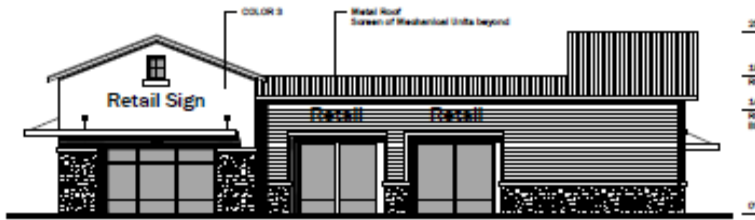
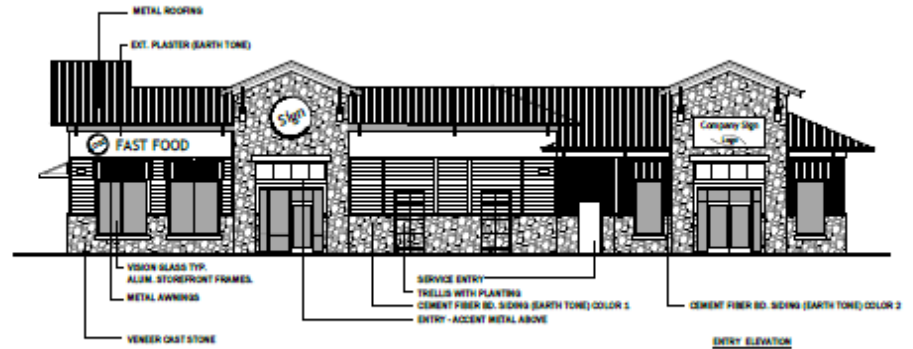




EAST ELEVATION



WEST ELEVATION



Creekside Plaza Project

Grado Equities VII, LLC

Project File Nos. Z10-0009/P10-0012/PD10-0005

November 14, 2019

Planning Commission Public Hearing



Recap

- Project was previously scheduled in June 2018
- Off-Calendar due to Targeted General Plan/Zoning Ordinance Update (TGPA/ZOU) Litigation
- No Changes to the Project
- Revisions Final Environmental Impact Report (FEIR) prepared



Location Map

- Diamond Springs Area (corner of Missouri Flat and Forni Roads)
- Vacant; 4.3 acres in size
- Commercial
- Surrounding Commercial and Residential Uses

