100' POLE
□	50	50	100-300-0000H	CLEAR FLAT GLASS LIGHT FIXTURE MOUNTED TO 100' POLE

Zone	Area	Height	Mounting	Angle
DAK-ZONE 1	15.0	15.0	15.0	15.0
DAK-ZONE 2	15.0	15.0	15.0	15.0
DAK-ZONE 3	15.0	15.0	15.0	15.0
DAK-ZONE 4	15.0	15.0	15.0	15.0
DAK-ZONE 5	15.0	15.0	15.0	15.0
DAK-ZONE 6	15.0	15.0	15.0	15.0
DAK-ZONE 7	15.0	15.0	15.0	15.0
DAK-ZONE 8	15.0	15.0	15.0	15.0
DAK-ZONE 9	15.0	15.0	15.0	15.0
DAK-ZONE 10	15.0	15.0	15.0	15.0
DAK-ZONE 11	15.0	15.0	15.0	15.0
DAK-ZONE 12	15.0	15.0	15.0	15.0
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DAK-ZONE 14	15.0	15.0	15.0	15.0
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DAK-ZONE 47	15.0	15.0	15.0	15.0
DAK-ZONE 48	15.0	15.0	15.0	15.0
DAK-ZONE 49	15.0	15.0	15.0	15.0
DAK-ZONE 50	15.0	15.0	15.0	15.0



NOTE: 30'-0" MOUNTING HEIGHT UNLESS OTHERWISE NOTED

FIXTURE S2 & S9
NO SCALE

FIXTURE W1
NO SCALE

FIXTURE W2
NO SCALE

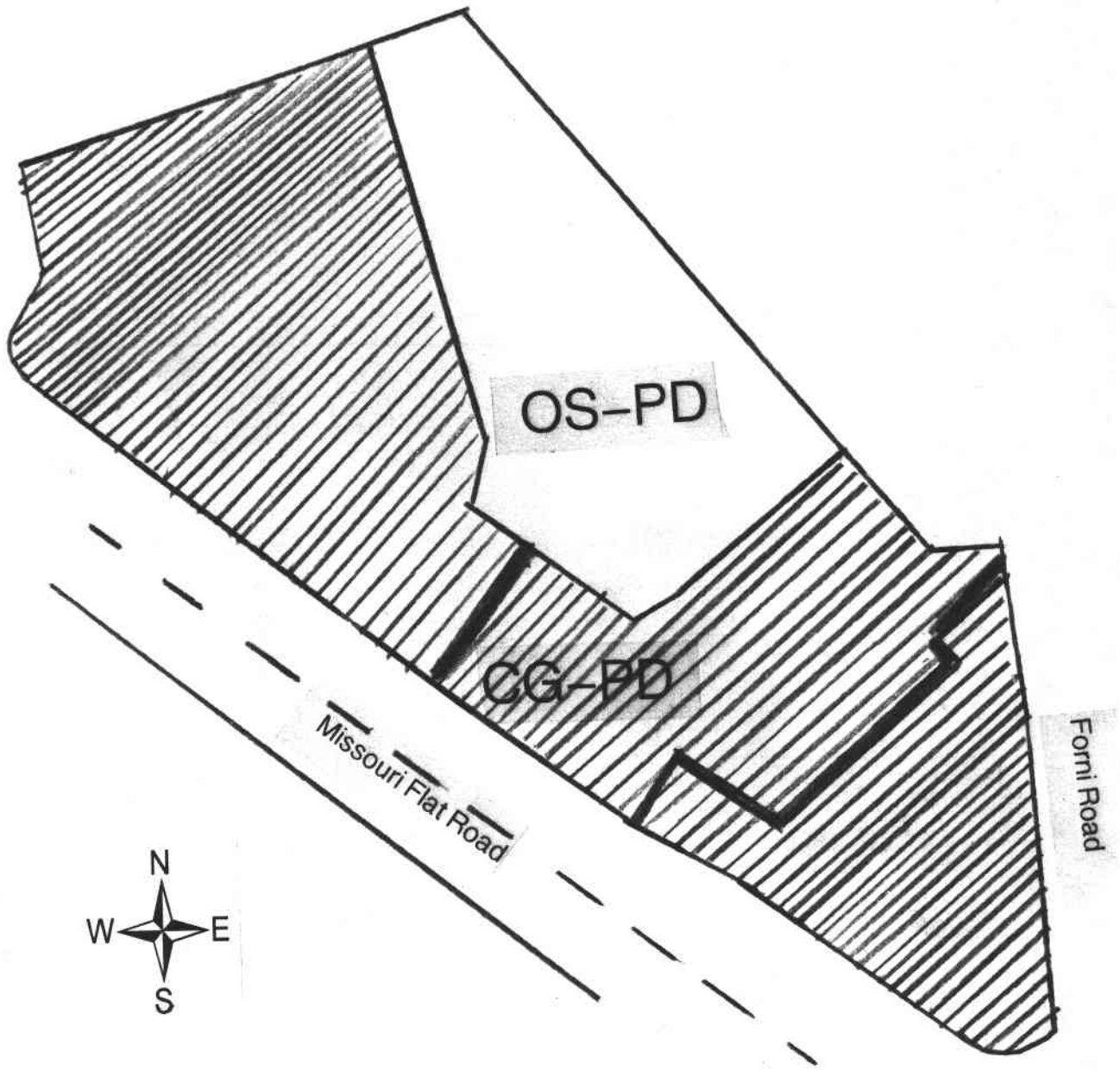
NOTE: 30'-0" MOUNTING HEIGHT UNLESS OTHERWISE NOTED

FIXTURES S1, S1F, S1H, S3, S4, S5, S7 & S8
NO SCALE

PHOTOMETRIC SITE PLAN
 SCALE 1" = 40'-0"
 NORTH

Exhibit M

REZONE EXHIBIT





LEBECK • YOUNG
ENGINEERING, INC.

February 17, 2011

Subject: Creekside Plaza

Forni Road - Right-of-Way Acquisition Narrative:

The Creekside Plaza project consists of three (3) existing parcels (APN 327-211-14, 16, and 25). All three of these parcels have frontage on Missouri Flat Road with APN 327-211-16 having frontage on Forni Road as well. In 1997, the County of El Dorado prepared Improvement Plans for Missouri Flat Road Widening Project Phase A. These plans were approved in June 1997 and required a right-of-way take along the project frontage of Missouri Flat Road as well as encumbrances of a slope easement, public service easement, and a construction easement. As a result the overall property size was reduced.

The Creekside Plaza property is further encumbered by an intermittent stream traversing through the center of it. The right-of-way granted to the County along Missouri Flat Road combined with the existing creek location reduced the available developable acreage of this property.

In addition to this previous Missouri Flat Road right-of-way granted to the County, the current Creekside Plaza project proposes to offer an IOD to the County for an additional 5,114.84 s.f. (0.12 Acres) of right-of-way along Missouri Flat Road. This IOD which will include the construction an additional travel lane, curb, gutter, and sidewalk along Missouri Flat Road provides a benefit to the County.

On Forni Road there is an extra wide amount of existing road right-of way near the intersection of Forni Road and Missouri Flat Road. In previous discussions with DOT it was indicated that some of this right-of-way may not be needed for future road improvements. It should be pointed out that the existing road frontage along Forni Road drops off down to the existing creek. The value of the Missouri Flat Road frontage should be approximately 3 times more than the value of the Forni Road frontage.

The desired right-of-way along Forni Road consists of 9,303.16 s.f. (0.21 Acres). The conveyance of this right-of-way back to the adjacent property would result in the new right-of way line for Forni Road still being 15 feet behind the proposed sidewalk along Forni Road.

The developer of this property, Leonard Grado, previously spoke to Jim Ware, DOT, regarding the County reconveying back to this property some of the acreage that it took from the Missouri Flat Road frontage (combined with the IOD that it is offering with this project) onto the Forni Road side. We are requesting that this reconveyance request be processed concurrently with this project.

See the Creekside Plaza Site Plan for a detailed view of this area.



**DIAMOND SPRINGS AND EL DORADO
COMMUNITY ADVISORY COMMITTEE**

**MINUTES
April 21, 2011
6 P.M.**

**DIAMOND SPRINGS FIRE STATION 49
501 MAIN STREET
DIAMOND SPRINGS, CA 95619**

CALL TO ORDER

Meeting called to order at 6:10 P.M. by Laurel Stroud

ROLL CALL

Members Present – Chris Gaither, Kathy McCoy, Larry Patterson, Laurel Stroud

Members Absent – Bob Smart, Todd Cunningham

*Note - One open position

FLAG SALUTE

Pledge of Allegiance led by Chris Gaither

ADOPT AGENDA

Old Business, Item #1 & Item #4 continued to the next meeting. Motion made by Chris Gaither to approve the agenda as amended. Motion seconded by Laurel Stroud. All in favor, motion carried.

MINUTES OF PREVIOUS MEETING

Motion to approve the minutes from the January Diamond Springs – El Dorado Community Advisory Meeting made by Chris Gaither. Motion seconded by Kathy McCoy. All in favor, motion carried.

OPEN FORUM

Chris Gaither invited all to a Pancake Breakfast fundraiser on Saturday, April 23rd at the Cameron Park Country Club for the girls U19 Rugby team who have made it to Nationals.

CORRESPONDENCE

None

NEW BUSINESS

1. S 03-0039-R- METRO PCS (Seventh Day Adventist Church/Metro PCS, Ken Crouse/Peek Site-Com): Ken Crouse with Metro PCS summarized that the project

STAFF REPORT
12-0224.I.72

Exhibit P

involves replacing 3 of the 6 antennas with antennas with data service capacity. They will also be adding one equipment cabinet on the existing cement pad. Motion to approve the request from Metro PCs to revise the special use permit to replace three antennas and add one equipment cabinet was made by Chris Gaither without objections or comments. Seconded by Kathy McCoy. All in favor, motion carried.

