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TO: Planning Commission Agenda of: April 24, 2014

FROM: Aaron Mount, Project Planner

DATE: April 15, 2014

SUBJECT: Finding of Consistency pursuant to Condition of Approval Number Two of Development Plan PD97-0011/The Crossings (formerly Sundance Plaza)

Background

The Crossings at El Dorado was formerly known as Sundance Plaza. The project was approved in 1998, but was never constructed, and includes an approved Development Plan (PD97-0011), Development Agreement (DA98-0001) and a certified EIR (SCH#1997092074). The project is approved for a total of 535,000 square feet of retail development and consists of a gross area of 72 acres. The property is located on the north side of US Highway 50 approximately 0.3 miles west of the intersection with Missouri Flat Road in the Placerville area.

Finding of Consistency Request

The finding of consistency request was submitted by Palos Verdes Properties on April 9, 2014 (Exhibit 6). The letter request is consistent with Condition of Approval Number 2 which states, "In those situations where, in the opinion of the Planning Director, there is a significant departure from the approved development plan, or if issues are discovered which are not readily clarified in the conditions of approval of the development plan, then the Planning Director shall first present such changes to the Planning Commission at a regular meeting (not requiring hearing notification) to determine if the Planning Commission can make a finding of consistency. If such a finding cannot be made, plans shall be modified to be brought into consistency or an amendment application filed for Planning Commission consideration at a public hearing."

The applicant proposes a phasing revision to allow approved Phase 2 to be developed prior to Phase 1 and a change in the layout of the commercial structures for Phase 2. Phase 2, shown as Crossings Phase 1 on Exhibit 7 is approved for 139,872 square feet but the applicant proposes to reduce this to 120,000 feet of retail development and in Exhibit 6 has requested up to 130,000 square feet. Access would be from Missouri Flat Road in the vicinity of the intersection with Headington Road. As proposed, what now becomes Crossings Phase 1 would conform to the project's conditions of approval, County adopted Missouri Flat Design Guidelines, parking and

landscaping standards as set forth in Chapter 17.18 of the Zoning Ordinance, and the project's approved sign criteria. Project uses, access, and other characteristics will remain as approved and as described in the certified EIR.

SUPPORT INFORMATION

Exhibits to Staff Report:

- Exhibit 1Location Map
- Exhibits 2a-cAssessor's Parcel Maps
- Exhibit 3.....General Plan Land Use
- Exhibit 4.....Zoning
- Exhibit 5.....Approved Site Plan
- Exhibit 6.....Letter of Request from Applicant
- Exhibit 7.....Proposed Site Plan
- Exhibit 8.....Conditions of Approval
- Exhibit 9.....Approved Sign Criteria