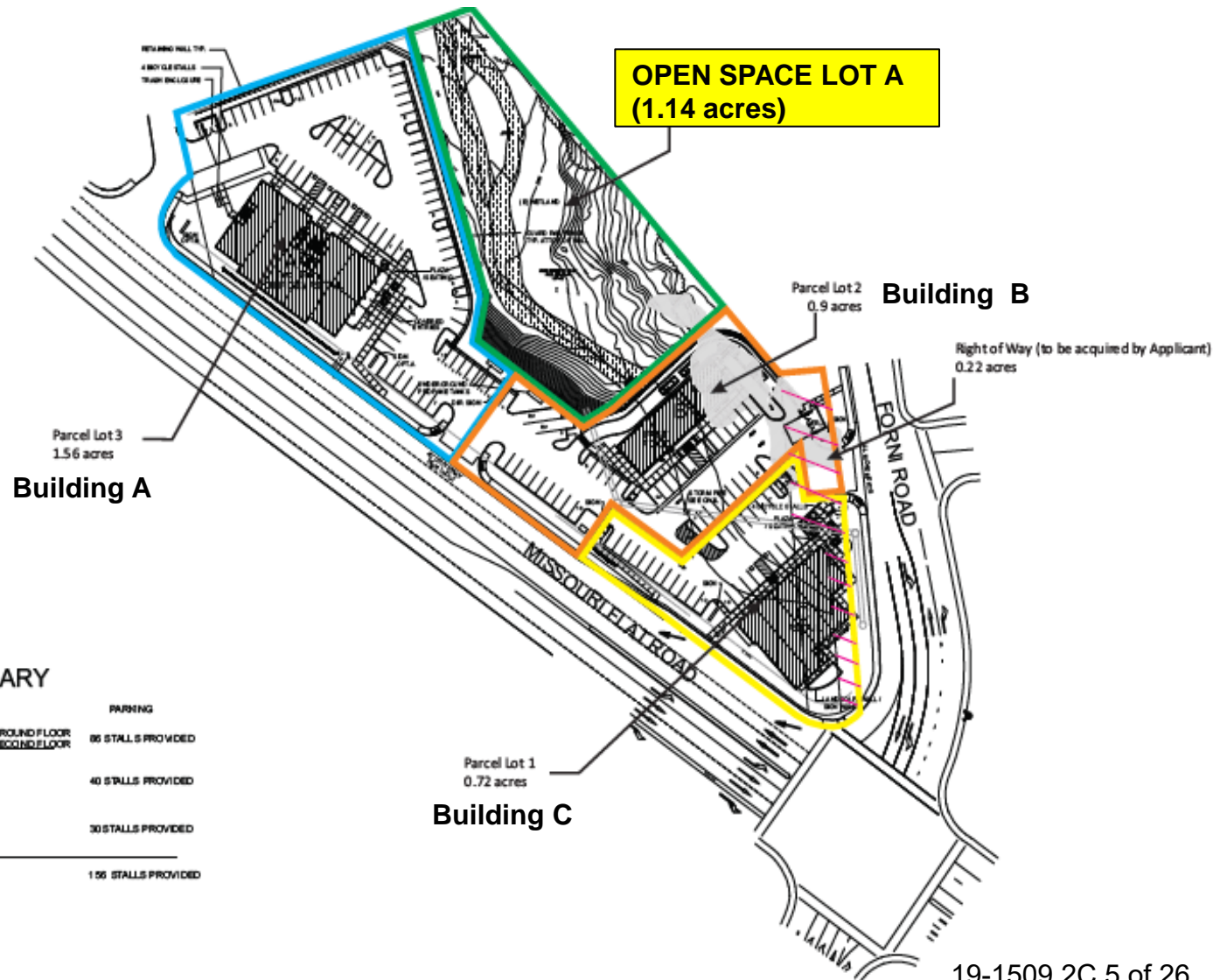


Proposed Project Entitlements

- **Planned Development Permit:** Commercial center containing three (3) commercial buildings totaling 30,560 square feet in size
- **Tentative Parcel Map:** Creation of three (3) commercial parcels and one (1) open space parcel
- **Rezone:** Change of underlying zone from *Community Commercial-Design Control (CC-DC)* to *Community Commercial-Planned Development (CC-PD)* and *Open Space-Planned Development (OS-PD)*



Project Site Plan



SITE SUMMARY

PARCEL	BUILDING	AREA	PARKING
3	A OFFICE / RETAIL	10,300 RETAIL GROUND FLOOR 8,800 OFFICE SECOND FLOOR 20,000 S.F. TOTAL	86 STALLS PROVIDED
2	B FAST FOOD / RETAIL	2,550 S.F. 1,350 S.F.	40 STALLS PROVIDED
1	C RETAIL BLDG.	5,600 S.F.	30 STALLS PROVIDED
TOTAL		30,550 S.F.	156 STALLS PROVIDED

Proposed Project- Details

Table ES-1: Development Plan Summary

Parcel Number	Parcel Acreage	Project Component	Use	Building Square Footage	FAR*	Max. Building Height (ft.)	Setbacks	Parking Stalls
3	1.56	Building A	Office	9,860	0.30	43.25	20 feet from road	86
			Retail	10,200				
2	0.90	Building B	Fast Food	2,550	0.10	23.00	>20 feet from nearest parcel boundary	40
			Retail	1,350				
1	0.72	Building C	Retail	6,600	0.21	25.33	10 feet from roads	30
A	1.14	Open Space Area	Open Space	—	—	—	—	—
Total	4.32	—	—	30,560	0.16	—	—	156
Note: *FAR—floor-area ratio Source: Wickert, 2017.								



Proposed Project Features

- On-Site Parking (RV, Loading, Handicap, Compact)
- Landscaping
- Signage
- Lighting
- Access
- Public Utilities (Water and Sewer)



Proposed Project- Building "A" Elevation



NORTH ELEVATION



ELEVATION FROM M. FLAT ENTRY DRIVE (SOUTH)



WEST ELEVATION / M. FLAT ELEVATION



EAST ELEVATION

CREEKSIDE PLAZA
2- STORY OFFICE BUILDING "A"

GRADO EQUITIES, VII LLC
Brian Wickert - Architect
Shingle Springs CA 95682
530-401-3390

ELEVATIONS
1/8" = 1'-0"