2. **Z10-0009, PD10-0005 & P10-0012 – CREEKSIDE PLAZA (Grado Equities II, LLC CA, Leonard Grado/Lebeck Young Engineering, Bobbie Lebeck):** Leonard Grado & Bobbi Lebeck presented the project to the committee. An area of the project will be a preservation area through Wildlife Heritage Foundation. They will be paid an annual fee to maintain the area. The waiver request to not provide RV Parking was not approved at the TAC Meeting so RV Parking was added to the plan. Chris Gaither asked if DOT requested a Bus Stop/Turnout and Leonard Grado said that they did not. The committee felt strongly that public transportation should be considered and a bus turnout/bus stop should be incorporated into the plan. Bobbie Lebeck and Leonard Grado felt that it could be done and will look into adding a bus turnout/bus stop on Missouri Flat as close to the end as allowable. DOT did ask that the median be extended. The Elevation/Exterior design as well as signage was acceptable to all members. Motion to approve the request for a rezone, development plan, and tentative parcel map for Creekside Plaza was made by Larry Patterson with the recommendation from the committee that a bus turnout/bus stop along Missouri Flat Road be added to the plans. Seconded by Chris Gaither. All in favor, motion carried.
3. **A 11-0001 & Z 11-0002 – JOHNSON ZONE CHANGE/GPA (Larry G. & Susan E. Johnson):** No one attended the meeting to present this request to amend the Land Use Designation from Medium Density Residential (MDR) to Commercial (C) and rezone from One-Acre Residential District (RIA) to General Commercial (CG). The committee reviewed the plans for the rezone. Larry Patterson thought that this would need to be a General Plan Amendment. The Committee would like to see screened fencing and landscaping requirements added to the frontage on Mother Lode. They also feel that the signage needs to be consistent with the zoning requirements and should be a separate permit. Motion to approve the request to amend the Land Use Designation from Medium Density Residential to Commercial and to rezone from One-Acre Residential to General Commercial was made by Larry Patterson with the recommendation that screened fencing and landscaping is required along the frontage of Mother Lode. Seconded by Laurel Stroud. All in favor, motion carried.
4. **Inclusion of Community Identity to Future Agendas**
Continued until next months meeting.
5. **5 Year Review of General Plan**
The Economic Development Advisory Committee (EDAC) and the Board of Supervisors have pushed this item to July.
6. **Workflow Discussion**
The committee is not always getting plans before everyone else.

The Missouri Flat Design Guidelines need to be more specific. The committee members felt that these should be worked on at a separate meeting or workshop.

Jose & Shauna will present the Historic Overlay Map at next month's meeting. The existing map includes areas outside of the town site. Historic guidelines should be used in all commercial projects. The general plan does not provide historical guidelines for single family residential or industrial areas. The Industrial projects

inside the town site should have to follow the historic guidelines and should be included on the overlay maps.

The committee discussed the open forum portion of the meeting. The speaker needs to address the committee rather than the audience to prevent side conversations from occurring.

Larry reported that the Highway 49 Vision/Re-Alignment group will be re-activating and re-submitting their grant request.

The Missouri Flat Corridor Plan will be reviewed on June 3, 2011. Larry will try to get a copy of the overlay map for the committee to review.

DIRECTORS REPORT

1. **Community Survey** – The committee thought it would be a good idea to have a separate meeting to review the document Todd Cunningham sent out. Community Identity will be added to all future agendas under Old Business.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m.



Standing on Forni Road near the Golden Center Drive encroachment looking west at the project site.



Standing on Forni Road near the project's east boundary looking east at the primary Herbert Green Middle School entrance.



Standing on Forni Road near the project's east boundary looking east at the Golden Center Drive encroachment.



Standing on Forni Road near the project's east boundary looking east at the Golden Center Drive encroachment.



Standing on Forni Road looking southeast towards Missouri Flat Road. Golden Center Drive encroachment is on the left.



Standing on Forni Road looking southeast towards Missouri Flat Road. Golden Center Drive encroachment is on the left.



Standing on Forni Road looking southeast towards Missouri Flat Road.



Turning northwest (right) from southbound Forni Road onto Missouri Flat Road.



Traveling northwest on Missouri Flat Road from the Forni Road intersection.



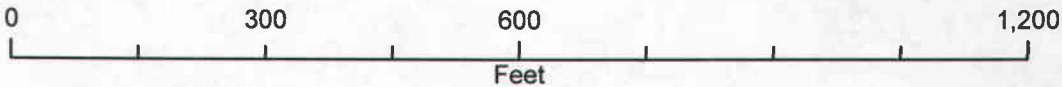
Traveling northwest on Missouri Flat Road from the Forni Road intersection, Road 2233 coming up on the right..



Traveling northwest on Missouri Flat Road Road 2233 on the right.



Looking back to the southeast from Road 2233 at Missouri Flat Road towards the Forni Road stop light



NEGATIVE DECLARATION

FILES: Rezone Z10-0009/Planned Development PD10-0005/Tentative Parcel Map P10-0012

PROJECT NAME: Creekside Plaza

NAME OF APPLICANT: Grado Equities VII, LLC

ASSESSOR'S PARCEL NOS.: 327-211-14, -16, and -25

SECTION: 24 T: 10N R: 10E

LOCATION: Northwest corner of the intersection of Forni and Missouri Flat Roads in Placerville area, Supervisorial District 3.

- GENERAL PLAN AMENDMENT:** FROM: TO:
- REZONING:** FROM: One-Acre Residential (R1A) TO: General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD)
- TENTATIVE PARCEL MAP** to split 4.32 acres into 4 parcels **SUBDIVISION**
SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER: Planned Development** to allow the construction of three commercial buildings totaling 30,572 square feet maximum

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this **NEGATIVE DECLARATION/MITIGATED NEGATIVE DECLARATION**. A period of thirty (30) days from the date of filing this negative declaration/mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Board of Supervisors on _____ (date)_____.

Executive Secretary

Exhibit S

STAFF REPORT
12-0224.I.78

INFORMATIONAL NOTE FROM THE DEVELOPMENT SERVICES DIRECTOR/PLANNING COMMISSION EXECUTIVE SECRETARY – 02/06/2012:

The original Initial Study was circulated for a 30-day public review beginning September 12, 2011 and ending October 11, 2011.

Staff proposed changes at the Planning Commission December 8, 2011 hearing and those changes are shown in underline/strikeout.

This Revised Initial Study was re-circulated for a 30-day public review beginning December 23, 2011 and ending January 21, 2012.

At the Planning Commission January 26, 2012 hearing, the Planning Commission made changes to Section IV-Biological Resources and those changes are shown in double underline/double-strikeout.

The following CEQA Findings were made for the changes done by the Planning Commission on January 26, 2012:

- 1.2.a *The Planning Commission finds that the changed mitigation proposed by the applicant for the mitigation of oak trees which is to submit a plan demonstrating compliance with Option A of General Plan Policy 7.4.4.4 is equivalent or more effective in mitigating the impacts to oaks to allow some significant level than the payment of the fee in Option B. This change has been made a condition of the project and, therefore, the Mitigated Negative Declaration can be modified without re-circulation.*
- 1.2.b *The Planning Commission finds that the additional mitigations are typical of those required of a California Department of Fish and Game (“DF&G”) 1602 Permit, and that they expand and clarify the expected specific activities utilized to mitigate impacts. The addition of the mitigations does not change the initial conclusions and determinations, and the additional mitigations, prepared by the project biologist, have been approved by DF&G. The additional measures have been determined to be equivalent and more effective in mitigating potentially significant impacts to the wetlands and riparian habitat, as permitted by CEQA Section 15074.1 (b)(2).*



EL DORADO COUNTY PLANNING SERVICES

**2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**REVISED INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: Rezone Z10-0009/Planned Development PD10-0005/Tentative Parcel Map P10-0012/Creekside Plaza	
Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667	
Contact Person: Tom Dougherty	Phone Number: (530) 621-5355
Property Owners/Applicant's Name and Address: Grado Equities VII, LLC, 4330 Golden Center Drive, Suite D, Placerville, CA 95667	
Project Engineer's Name and Address: Lebeck Young Engineering, Inc., Cameron Park, CA 95682	
Project Location: Northwest corner of the intersection of Forni and Missouri Flat Roads in Placerville Periphery area.	
Assessor's Parcel Number: 327-211-14, -16, and -25 Acres: 4.132 total (includes 0.22 acre of Forni Road Right-of-Way)	
Zoning: One-Acre Residential (R1A)	
Section: 24 T: 10N R: 10E	
General Plan Designation: Commercial (C)	
Description of Project: Request for a rezone, Development Plan, and Tentative Parcel Map for a proposed	

commercial center containing one, two-story, 20,070 square-foot mixed use professional office/retail building, one, single story, either 6,600 or 4,775 square foot retail building, and one single story building including 1,352 sq. ft. of retail space and a 2,550 square foot fast food restaurant with a drive-up window (30,572 total square feet). The project also includes three bike racks, ten monument signs, three trash enclosures, four-foot tall black powder-coated wrought-iron fencing, and 26, 20-foot tall pole lights. In addition, the project proposes to rezone the three subject parcels from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and to create three commercial parcels and one open space parcel.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	C	Commercial/Vacant
North	R1A	C/MDR	Residential/Single family residences.
South	C/CG	C	Commercial/Missouri Flat Road, Walgreens and one 12.5-acre vacant parcel located on the opposite side of the road.
East	R1A/C	C/PF	Commercial/Forni Road, public facility (Herbert Green Middle School), and commercial (Schools Credit Union), both located on the opposite side of the road.
West	R1A	C	Commercial/Missouri Flat Road, one of the single family residences on Road 2233.

Briefly describe the environmental setting: Elevations are between 1723 feet to 1761 feet above sea level. According to the soils map, as well as the submitted archeological report, portions of the area were placer mined at one time and tailing piles are present along the creek. Since then, a portion of the site has been graded and filled flat on the south side of the creek. This portion of Missouri Flat Road has been developed with retail outlets and offices, although some residential housing still exists along Forni Road and Road 2233. The majority of the three-parcel project area is dominated by a stream channel within a ravine that is fed from a culvert located under Forni Road. The submitted Slope Map shows that approximately 30 percent of the parcel contains slopes below ten percent, with an estimated 22 percent having slopes over 30 percent. The majority of those steeply sloped portions adjoin the areas previously filled and graded with imported soil. All three parcels are currently undeveloped except for the previously filled area, with the pronounced creek bed flowing southeast to northwest. Vegetation is comprised of riparian trees and oaks along the ravine with the remainder covered by annual non-native grasses. A tree canopy analysis performed for the parcels identified that approximately 13.3 percent of the project parcels are covered by oak canopy. There is approximately 17 percent more tree canopy comprised predominately of riparian trees such as willows and cottonwoods.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

1. Department of Transportation-Grading and encroachment permits.
2. Environmental Health Division-Yearly permit for food service.
3. Air Quality Management District-Fugitive Dust Plan.
4. Hazardous Materials/Solid Waste Division-Trash and recycling dumpsters; hazardous waste storage and disposal.
5. Building Services-Building permits.
6. El Dorado County Resource Conservation District-Grading permit review.
7. Diamond Springs-El Dorado Fire Protection District-Building permit review.
8. El Dorado Irrigation District-Water and sewer installation review.
9. U.S. Army Corps of Engineers-Section 404 Permit, Nationwide 39 Permit.
10. California Department of Fish and Game-1602 Permit.
11. California Regional Water Quality Control Board-Section 401 Permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

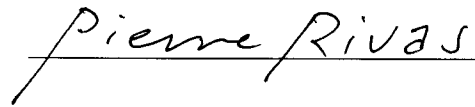
	Aesthetics		Agriculture and Forestry Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
X	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation/Traffic		Utilities / Service Systems	X	Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or Mitigation Measures that are imposed upon the proposed project, nothing further is required.