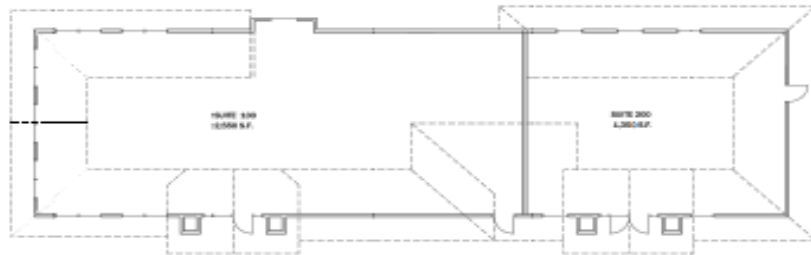
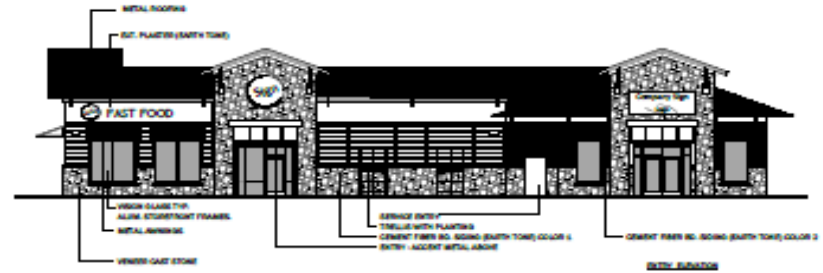
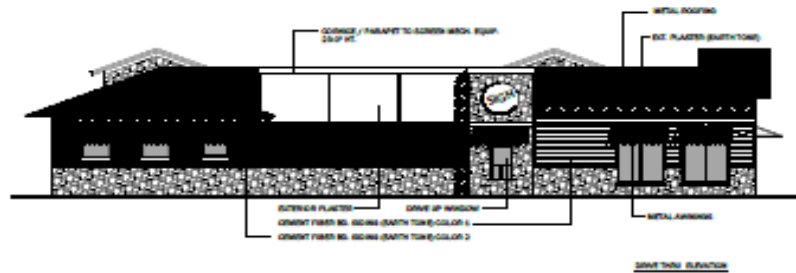
1-2-17

SHEET 6

19-1509 2C 8 of 26



Proposed Project- Building “B” Elevation



**GRADO EQUITIES
VII LLC**

Brian Wickert - Architect
P.O. Box 2106
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530-401-3390

**CREEKSIDE PLAZA
BUILDING B**

FLOOR PLAN AND ELEVATIONS

1/8" = 1'-0"

1-217



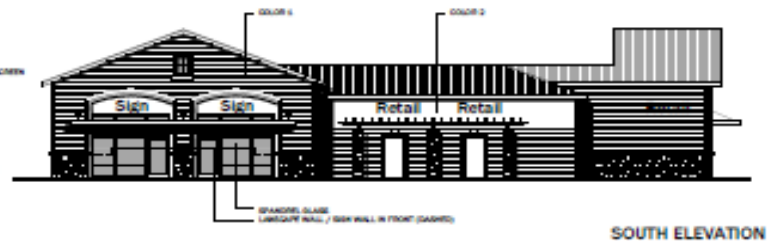
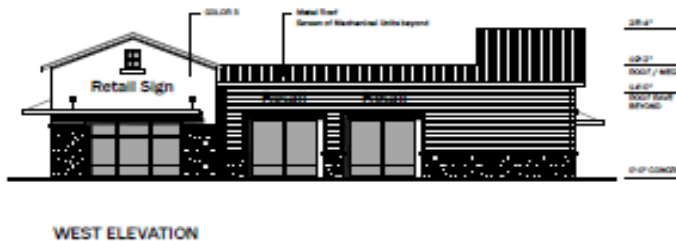
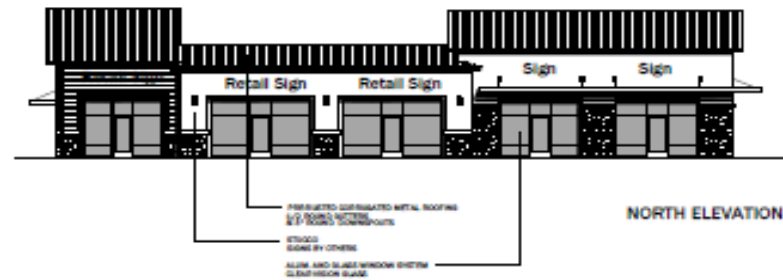
SHEET 8



Exhibit 7

GROUND FLOOR PLAN
AREA: 2,550 s.f. (FOOD)
1,350 s.f. (RETAIL)
3,900 s.f.