Signature:  Date: 2-7-12
 Printed Name: Tom Dougherty For: El Dorado County

Signature:  Date: 2-7-12
 Printed Name: Pierre Rivas For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed ~~park~~ retail/restaurant/office project. The

~~project would allow the construction of an aquatic center, classroom/recreational building, paths, amphitheater, and pedestrian bridge in an existing park a retail.~~

Project Description

Request for a rezone, Development Plan, and Tentative Parcel Map for a proposed commercial center containing three commercial buildings totaling 30, 572 square feet. The project also includes bike racks, monument signs, three trash enclosures, wrought-iron fencing, and 20-foot tall pole lights. In addition, the project proposes to rezone the three subject parcels from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and to create three commercial parcels and one open space parcel.

Project Location and Surrounding Land Uses

The 4.13-acre site is located on the northwest corner of the intersection of Missouri Flat and Forni Roads in the Diamond Springs area, and is located within a Community Region Planning Concept Area. The surrounding land uses are existing single family residential development to the north, and northwest, commercial adjoining the west, south and eastern portion.

Project Characteristics

1. Transportation/Circulation/Parking

The primary access to the site would be from encroachments onto Missouri Flat and Forni roads and Road 2233, all of which are County maintained. The Diamond Springs-El Dorado Fire Protection District (Fire District) and the El Dorado County Department of Transportation (DOT) have reviewed the proposed on-site and off-site access and circulation proposed for the project. The Fire District found the proposed driveway circulation plans to be adequate for safe emergency ingress/egress and access width and surfacing. The DOT has recommended conditions of approval to assure the three encroachments would be constructed to County standards for size, line-of-sight, turn-lane safety, and surfacing.

The project proposes to share 157 parking spaces between the project parcels and the submitted site plans show there would be adequate parking. No significant impacts to parking would occur as part of the project.

2. Utilities and Infrastructure

There are existing phone and electrical facilities which would be extended near the parcel boundaries to the project. Domestic water service is available at the site and would be upgraded as required by the El Dorado Irrigation District and the Fire District.

3. Population

The project would not be anticipated to impact population.

4. Construction Considerations

Construction of the project would consist of on-site road encroachment and site fill and grading improvements, utility installation, trenching, and construction of facility structures.

5. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Mitigated Negative Declaration tiers off of the El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030 in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at <http://www.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at the El Dorado County Development Services Department

located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein. The following impact areas are tiering off the General Plan EIR:

Aesthetics and Air Quality.

6. CEQA Section 15183. Projects Consistent with a Community Plan or Zoning:

15183. Projects Consistent with a Community Plan or Zoning

a. CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

b. In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located,

2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

The project applicant would be required to obtain permits for building from Building Services, grading and encroachment permits from DOT, and an approved Dust Mitigation Plan from the Air Quality Management District. The project would be required to satisfy Army Corps, Fish and Game and California Water Quality Control Board requirements for the grading and fill for the wetlands.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a. **Scenic Vista:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts anticipated.
- b. **Scenic Resources:** The project site is not located near any roadway that is classified as a State Scenic Highway (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, (http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm)). There were no trees or historic buildings found that have been identified by submitted biological report or cultural resources study as contributing to exceptional aesthetic value at the project site. There would be no impacts anticipated.
- c. **Visual Character:** The DEIR for the General Plan had identified and examined the potential impacts that implementation of the General Plan would have to the visual character of the areas of the County. Section 5.3-2 states that the County mitigate the potential significant impacts by designing new streets and roads within new developments to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety. The proposed project is designed and conditioned to provide the General Plan designated C land with a secondary access for emergency safety, on and off-site roads to facilitate on-site parking, bike lanes, and sidewalks to provide pedestrian safety. In addition, the project clusters the development area to permit open space areas to partially buffer outside-in views.

The proposed project would not be anticipated to degrade the visual character or quality of the site and its surroundings in ways not anticipated for lands designated by the General Plan for public facility commercial land uses. The aquatic commercial center area is proposed for an area of the parcel that is currently asphalted partially graded. The proposed retaining wall would separate the wetland preserve from the development, not be visible from outside views and would be buffered from views from the open space area by the existing riparian vegetation. The property would continue to provide the natural visual character and quality that currently exist by keeping the scenic areas of the property essentially intact post construction. The project design, proposed constructions materials, and colors of the physical elements, were analyzed for consistency with the Missouri Flat Design Guidelines, adopted by the Board of Supervisors June 3, 2008. With the exception of the height of the proposed pole lights, the project was

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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found to be substantially consistent with the recommendations of those Guidelines. Impacts would be anticipated to be less than significant.

Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with aesthetic resources. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies as well as the consistency rezone resultant of the subject applications, impacts would be less than significant. As designed and conditioned, impacts would be less than significant.

- d. **Light and Glare:** Section 5.3-3 of the DEIR for the General Plan states the potential significant impacts would be mitigated by including design features, namely directional shielding for street lighting, parking lot lighting, and other significant lighting sources, that could reduce the effects from nighttime lighting. If approved as proposed, the project would allow new lighting. These impacts would not be expected to be any more than any typical publicly-utilized facility lighting similar and typical within a land use area designated by the General Plan for commercial within the County. Use of pole lighting, security lighting and spot lighting for buildings would be required to meet the County lighting ordinance and must be shielded to avoid potential glare affecting day or nighttime views for those that live or travel through the area. Impacts would be anticipated to be less than significant.

Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with lighting resources. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies as well as the consistency rezone resultant of the subject applications, impacts would be less than significant. As designed and conditioned, impacts from outdoor lighting would be anticipated to be less than significant with this project.

FINDING: For the "Aesthetics" category, the thresholds of significance have not been exceeded. As conditioned and with adherence to County Code, no significant environmental impacts not anticipated by the General Plan for commercial uses to aesthetics would be anticipated to result from the project.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:					
a.	Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	X
b.	Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the project site contains BhC (Boomer gravelly loam with 3 to 15 percent slopes), DfC (Diamond Springs very sandy loam with 9 to 15 percent slopes), and PrD, (Placer Diggings with 2 to 75 percent slopes). None of those three soil types are classified as unique and soils of local importance but not as statewide important farmland or prime farmland. Review of the General Plan Land Use Map for the project area indicates that the project site is designated for commercial uses and is not located within or adjacent to lands designated with the Agricultural Districts (A) General Plan Land Use Overlay. As such, the no project related impacts would be anticipated ~~to be less than significant~~.
- b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impacts anticipated.
- c. **Conflicts with Zoning for Forest/timber Lands:** No conversion of timber or forest lands would occur as a result of the project. There would be no impacts anticipated.
- d. **Loss of Forest land or Conversion of Forest land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone and the underlying soil types are not those known to support timber production. There would be no impacts anticipated.
- e. **Conversion of Prime Farmland or Forest Land:** The project would not result in conversion of existing lands designated by the General Plan and zoned for agricultural uses. The project site is designated for commercial uses by the General Plan. There would be no impacts anticipated.

FINDING: This project would have no known significant impact on agricultural lands, would not convert agricultural lands to non-agricultural uses, and would not affect properties subject to a Williamson Act Contract. For the "Agriculture" category, the thresholds of significance have not been exceeded. For this "Agriculture" category, impacts would be anticipated to be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?			X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

Discussion: A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
 - Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
 - Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District*, (February 15, 2000), establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). Any activities associated with the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.
- b. **Air Quality Standards:** The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities, project related and those anticipated in the future, include grading and site improvements, for roadway expansion, utilities, driveway, home, and building pad construction, and associated on-site activities. These activities are typically intermittent and for short time frames in days. Construction related activities would generate PM₁₀ dust emissions that would exceed either the state or federal ambient air quality standards for PM₁₀. This is a temporary but potentially significant effect. The AQMD reviewed the project as well as the submitted *Urbemis 2007 Version 9.2.4 Air Quality Analysis for the Proposed Creekside Plaza Development* dated February 2010, and determined that with the implementation of standard County measures, including requiring a Fugitive Dust Plan during grading and construction activities, the project would be anticipated to have a less than significant impact on the air quality.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, natural gas and wood combustion for space and water heating, landscape equipment, and consumer products. Those effects would be typical of public facility uses for lands designated and anticipated by the General Plan for public facility uses. Impacts would be anticipated to be less than significant as measured with current air quality standards.

c. **Cumulative Impacts:** The submitted *Air Quality Analysis* analyzed project operation and area emissions. URBEMIS 2007 modeling was completed for operational and area emissions in the target year of 2011 to determine long-term impacts of the project (operational emissions refer to emissions from vehicles traveling to and from the site; area emissions are associated with building heating and cooling and landscape maintenance). Table 5 displays the URBEMIS 2007 operational and area emissions estimates for year 2011. AQMD has an established significance threshold for ROG and NOX of 82 pounds per day for operational phase emissions (EDCAPCD, 2002). URBEMIS modeling results shown in Table 5 indicate that daily operational and area emissions from the proposed Creekside Plaza project would not exceed these thresholds. No thresholds are provided by the District for other pollutants, including CO2. The analysis determined that no mitigation measures are necessary for operational emissions of ROG or NOX. However, it noted that the District provides a menu in their Guide to Air Quality Assessment that provides measures that may be incorporated at low or no cost that could reduce the project's contribution to cumulative air quality impacts in the area. These include, but are not limited to the following:

1. Incorporation of passive and active solar design;
2. Construction exceeding Title 24 energy standards;
3. Measures to encourage or ensure no impediment to bicycle or pedestrian access to the project site;
4. Increased parking lot shading.

The AQMD reviewed the submitted *URBEMIS 2007 Version 9.2.4 Air Quality Analysis* dated February 2010 and agreed with the recommended mitigation measures as they are equivalent to the standard conditions of approval required by the District during the grading and building permit processes. AQMD determined that with the implementation of standard conditions of approval for Air Quality, the project would be anticipated to have less than significant cumulative impacts.

In addition, the General Plan DEIR Section 5.11 addresses air quality from transportation sources, specifically those generated by vehicles that travel on roadways in the County, partially from US Highway 50 as a generator. Such source emissions have already been considered with the adopted 2004 General Plan and EIR. Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with air quality standards. Cumulative impacts were previously considered and analyzed. With full review with consistency with General Plan Policies as well as the consistency rezone resultant of the subject applications, impacts would be anticipated to be less than significant.

d. **Sensitive Receptors:** The El Dorado County AQMD reviewed the project and identified that sensitive receptors exist in the area at the adjacent Herbert Green Middle School site to the northeast across Forni Road. AQMD Rules 214 (Architectural Coatings), 223.1 (Fugitive Dust-Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Carryout and Trackout Prevention), 224 (Cutback and Emulsified Asphalt Paving Materials), 300 (Open Burning), Fugitive Dust Plan, as well as implementing typical conditions for the development of the site as it relates to pollutant concentrations based on Environmental Management rules, regulations, and

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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standards, would be required to be implemented during project development. As conditioned by the AQMD, and with adherence to County Codes required during the grading, encroachment and building permit processes, the proposed project would not be anticipated to expose sensitive receptors to substantial pollutant concentrations. Impacts would be anticipated to be less than significant.

- e. **Objectionable Odors:** Office/retail/restaurant uses are not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed project would not be anticipated to create significant levels of odors as measured with current standards. Impacts would be anticipated to be less than significant.

FINDING: The proposed project would not significantly affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less-than-significant level. The proposed project, as conditioned, mitigated and with adherence to County Codes, would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a. **Special Status Species:** A *Biological Resource Assessment for the Creekside Plaza Study Area* (“BRA”), revised February 14, 2011 was submitted for the project. The study reported findings obtained from site assessments for the wetland delineation, wildlife habitat and species surveys, and general botanical surveys. The site assessment consisted of the biologists walking the site, recording notes of species observed or signs of their presence, and assessing the habitats existing within the project site boundaries for the potential occurrence of special status species.

The BRA found that the site does not have soils derived from serpentine or gabbro rocks that are known to support special status plants. It also found that the project site soils are not considered hydric soils but *can support wetlands in topographic depressions with adequate hydrology*, and the sites Placer diggings areas of rock and cobble created during placer mining in streams primarily appeared to have been graded flat. Three biological communities observed to occur within the 4.3-acre proposed project site area were ruderal (areas continuously disturbed; approximately 0.9 acre), foothill woodland (approximately 2.4 acres), and riparian (approximately 1.1 acres).

No listed species or habitat for listed species were found on the project parcel. The study found that the project request, after fulfillment of Army Corps, Fish and Game, and Water Quality Control Board, and County Code requirements, as applicable, would not have a substantial adverse effect, either directly or through habitat modification, on any other species identified as a candidate, sensitive, or special status species in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The parcel does not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. The project site is located within Rare Plant Mitigation Area 2 which are areas not known to contain listed species but are within the EID service area.

The project could have an impact on nesting raptors or other protected migratory birds by the estimated 0.31-acre of potential oak tree canopy removal, as well as the loss of non-oak canopy. Depending on the timing of construction, site disturbance could result in disturbance of breeding and nesting activity of this species. According to the California Department of Fish and Game Code 3503, “take” of the nest or eggs of any bird is prohibited, except upon approval from the California Department of Fish and Game. Disturbance of active nests can be avoided during construction through appropriate measures. To the extent feasible, ground disturbance and removal of vegetation should be avoided in the vicinity of the ponds during the typical breeding and nesting period for this species (approximately April through July). If construction activities cannot be avoided during the typical breeding season, the applicant would be required to retain a qualified biologist to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence of active nests. If no nesting activities are detected within proposed work areas, construction activities may proceed. If, however, active nests are found, construction should be avoided until after the young have fledged from the nest and achieved independence, or upon approval from the California Department of Fish and Game. Impacts to biological resources would be anticipated to be less than significant with adherence to General Plan Policies, and the following mitigation incorporated into the project description:

BIO-1: Pre-construction Survey Required: If vegetation removal is conducted within the nesting period for most migratory bird species and nesting raptor species (between March 1 and August 15), a pre-construction survey for active bird nests shall be conducted by a qualified biologist. If vegetation removal activities are delayed or suspended more than one month after the pre-construction survey, the area shall be re-surveyed. If active bird nests are identified, vegetation removal in these areas shall be postponed until after the nesting season, or a qualified biologist has determined the young have fledged and are independent of the nest site. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFG.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Monitoring Responsibility: Planning Services.

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on all grading plans. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

- b-c. **Riparian Habitat, Wetlands:** The submitted BRA determined that the unnamed tributary to Weber Creek within the project boundaries, the associated riparian habitat, and the oak woodland, were potential important habitats present at the site. The BRA's wetland delineation determined that portions of the proposed development area would occur within the 50-foot setback riparian area shown on the submitted site plan for the construction and installation of the retaining walls and parking areas. Approximately 299 feet of the identified intermittent stream and associated riparian area are proposed to be filled with soil beginning at the culvert under Forni Road then northwest into the project area. That portion would be routed through a 48-inch diameter culvert installed underground and routed to the west of proposed Building C, continue to just north of proposed Building B, then back into the remaining creek bed, eventually to join the waters of Weber Creek.

North Fork Associates delineated waters of the United States for the project site in July of 2006. The Department of the Army, Corps of Engineers ("Corps") verified the revised delineation on September 9, 2008. The letter verified that an intermittent stream (0.60 acre) and a wetland swale (0.06) were the only features found and verified to be within Corps jurisdiction (total 0.66 acre). The stream was determined to be intermittent, and identified as an unnamed tributary to Weber Creek. Activities affecting the unnamed stream would require a permit from the Corps.

The project description and Wetland Delineation Map were revised and sent to the Corps in a letter from the project Consulting Biologist dated January 4, 2010 for review under Nationwide 39 Permit requirements, required by Section 404. The Corps will analyze the project's proposed mitigations, development area, as well as any proposed potential impacts from undergrounding utilities through the wetland preserve. They will determine their final requirements that would assure the preservation of the wetland area to their specifications, but that would allow reasonable development of the constrained site.

The (Corps) reviewed the project and determined that the wetlands identified by the submitted report are regulated under Section 404 of the Clean Water Act. The applicants have initiated the permit application process for the project with the Corps, and they in turn are developing mitigation measures through the 404 Permit process. The Corps permit will define terms and conditions, including mitigation, for the fill activities. The project may also be regulated by potential Streambed Alteration Agreements to be obtained from California Department of Fish and Game (CDFG), if applicable, pursuant to Sections 1602 of the California Fish and Game Code, as well as a potential California Water Quality Certification, Section 401 permit from the Regional Water Quality Control Board. All three agencies would require review of the development plans prior to issuance of a grading and/or building permit. The following Mitigation Measures are recommended to be included into the project Conditions of Approval in order to reduce the impacts to the unnamed creek area to a level that would be anticipated to be less than significant:

Impact: The project will affect the bed, bank, and channel of a stream, including the adjacent riparian habitat. The project as proposed will affect 0.5 acre of riparian habitat, including nearly 300 linear feet of stream channel. This impact is considered significant.

The applicant has submitted a permit to the California Department of Fish and Game for a Lake and Streambed Alteration Agreement (LSAA) pursuant to Section 1600 of the California Fish and Game Code. That application has measures to offset impacts to streams and riparian habitat.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Implementation of these mitigation measures would ensure the no-net-loss policies of the Department of Fish and Game and will reduce the project impacts to less-than-significant levels. The following mitigation measures would reduce impacts to the unnamed tributary to Weber Creek, including riparian habitat would be included and be implemented to the satisfaction of Fish and Game:

BIO-3: Streambed Alteration Agreement: A Streambed Alteration Agreement, pursuant to Fish and Game Code 1602, shall be obtained by the applicants, from the California Department of Fish and Game, if applicable, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures ~~would~~ shall be developed in coordination with CDFG in the context of the agreement process. Authorization prior to placement of any fill is required from the U.S. Army Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat. This authorization may require mitigation as deemed necessary by the Corps of Engineers. The Agreement shall address the following to the satisfaction of the Department of Fish and Game:

- a. The applicant will purchase credits in the National Fish and Wildlife Foundation Fund for impacts to the stream and riparian habitat. Credits will be obtained at a minimum ratio of 1:1. This must be done before County permits are issued.
- b. The applicant will:
 - i. Set aside the unimpacted portion of the stream and adjacent riparian habitat (approximately 0.9 acre) in separate legal parcel;
 - ii. Place the preserved parcel in a Conservation Easement;
 - iii. Obtain an approved 501(c)(3) non-profit organization to hold the Conservation Easement;
 - iv. Provide a Long-term Operations and Management Plan describing activities for managing the preserved parcel, and
 - v. Provide a long-term funding mechanism to be approved by the Department of Fish and Game.
 - vi. Provisions a. through e. must be completed before County permits are issued.
- c. The applicant will provide an approved restoration plan for riparian planting. Elements of that plan will include:
 - i. A map of locations and species for the plants installed in the restoration area;
 - ii. A discussion of performance standards stating that 80 percent of the planted trees will be alive at the end of the five-year monitoring;
 - iii. The method for determining whether plantings are alive at the end of each monitoring year (that is, each tree will be counted and determined to be dead or alive; dead trees will be replanted)
 - iv. A discussion contingency measures that could be used in the event that the restoration plantings fail. These measures could include, but are not limited to, making additional plantings and extending the monitoring period or purchasing additional credits in an acceptable fund or mitigation bank.
 - v. Submission of annual reports for the restoration project to the Department of Fish and Game.
 - vi. This plan must be approved by the Department of Fish and Game before County permits are issued.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall provide a copy of the 1602 Streambed Alteration Agreement to Development Services prior to issuance of the grading permit. If it has been determined by Fish and Game that said permit does not apply after their review of the development plans for the project, the applicant shall provide Planning Services with verification from Fish and Game that no Agreement is needed for the project, prior to issuance of a building and/or grading permit for the project area.

Impact: Waters of the United States, including wetlands: The project would impact 0.29 acres of waters of the United States within the jurisdiction of the U.S. Army Corps of Engineers pursuant to Section 404 of the federal

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Clean Water Act. This includes impacts to Weber Creek, adjacent wetlands, and a wetland swale extending from Missouri Flat Road to Weber Creek. This impact would be considered significant.

Mitigation measures for impacts to waters of the United States: The area of Corps jurisdiction is much less than the area covered by Department of Fish and Game jurisdiction. Consequently, the mitigation measures for impacts to streams and riparian impacts would compensate for impacts to waters of the United States. Implementation of those measures would reduce impacts to waters of the United States to less-than-significant levels.