Exhibit 9



HAIRY AND COLOR

023.005.1	HC-036 Goussierer Saage
023.005.2	HC-037 Kammerling Saage
023.005.3	HC-040 Heidekraut Saage
023.005.4	HC-044 Kammerling Saage
023.005.5	HC-045 Kammerling Saage
023.005.6	HC-046 Kammerling Saage
023.005.7	HC-047 Kammerling Saage
023.005.8	HC-048 Kammerling Saage
023.005.9	HC-049 Kammerling Saage
023.005.10	HC-050 Kammerling Saage
023.005.11	HC-051 Kammerling Saage
023.005.12	HC-052 Kammerling Saage
023.005.13	HC-053 Kammerling Saage
023.005.14	HC-054 Kammerling Saage
023.005.15	HC-055 Kammerling Saage
023.005.16	HC-056 Kammerling Saage
023.005.17	HC-057 Kammerling Saage
023.005.18	HC-058 Kammerling Saage
023.005.19	HC-059 Kammerling Saage
023.005.20	HC-060 Kammerling Saage
023.005.21	HC-061 Kammerling Saage
023.005.22	HC-062 Kammerling Saage
023.005.23	HC-063 Kammerling Saage
023.005.24	HC-064 Kammerling Saage
023.005.25	HC-065 Kammerling Saage
023.005.26	HC-066 Kammerling Saage
023.005.27	HC-067 Kammerling Saage
023.005.28	HC-068 Kammerling Saage
023.005.29	HC-069 Kammerling Saage
023.005.30	HC-070 Kammerling Saage
023.005.31	HC-071 Kammerling Saage
023.005.32	HC-072 Kammerling Saage
023.005.33	HC-073 Kammerling Saage
023.005.34	HC-074 Kammerling Saage
023.005.35	HC-075 Kammerling Saage
023.005.36	HC-076 Kammerling Saage
023.005.37	HC-077 Kammerling Saage
023.005.38	HC-078 Kammerling Saage
023.005.39	HC-079 Kammerling Saage
023.005.40	HC-080 Kammerling Saage
023.005.41	HC-081 Kammerling Saage
023.005.42	HC-082 Kammerling Saage
023.005.43	HC-083 Kammerling Saage
023.005.44	HC-084 Kammerling Saage
023.005.45	HC-085 Kammerling Saage
023.005.46	HC-086 Kammerling Saage
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023.005.79	HC-119 Kammerling Saage
023.005.80	HC-120 Kammerling Saage
023.005.81	HC-121 Kammerling Saage
023.005.82	HC-122 Kammerling Saage
023.005.83	HC-123 Kammerling Saage
023.005.84	HC-124 Kammerling Saage
023.005.85	HC-125 Kammerling Saage
023.005.86	HC-126 Kammerling Saage
023.005.87	HC-127 Kammerling Saage
023.005.88	HC-128 Kammerling Saage
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023.005.93	HC-133 Kammerling Saage
023.005.94	HC-134 Kammerling Saage
023.005.95	HC-135 Kammerling Saage
023.005.96	HC-136 Kammerling Saage
023.005.97	HC-137 Kammerling Saage
023.005.98	HC-138 Kammerling Saage
023.005.99	HC-139 Kammerling Saage
023.006.00	HC-140 Kammerling Saage
023.006.01	HC-141 Kammerling Saage
023.006.02	HC-142 Kammerling Saage
023.006.03	HC-143 Kammerling Saage
023.006.04	HC-144 Kammerling Saage
023.006.05	HC-145 Kammerling Saage

VII LLC EQUITIES

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CREEKSIDE PLAZA
1- STORY RETAIL BUILDING "C"

EXTERIOR ELEVATIONS
1/8" = 1'-0" 1-2-17

SHEET 7



Analysis

- Consistent with applicable policies of the General Plan and development standards of the Zoning and Subdivision Ordinance
- Environmental Impact Report (FEIR) prepared; Mitigation Measures recommended
- Recommended Conditions of Approval applied to ensure orderly implementation of the project