BIO-4: Wetland Delineation Verification: An intermittent stream (0.60 acre) and a wetland swale (0.06) have been verified by the U.S. Army Corps of Engineers (Corps) as waters of the U.S. The applicants shall request for a Department of the Army authorization with the Corps prior to placement of fill material in waters of the U.S. through the 404 Permit process. Along with the request, the applicants shall provide project construction and development drawings or maps including e.g. wetland areas, denoting all proposed improvements in relation to the Ordinary High Water Mark (OHWM). Applicant shall strive to avoid adverse and minimize impacts to waters of the United States, and to achieve a goal of no net loss of wetlands functions and values. Applicant shall propose to the Corps appropriate mitigation for unavoidable losses to waters of the U.S. using Corps mitigation guidelines and regulations. The Corps permit will define terms and conditions, including mitigation, for the fill activities.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall provide either a copy of the Corps permit or no permit required letter and provide Planning Services with a copy prior to issuance of a building, and/or grading permit for the project area.

Impact: The project could affect downstream water quality: The project has the potential to adversely affect water quality downstream, both during construction and during operation of the project. This impact would be significant. The applicant would implement the following mitigation measures to ensure downstream water quality. Implementation of these measures will reduce downstream water quality impacts to less-than-significant levels:

BIO-5: Water Quality Certification: A Water Quality Certification, Section 401 permit, if applicable, shall be obtained by the applicant from the California Regional Water Quality Control Board for applicable project improvements. Appropriate mitigation measures shall be developed in coordination with in the context of the agreement process. Additionally, the following shall be included to the satisfaction of the California Regional Water Quality Control Board:

- a. The applicant will prepare a Storm Water Pollution Prevention Plan for approval. That plan will describe methods for ensuring downstream water quality during construction and will be implemented before construction begins.
- b. Work areas will be separated by buffers and orange construction fencing to delineate the preserved riparian areas. No grading will be allowed within the fenced-off buffer zones.
- c. Waste and construction materials will be placed where they will not run off into the stream, or they will immediately be removed off-site.
- d. The project will include a Continuous Deflection Separation system to remove oil and other substances from runoff within the project area before it is discharged to Weber Creek. This system will be maintained by the property owner as described in the Contech Stormwater Solutions technical manuals.

Monitoring Responsibility: Planning Services

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Monitoring Requirement: The applicant shall provide a copy of the Section 401 permit to Development Services prior to issuance of the grading permit. If it has been determined by the California Regional Water Quality Control Board that said permit does not apply after their review of the development plans for the project, the applicant shall provide Planning Services with confirmation from them of that determination prior to issuance of a building and/or grading permit for the project area. The Storm Water Pollution Prevention Plan shall be reviewed and approved by Building Services or DOT prior to issuance of a grading permit.

- d. **Migration Corridors:** Review of the California Department of Fish and Game California Wildlife Habitat Relationship System indicates that there are no mapped critical deer migration corridors on the project site. The biology report found that the project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. The project has the potential to impact migratory birds and that was discussed earlier in Section a above. As conditioned, mitigated (BIO-1), and with adherence to County Code, impacts would be anticipated to be less than significant.
- e. **Local Policies:** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. Rare plants were discussed above in the Special Status Species section.

General Plan Policy 7.3.3.4 requires a minimum non-development setback of 50 feet from intermittent streams. These standards may be modified in a particular instance if more detailed information relating to slope, soil stability, vegetation, habitat, or other site or project-specific conditions supplied as part of the review for a specific project demonstrates that a different setback is necessary or would be sufficient to protect the particular riparian area. The project includes a request to reduce the 50-foot onsite wetland setback for the project with no setback. To support the requests, the project level Delineation indicated that the onsite wetlands did not support plants or animals identified as threatened, endangered, or of special status on both the Federal or State lists, and the identified wetlands were identified to be seasonal in nature.

The project biological consultant has recommended that the setbacks to the features be waived, because the wetlands are of low habitat value and they are stable from erosion, provided that appropriate storm water Best Management Practices (BMPs) are in place to catch runoff, there would be no significant effect to the wetlands. The following is a list of examples of the BMPs that the project would be required to adhere as a part of the grading permit requirements by County Code. The DOT Plan Checker will review the submitted grading plan and verify that the plan includes BMPs consistent with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, prior to grading permit issuance:

Erosion Control	Sediment Control	Tracking Control	Non Storm Water Management
o Hydroseeding	o Silt Fence	o Stabilized Construction Entrance	o Water Conservation Practices
o Straw Mulch	o Fiber Rolls	Waste Management	o Vehicle and Equipment Cleaning
o Geotextiles and Mats	o Gravel Bag Berm	o Material Delivery and Storage	o Vehicle and Equipment Maintenance
Erosion Control	o Street Sweeping and Vacuuming	o Material Use	Non Storm Water Management

As conditioned, mitigated and with adherence to County Codes, the project would incorporate "Best Management Practices" and Mitigation Measures to minimize impacts on the wetlands, the request to reduce the required setbacks could be found to be consistent with the intent of El Dorado County General Plan Policy 7.3.3.4 and the Interim Interpretive Guidelines for that Policy.

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Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. Impacts to oak woodlands have been addressed in the El Dorado County General Plan EIR, available for review online at <http://co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at El Dorado County Planning Services offices located at 2850 Fairlane Court, Placerville, CA, 95667. Mitigation in the form of General Plan policies has been developed to mitigate impacts to less than significant levels. In this instance, adherence to General Plan Policy 7.4.4.4 and measures contained within the Oak Woodlands Management Plan would mitigate impacts to oak woodland to less than significant levels.

The submitted *Oak Canopy Cover Analysis*, dated January 15, 2010, reported that the oak woodland canopy currently covers approximately 13.3 percent of the project site (0.60 acres). Under General Plan Policy 7.4.4.4, Option A, 90 percent of the existing canopy must be retained (0.54 acres). Condition 15 of the project requires that the applicant submit and implement an oak tree survey preservation and replacement plan retaining 90% of the healthy oak canopy on site and demonstrating that any healthy oak canopy that has been removed has been replaced at a minimum replacement ratio of 1:1 in accordance with the Interim Interpretive Guidelines adopted on November 9, 2006. ~~As proposed, the project would remove 0.37 acres of the oak tree canopy at the site. Because more than 10 percent of the canopy would be removed, Option B of Policy 7.4.4.4 would be used by the applicants to mitigate the loss. The Report estimated the fee to the County would be \$3,196.00 (0.06 acre at a 1:1 ratio; 0.31 acre at a 2:1 ratio) would be required financially mitigate for oak canopy replacement and that Condition has been added to the recommended Conditions of Approval. As conditioned, there would be no conflict with this policy. The applicant would initiate compliance with that Condition during the grading and building permit processes.~~

- f. **Adopted Plans:** This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be a less than significant impacts anticipated in this category.

FINDING: For the “Biological Resources” category, as conditioned, mitigated and with adherence to County Code, the thresholds of significance would not be anticipated to be exceeded.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X
b.	Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
d.	Disturb any human remains, including those interred outside of formal cemeteries?			X

Discussion: In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;

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- Conflict with established recreational, educational, religious or scientific uses of the area; or
 - Conflict with adopted environmental plans and goals of the community where it is located.
- a. **Historic Resources:** The submitted *Cultural Resource Assessment* dated March 25, 2009 determined that no significant prehistoric or historic archaeological sites, features, or artifacts were present on the proposed project site. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions of approval would be included to reduce impacts to a less than significant level. Impacts would be anticipated to be less than significant.
- b-c. **Archaeological Resource, Paleontological Resource:** According to the submitted Cultural Resources Study, no significant prehistoric or historic archaeological sites, features, or artifacts were found and the project site does not contain any known paleontological sites or known fossil strata/locales. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard Conditions of Approval would be included to reduce impacts to a less than significant level.
- d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard conditions of approval would be required that address accidental discovery of human remains. Impacts would be anticipated to be less than significant.

FINDING: No significant cultural resources were identified on the project site. Standard conditions of approval would be required with requirements for accidental discovery during project construction. This project would be anticipated to have a less than significant impact within the Cultural Resources category.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the			X	

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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
disposal of waste water?			

Discussion: A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismic Hazards:**

- i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impact.
- ii) The potential for seismic ground shaking in the project area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.
- iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be less than significant.
- iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

- b. **Soil Erosion:** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). According to the Soil Survey for El Dorado County, the project site contains BhC (Boomer gravelly loam with 3 to 15 percent slopes), DfC (Diamond Springs very sandy loam with 9 to 15 percent slopes), and PrD, (Placer Diggings with 2 to 75 percent slopes). BhC and DfC soils have medium to rapid surface runoff and slight to moderate erosion hazards. Prd soils are stony, cobbly and gravelly and are typically near streambeds and are located within the project site along the unnamed creek. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). The implemented BMPs are required to be

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consistent with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Implementation of these BMPs would be anticipated to reduce potential significant impacts of soil erosion or the loss of topsoil to a less than significant level.

- c-d. **Geologic Hazards, Expansive Soils:** As stated above, the project site contains BhC, DfC, and PrD soils. The Soil Survey for El Dorado County lists all three as having low shrink-swell potential. The project aquatic center area would not be located on a geologic unit or soil that would typically be considered unstable or that would potentially become unstable as a result of the project. There are no excessively steep slopes on the surrounding parcels entering into the subject parcel. The site would not be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have expansive soils. The project would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for the proposed buildings would be required to implement the Uniform Building Code Seismic construction standards. As such, impacts would be anticipated to be less than significant.
- e. **Septic Capability:** The project is proposed to connect to the existing El Dorado Irrigation District sewer facilities located on an adjoining parcel to the north. There would be no impacts anticipated related to septic systems.

FINDING: The project would connect to existing public sewer facilities. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category impacts would be anticipated to be less than significant.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X

- a-b. **Generate Greenhouse Gas Emissions and Policy.** Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect.

Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide, and chlorofluorocarbons. Greenhouse gases specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Human-caused emissions of these GHGs in excess of natural ambient concentrations are regarded by many researchers as responsible for enhancing the greenhouse effect. Emissions of GHGs contributing to global climate change are attributable in large part to human activities

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation.¹

GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California is the 12th to 16th largest emitter of CO₂ in the world and produced 492 million gross metric tons of CO₂ equivalents in 2004. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. Expressing GHG emissions in CO₂ equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted. Current modeling for climate change is not an exact science and there is a high degree of uncertainty in projecting future climate change.

Emitting CO₂ into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO₂ in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO₂ into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment. Given the complex interactions between various global and regional-scale physical, chemical, atmospheric, terrestrial, and aquatic systems that result in the physical expressions of global climate change, it is impossible to discern whether the presence or absence of CO₂ emitted by the project would result in any altered conditions.

No air district in California, including the El Dorado APCD, has identified a significance threshold for GHG emissions or a methodology for analyzing air quality impacts related to GHG emissions. In June 2008, the Office of Planning and Research's (OPR) issued a technical advisory (*CEQA and Climate Change*) to provide interim guidance regarding the basis for determining the proposed project's contribution of greenhouse gas emissions and the project's contribution to global climate change. In the absence of adopted statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions:

- Identify and quantify the project's greenhouse gas emissions;
- Assess the significance of the impact on climate change; and
- If the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.

Because the effects of GHGs are global, a project that merely shifts the location of a GHG-emitting activity (e.g., where people live, where vehicles drive, or where companies conduct business) would result in no net change in global GHG emissions levels.

The project proposes a commercial office/retail/restaurant center on parcels designated for commercial land uses by the General Plan, and anticipated by the General Plan EIR.. Similar to other new commercial development in the region, the project would incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development of the proposed project. In light of these factors, impacts related to the project's expected contribution

¹ California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004*. (Staff Final Report). Publication CEC-600-2006-013-SF.

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to GHG emissions would not be considered significant, either on a project-level or cumulative basis. As conditioned and with adherence to existing regulations and codes, impacts would be anticipated to be less than significant.

FINDING: It has been determined that the project would be anticipated to result in less than significant impacts to greenhouse gas emissions because of the project's size and inclusion of design features to address the emissions of greenhouse gases. For this "Greenhouse Gas Emissions" category, impacts would be anticipated to be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion: A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or

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- Expose people to safety hazards as a result of former on-site mining operations.
- a-b. **Hazardous Materials:** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and building cleaning supplies. The majority of the use of these hazardous materials would occur primarily during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Management-Hazardous Materials and Solid Waste Division of El Dorado County. The project includes conditions of approval required by the Division to insure the project follows proper procedures for any materials considered to be hazardous. The impact would be anticipated to be less than significant.
- c. **Hazardous Materials near Schools:** As proposed, the project would not be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. As discussed in the previous section, the project is conditioned to assure hazardous chemicals and solid wastes are handled per County, State, and Federal regulations. As conditioned, impacts would be anticipated to be less than significant.
- d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List which lists known hazardous sites in California. There would be no impacts anticipated.
- e-f. **Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety (AA) District overlay. The San Francisco Sectional Aeronautical Chart, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and there would be no immediate hazard for people residing or working in the project area or safety hazard resulting from airport operations and aircraft over-flights in the vicinity of the project site. No impacts would be anticipated to occur within these categories.
- g. **Emergency Plan:** As discussed in the Traffic category, the project would impact the existing road systems. Pursuant to the conditions of approval recommended by DOT, the project would be required to make encroachment improvements and construct turn lanes to insure public safety and adequate emergency vehicle circulation which would address the additional impacts to the road systems. Impacts would be anticipated to be less than significant.
- h. **Wildfire Hazards:** The degree of hazard in wild-land areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. The Diamond Springs-El Dorado Fire Protection District has reviewed the project and determined that the submitted site plans show adequate interior roadways to allow emergency vehicle circulation. The project has been conditioned to assure any new and existing fire hydrant deliver adequate water pressure, and to District-approved locks on all gates and buildings. To insure that wildfire hazard impacts are reduced to a less than significant level, the District has recommended conditions of approval for the project. As conditioned, the Fire District has determined that impacts would be reduced to a less than significant level.

FINDING: The proposed project is not anticipated to expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Hazardous Materials and Solid Waste Division. The Diamond Springs-El Dorado Fire Protection District would require conditions of approval to reduce potential hazards relating to wild fires. For this 'Hazards and Hazardous Materials' category, impacts would be anticipated to be less than significant.

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IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?		X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?		X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X	
f. Otherwise substantially degrade water quality?		X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion: A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;

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- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards:** Any grading, encroachment, and improvement plans required by the DOT and Development Services would be required to be prepared and designed to meet the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. These standards require that erosion and sediment control be implemented into the design of the project. Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require the implementation and execution of Best Management Practices (BMPs) to minimize degradation of water quality during construction. The project is conditioned for review and permitting by the California water Quality Control Board. As conditioned and mitigated, and with adherence to County Code, impacts would be anticipated to be less than significant.
- b. **Groundwater Supplies:** The Environmental Health Division reviewed the project proposal and found there is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts would be anticipated to be less than significant.
- c-f. **Drainage Patterns:** As discussed in the submitted *Preliminary Drainage Report*, dated December 2010, (Drainage Report), no adverse increase in the overall runoff and flows are expected. The Drainage Report was reviewed by Building Services and found to show that the preliminary plan shows proper drainage considerations. The project would be required to conform to the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.
- g-h. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas as shown on Firm Panel Number 06017C0775E, revised September 26, 2008, and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. No impacts would be anticipated.
- i. **Dam or Levee Failure:** The subject property is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. No impacts would be anticipated.
- j. **Inundation by Seiche, Tsunami, or Mudflow:** The proposed project is not located near a coastal area or adjacent to a large body of water such as a lake, bay, or estuary, volcanoes, or other volcanic features, and the site is located on relatively stable soils nor surrounded by steep terrain. Due to the project location, there is no potential for impacts from seiche or tsunami, or from mudflow at this site.

FINDING: The proposed project would require encroachment and grading permits through DOT, as well as the permits required by the Army Corps, Fish and Game and Water Quality Control Board that would address erosion and sediment control. As conditioned, and mitigated, and with adherence to County Code, no significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts would be anticipated to be less than significant.

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X. LAND USE PLANNING. <i>Would the project:</i>			
a. Physically divide an established community?			X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X

Discussion: A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

- a. **Established Community:** The project would not result in the physical division of an established community as it proposes commercial uses on lands designated by the General Plan for commercial uses. The project proposes office/retail/restaurant-related uses which would be compatible with the project site's General Plan Commercial land use designation. With an approved consistency rezone, the project would also be compatible with the Commercial land use designation. Impacts would be anticipated to be less than significant.
- b. **Land Use Consistency:** The current R1A zoning designation is inconsistent with the existing commercial General Plan land use designation. The project proposes a rezone of the three existing parcels totaling 4.13 acres from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD).

The project site currently has a commercial land use designations, and is located inside the El Dorado–Diamond Springs Community Region boundary line. The applicant has proposed to designate 1.14 acres of the project site as open space (2827 percent of the overall 4.13 acres). Designation of these areas as open space on the tentative map is considered beneficial, but not adequate mitigation, as much of the area could be considered developable in the future should the property owner apply for future entitlements. In order to ensure that the open space character is maintained, mitigation requiring rezoning of designated open space lots to an Open Space zone district is required as mitigation. With incorporation of this mitigation, the open space area would be preserved from development impacts. The following mitigation measure is recommended for addition into the project conditions:

LU-1: The area designated on the Tentative Parcel Map as the 1.4-acre “Lot A” shall be zoned as Open Space as part of the rezone application. Minor deviations from approved exhibits shall be allowed as needed to accommodate roads and grading adjustments that may occur during development of final improvement plans and the final Parcel Map but shall not violate any restrictions imposed by the U.S. Army Corps of Engineers 404 Permit process, the Fish and Game 1602 Permit process, or the Water Quality Certification, Section 401 Permit, from the California Regional Water Quality Control Board.

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Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to final approval, the applicant shall amend the project description to request that the area designated on the filed Parcel Map as Open Space be rezoned to an Open Space-Planned Development zoning district. Prior to the issuance of any development permits (building or grading permits), the County shall amend zoning maps consistent with the Tentative Parcel Map submitted for filing as the final Parcel Map. Planning Services shall review submitted map to ensure consistency with the intent of this Condition of Approval, which is that the area designated as Lot A be zoned Open Space-Planned Development. The applicant shall be responsible for coordinating with Development Services to ensure zoning maps have been updated consistent with the proposed final Parcel Map.

The proposed rezone, Development Plan, and Tentative Parcel Map, as conditioned and mitigated, could be interpreted to be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan, and could be consistent with the development standards contained within the El Dorado County Zoning Ordinance.

- c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservation Plan (HCCP), or a Natural Community Conservation Plan (NCCP), or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. There would be no impact anticipated.

FINDING: With an approved rezone, the proposed uses of the land would be consistent with the zoning and the General Plan designations. There would be no significant impact anticipated from the project due to a conflict with the General Plan or zoning designations for use of the property. As conditioned, and with adherence to County Code, no significant impacts are expected.

XI. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a. **Mineral Resource Loss-Region, State:** The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impacts would be anticipated to occur.
- b. **Mineral Resource Loss-Locally:** The Western portion of El Dorado county is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this

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category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. No impacts would be anticipated to occur.

FINDING: No impacts to any known mineral resources would be anticipated to occur as a result of the project. For the 'Mineral Resources' category, the project would not be anticipated to exceed the identified thresholds of significance.

XII. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			X	
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion: A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

- Noise Exposures:** The project would not be anticipated to expose persons to noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan due to current Building Code construction standards that each building would be required to adhere to. Potential impacts from excessive noise levels into the project site would be anticipated to be less than significant.
- Ground Borne Shaking:** The project may generate intermittent ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be anticipated to be less than significant.

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- c. **Short-term Noise Increases:** The project would include construction activities for the grading of the site and construction of structural features. The short-term noise increases could potentially exceed the thresholds established by the General Plan. Standard conditions of approval would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would be anticipated to reduce potentially significant impacts to a less than significant level.
- d. **Long-term Noise Increases:** The project would not be anticipated to increase the ambient noise levels in the area in excess of the established noise thresholds anticipated for lands designated by the General Plan for commercial uses, and that adjoin Missouri Flat and Forni Roads. The proposed office/retail/restaurant-related uses would not be anticipated to exceed the established General Plan noise thresholds. Impacts would be anticipated to be less than significant.
- e-f. **Aircraft Noise:** The proposed project is not located within an airport land use plan or within two miles of a public airport or private landing strip. There would be no impacts anticipated.

FINDING: For the 'Noise' category, the thresholds of significance have not been exceeded and no significant environmental impacts would be anticipated to result from the project.

XIII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
 - Create a more substantial imbalance in the County's current jobs to housing ratio; or
 - Conflict with adopted goals and policies set forth in applicable planning documents.
- a. **Population Growth:** The project would not be anticipated to induce substantial population growth in an area which is proposed for lands designated by the General Plan for commercial uses. There would be no impacts anticipated to occur.
 - b. **Housing Displacement:** No existing housing stock would be anticipated to be displaced by the proposed project which is proposed for lands designated by the General Plan for commercial uses. No impacts would be anticipated to occur.
 - c. **Replacement Housing:** No persons would be displaced necessitating the construction of replacement housing elsewhere. No impacts would be anticipated to occur.

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FINDING: It has been determined that there would be no impacts to population growth and no impacts to population or housing displacement anticipated as a result of the project proposal. For this "Population and Housing" category, no impacts would be anticipated.

XIV. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
a. Fire protection?			X
b. Police protection?			X
c. Schools?			X
d. Parks?			X
e. Other government services?			X

Discussion: A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a. **Fire Protection:** The Diamond Springs-El Dorado Fire Protection District and Cal Fire currently provide fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent either agency from meeting its response times for the project or its designated service area any more than exists today. The Fire District would review the project improvement plans and conformance with their conditions of approval must be proven prior to issuance of final occupancy for a building permit. Upon fulfillment of the conditions of approval, impacts would be anticipated to be less than significant.

b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be anticipated. Impacts would be anticipated to be less than significant.

c-e. **Schools, Parks and Government Services:** The construction of three buildings proposed to include retail/office/restaurant buildings would not be anticipated to result in any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other governmental services that

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could, in turn, result in the significant need for new or expanded facilities. Impacts would be anticipated to be less than significant.

FINDING: Adequate public services are available to serve the project. There would be insignificant levels of increased demands to services anticipated as a result of the project. For this 'Public Services' category, impacts would be anticipated to be less than significant.

XV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a, b **Parks and Recreational Services:** The proposed project does not include any increase in permanent population that would contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. There would be no impacts anticipated.

FINDING: No impacts to recreation would be expected for this commercial complex either directly or indirectly. For this "Recreation" category, the thresholds of significance have not been exceeded.

XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X

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XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>			
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X

Discussion: A substantial adverse effect on Traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a-b. **Traffic Increases, Levels of Service Standards:** Missouri Flat Road and Forni Road are County maintained roadways. The project is located in the El Dorado-Diamond Springs Community Region. The project proposes three new encroachments, one each onto Forni and Missouri Flat Roads and one onto Road 2233 as shown on Sheet S1, provided as Exhibit F-4. The project proposes to share the interior access driveways. Those interior access and circulation roadways have been analyzed by DOT and the Diamond Springs-El Dorado Fire Protection District and found by both to be adequate for interior circulation as conditioned. DOT has determined that this project trips the threshold of the General Plan requiring completion of a Traffic Study.

~~DOT has determined that this project trips the threshold of the General Plan requiring completion of a Traffic Study. A Traffic Study (WO #34) is in process. The traffic study currently includes the construction of the Single Point Urban Interchange (Missouri Flat Interchange Phase 2) which is currently not programmed in our CIP, signal warrants are satisfied at two of the six unsignalized intersections yet un-mitigated, average daily trips and peak hour volumes have not been verified and adequately queuing distances have not been addressed.~~

As required by County policy, a traffic study was prepared to analyze the potential traffic impacts resulting from the project. The Creekside Traffic Impact Analysis dated November 11, 2009, prepared by Stephen Pyburn, PE, TE, for Palos Verdes Properties, provides analysis and conclusions relative to traffic impacts generated by the project. According to the report, the project would cause an increase in traffic on area roadways and intersections. The traffic study concluded that the project would be expected to generate 218 AM and 279 PM peak hour trips, with 2,549 daily trips. (The project was latter modified reducing the project impacts -107 AM and -40 PM trips, with -471 daily trips, however the analysis was not modified.) The proposed project will result in significant impacts under both existing plus proposed project and cumulative plus proposed project conditions. These impacts can be mitigated to meet County General Plan levels of service standards with the incorporation of Condition of Approval number 23, and provide for General Plan consistency.

The traffic study recommended signalization of two intersections. The impacts have been mitigated and meet General Plan consistency requirements, as described below.

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Significant impacts were found at Missouri Flat Road at Enterprise Drive. The impact at this intersection can be mitigated with the construction of the Diamond Springs Parkway (CIP project # 72334). The Parkway will significantly reduce the traffic volumes at the intersection resulting in LOS C or better. General Plan Policy TC-Xf allows for mitigation of the impacts if the identified improvements are included in the County's Capital Improvement Program ("CIP"). This improvement is included in the ten-year CIP.

Significant impacts were also noted at Forni Road and Golden Center Drive. The Traffic Study suggested that a signal be utilized to mitigate the impacts, however, the distance between Golden Center Drive and Missouri Flat Road (approximately 250 feet) is not a sufficient distance to allow for stacking of the vehicles. The recommended minimum distance is 700 feet. The TIS showed the trigger for the signal recommendation was the back up on Golden Center Drive. The addition of turn lanes at the intersection mitigate the impacts.

The DOT recommended Conditions of Approval for the project as proposed include payment of TIM fees, and annexation into the Community Facilities District No. 2002-01, and the following road improvements:

23-1) Missouri Flat Road Improvements: The applicant shall construct the improvements along the frontage of Missouri Flat Road as follows:

- a) Construct 6-foot sidewalk, curb, and gutter
- b) Provide 4-foot Class 2 Bike Lane
- c) Extend existing center median 60-feet northerly along Missouri Flat Road
- d) Left turn pocket onto County Road 2233

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.

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
- c) 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.

25-3) Intersection Improvements: The applicant shall make the improvements as described in the table below. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing of the Parcel Map.

INTERSECTION DESCRIPTION		IMPROVEMENTS
Missouri Flat Road	Mother Lode Drive	Conversion of the southbound right turn lane on Missouri Flat Road to a through right turn lane, and the addition of a southbound through lane south of Mother Lode Drive.
		Conversion of the dual eastbound right turn lanes from the eastbound US-50 ramps to Missouri Flat Road to a single free right turn lane

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Forni Road	Golden Center Parkway	Golden Center addition of left-turn and left/thru/right lane onto Forni.
		Project Entrance addition of 1 left/thru and 1 right-turn lane onto Forni.
		Forni (NB) addition of 1 left/thru and 1 right-turn lane onto Golden Center.
		Forni (SB) addition of 1 left-turn lane onto Golden Center and 1 thru/right lane.

* Applicant shall obtain encroachment permits for work in Caltrans jurisdiction.

- 26-4) County Road 2233: The applicant shall construct the improvements along County Road 2233 as follows:
- Update the Curb Ramps on either side of County Road 2233 to current ADA Standards. 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.

- 27-5) Encroachment Permits: The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachments as described in the table below. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing of the Parcel Map.

Encroachment Description	DISM Standard Plan	Notes
Driveway onto Missouri Flat Road	110	The encroachment shall be a right in/right out only.
Driveway onto Forni Road	110	-
Driveway onto County Road 2233	110	-

* All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.

- 6) Community Facilities District Annexation: The owner shall enter into an agreement in recordable form with the County that obligates the property to participate in the Community Facilities District No. 2002-01 (Missouri Flat Area) (CFD), which is the financing district approved by the El Dorado County Board of Supervisors for the Missouri Flat Area, at such time in the future that the County processes an annexation of territory into the CFD. The agreement shall be executed by the property owner and approved by the County prior to the issuance of any building permits. The financing obligation shall run with the property's title and bind all future assignees and/or successors in interest in the subject property. Should timing of building permit review process coincide with an annexation process underway by the County, the applicant may participate in said process in lieu of entering into an agreement, provided the annexation election has been held, the property owner, for subject application, voted in favor of being annexed, and the annexation election is successful.

As conditioned, impacts would be anticipated to be less than significant.

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- c. **Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would be anticipated to occur.
- d. **Design Hazards:** The project proposal and submitted traffic analysis have been reviewed by DOT for design features, such as sharp curves, dangerous intersection or incompatible uses that would increase hazards. The project has been conditioned to reduce known or potential hazards created by the additional traffic encroaching onto the existing local road systems to less than significant levels. This is discussed in more detail in the Transportation section.
- e. **Emergency Access:** The project was reviewed by the Diamond Springs-El Dorado Fire Protection District for the adequacy of the interior project road circulation and availability of adequate emergency ingress and egress in the project design. The Fire District requires unobstructed widths of the apparatus access roads. The Fire District did not respond with any concerns pertaining to the proposed projects emergency ingress and egress capabilities as it was shown on the submitted site plan. Impacts would be anticipated to be less than significant.
- f. **Alternative Transportation:** The project has been conditioned by DOT to include Class 2 bike lane improvements on Forni and Missouri Flat Roads along the project frontage. The project proposes bike racks are at three locations shown on the submitted site plan within the project boundaries to support alternative transportation. These racks would provide the minimum of eight bicycle spaces/racks required to be located within the 100 feet each building (five percent of total parking spaces (157 pursuant to submitted Sheet S1), pursuant to Section 5.105.4.1 and 2 of the 1020 California Green Building Standards Code), at locations at the discretion of the applicants but convenient from adjoining streets and distributed proportionally for use by all three proposed buildings. It has been determined by Planning that the project site plan shows the project would adequately satisfy these requirements

Bus Stop/Public Transit: The Diamond Springs and El Dorado Community Advisory Committee has recommended that a bus turnout/bus stop along Missouri Flat Road be added to the project plans. ~~The minutes of their April 21, 2011 meeting are included as Exhibit O.~~ The El Dorado County Transit Authority has recommended a condition of approval be added to require this of the project as well. The El Dorado County Transportation Commission are also supporting the addition of the bus stop to the project requirements as well. At the request of the El Dorado County Transit Authority, DOT supports the placement of a bus turnout and shelter along the Missouri Flat Road project frontage. They determined the following: *Development of this parcel is the last of the four parcel intersection of Missouri Flat and Forni Road Intersection. A bus turnout and shelter exist on the southbound Missouri Flat Road just south of the intersection. This project will provide the northbound compliment of the existing bus stop. These improvements are in accordance with General Plan Goal TC-2 to provide alternative transit systems to automobile use and are especially important for those who cannot or do not drive. DOT has recommended a condition of approval for the inclusion of a 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 appropriate nexus for this project to shoulder this requirement alone. However, the DOT recommended condition is included in Attachment 1 and reads as follows:~~

~~*Bus Turnout and Shelter: The applicant shall construct a bus turnout and shelter along Missouri Flat Road in accordance to El Dorado Transit's standards. The installation will include a bus turnout, bus shelter with bench, illumination, Americans with Disabilities (ADA) pad, trash receptacle, and bus stop sign. The improvement plans for bus turnout and shelter to be approved by El Dorado Transit prior to issuance of building permit. The improvements shall be completed to the satisfaction of the Department of Transportation and the El Dorado County Transit Authority prior to issuance of any building permit.*~~

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The project would not conflict with adopted plans, policies or programs relating to alternative transportation. Impacts would be anticipated to be less than significant.

FINDING: For the "Transportation/Traffic" category, the identified thresholds of significance have not been exceeded and no significant environmental impacts would be anticipated as a result from the project.

XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion: A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a. **Wastewater Requirements:** Building Services has reviewed the submitted *Preliminary Drainage Report* and have found the proposed project, as conditioned and mitigated, would not exceed water quality standards. The Environmental Health Division determined that there is adequate septic capability for the proposed systems. No

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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significant wastewater discharge would be anticipated to occur resulting from the proposed project. The project is mitigated to require compliance with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, as well as any applicable requirements of the California Water Quality Control Board. Impacts would be anticipated to be less than significant.

- b, d, e. **Construction of New Facilities, Sufficient Water Supply and Adequate Capacity:** The commercial development would be served by EID for water and sewer services. There is an existing ten-inch water line in Forni Road and a six-inch line at Missouri Flat Road, and a six-inch sewer line and lift station located to the north on an adjoining parcel, which would be extended to provide water and sewer service to the project. The Facilities Improvement Letter (FIL0511-009, El Dorado Irrigation District, May 27, 2011) prepared for the project indicated that the existing infrastructure would have adequate capacity to serve the project. Any potential impacts to the creek from the extension of the sewer line would be addressed through the Army Corps Section 404 permitting process. Impacts would be anticipated to be less than significant.

- c. **New Stormwater Facilities:** According to the submitted *Preliminary Drainage Report for Creekside Plaza*, dated February 8, 2010, off-site storm water would be routed through the project inside an underground four-foot diameter pipe and into the existing creek channel. The on-site storm is proposed to be *collected through a series of storm water pipes and conveyed to the northerly portion of the site where it will be filtered through a CDS*, (a filtering device), *in order to ensure water quality is preserved*. No new off-site stormwater facilities would be required. All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). All drainage facilities would be required to be constructed in compliance with standards contained in the County of El Dorado Drainage Manual. As such, impacts would be anticipated to be less than significant.

- f. **Solid Waste Disposal:** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

 After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be anticipated to be less than significant.

- g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. The El Dorado County Hazardous Materials and Solid Waste Division has recommended a condition of approval that requires that the applicants to provide sufficient space for both trash and recycling dumpsters. The containers would be required to be located within a fenced enclosure area. Adequate space for the three trash enclosures required for the three proposed buildings has been demonstrated on the submitted site plan for solid waste collection. As conditioned, impacts would be anticipated to be less significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: As conditioned, adequate water, sewer system, and solid waste disposal would be available to serve the project. For this 'Utilities and Service Systems' category, impacts would be anticipated to be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X		
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

- a. No substantial evidence contained in the project record has been found that would indicate that this project would be anticipated to have the potential to significantly degrade the quality of the environment, with the exception of potential impacts on wetlands. As conditioned and mitigated, and with adherence to County permit requirements, this project and the typical recreational uses expected to follow, would not be anticipated to have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be anticipated to be less than significant due to the design of the project and required standards that would be implemented with the grading and building permit processes and/or any required project specific improvements on or off the property.
- b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not be anticipated to contribute substantially to increased traffic in the area and would not require an increase in the wastewater treatment capacity of the County.

The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Further, as discussed throughout this environmental document, the project would not be anticipated to contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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As outlined and discussed in this document, as conditioned, mitigated, and with compliance with County Codes, this project, as proposed, would be anticipated to have a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would be anticipated to have a less than significant impact based on the issue of cumulative impacts.

- c. All impacts identified in this Mitigated Negative Declaration would be either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not be anticipated to result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be anticipated to be less than significant.

FINDING: It has been determined that the proposed project, as mitigated and conditioned, would not be anticipated to result in significant environmental impacts. The above potentially significant impacts to biological resources have been identified within this document and, when appropriate, mitigation measures have been applied which reduce these impacts to less than significant. The project would not be anticipated to exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

INITIAL STUDY ATTACHMENTS

Attachment 1 Location Map
Attachment 2 Placerville U.S.G.S. 7.5 Minute Quadrangle

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Planning Services in Placerville.

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado - Grading, Erosion, and Sediment Control Ordinance Adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949).

El Dorado County Design and Improvement Standards Manual

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

Project Specific Resource Materials

Urbemis 2007 Version 9.2.4 Air Quality Analysis for the Proposed Creekside Plaza Development, North Fork Associates, February 2010

Biological Resource Assessment for the Creekside Plaza Study Area Barry Anderson, in collaboration with North Fork Associates, revised February 14, 2011.

Oak Canopy Cover Analysis, North Fork Associates, January 15, 2010

Cultural Resource Assessment, Peak and Associates, March 25, 2009

Facility Improvement Letter, FIL0511-009, El Dorado Irrigation District, May 27, 2011

Preliminary Drainage Report for Creekside Plaza, Lebeck Young Engineering, February 8, 2010

Forni Road-Right-of-Way Acquisition Narrative: Lebeck Young Engineering, February 17, 2011

Creekside Plaza Draft Traffic Impact Analysis, November 11, 2009; Creekside Plaza Draft Traffic Impact Analysis –Revised Trip Generation, January 30, 2010; Creekside Plaza Draft Traffic Impact Analysis Drive-thru Lane Evaluation, January 12, 2011; Creekside Plaza Draft Traffic Impact Analysis Revised Drive-thru Lane Evaluation, January 18, 2011; all by Stephen M. Pyburn, P.E., T.E..

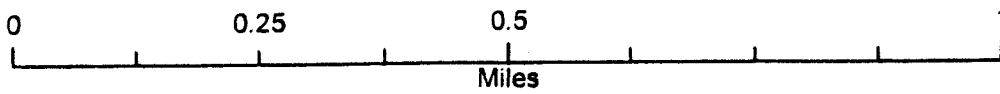
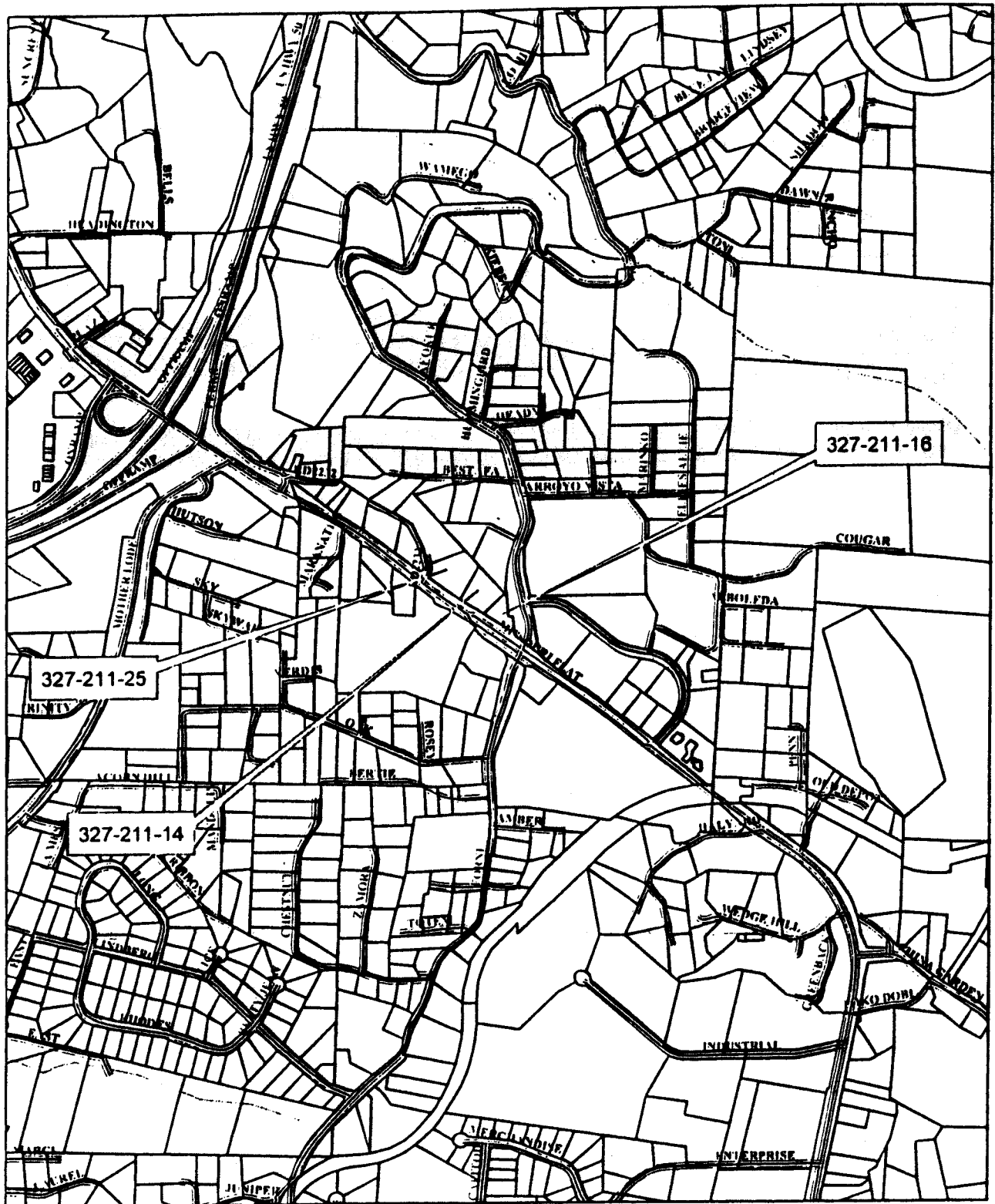
U.S. Army Corps of Engineers Wetland Verification letter dated, September 9, 2008, SPK-200200211, Nancy Haley, Chief, California North Branch.

Missouri Flat Design Guidelines, adopted by the Board of Supervisors June 3, 2008.

Missouri Flat Area Master Circulation and Funding Plan (MC&FP) Final Report adopted December 15, 1998; MC&FP Draft Environmental Impact Report (DEIR) Volume 1 State Clearinghouse No. 97092074; MC&FP DEIR Volume 2, State Clearinghouse No. 97092074; MC&FP Responses to Comments Addendum, Volume 3, State Clearinghouse No. 97092074.

Diamond Dorado Retail Center (WO#14) dated July 21, 2010; Diamond Dorado Retail Center Supplemental Analysis dated January 20, 2011 (0310-ELDOO48); Supplemental SR-49/Lime Kiln Analysis dated June 7, 2011.

Location Map



Placerville U.S.G.S. 7.5 Minute Quadrangle