Recap- October 24th Planning Commission Hearing

- Project was continued to November 14th
- Requested Project Information
 - Response Memorandum provided
 - Biological Resources Analysis
 - Sign Program
 - Loading Zone
 - Light Pole



Sign Program- Summary

Creekside Plaza SIGN PLAN SUMMARY

Monument Sign A (Missouri Flat Road)

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

Monument Sign B (Florni Road)

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

Tenant Wall Signs C

Office Building Wall Signs D

Landscape Wall Center I.D. Lettering E

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

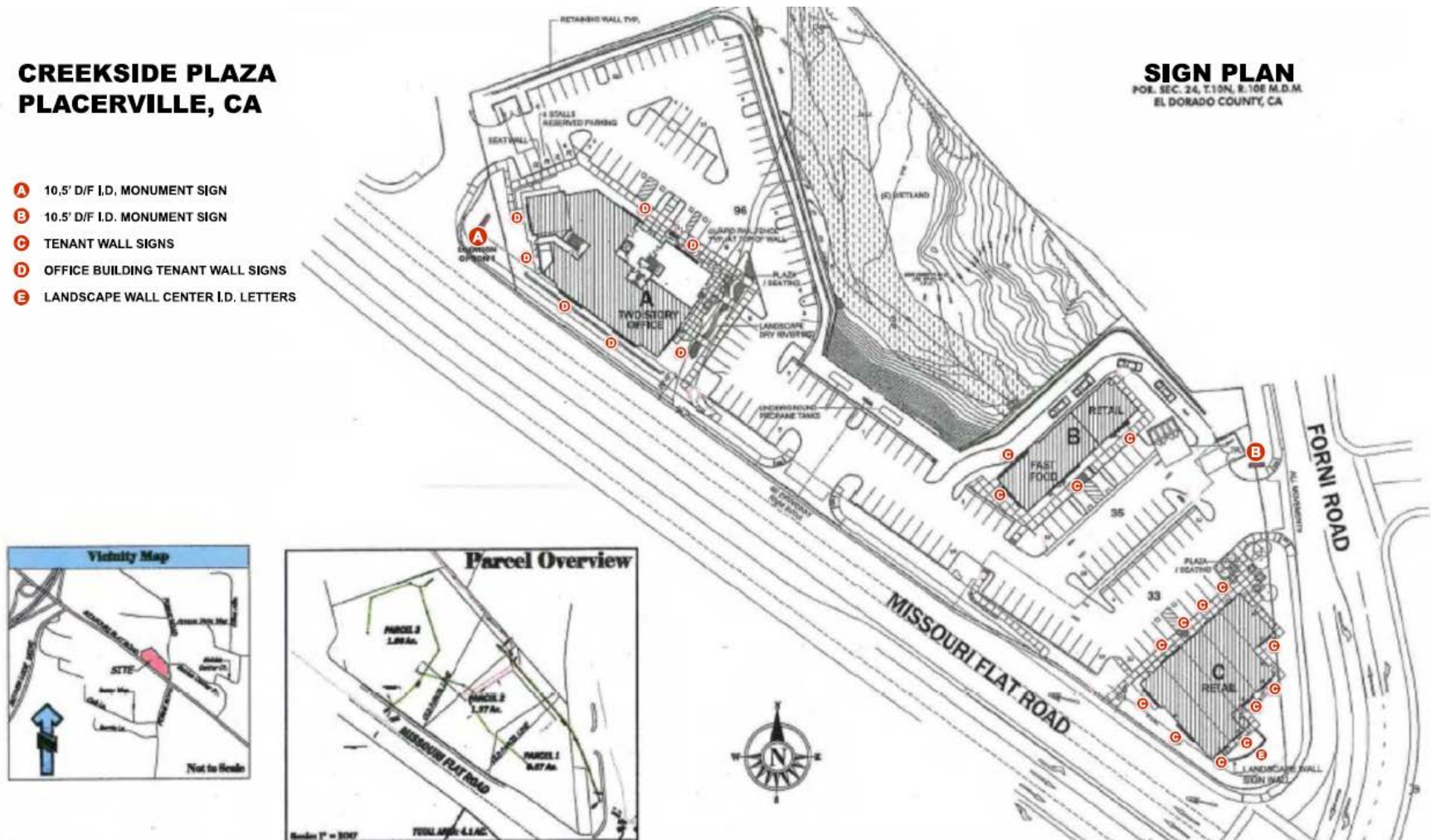


Sign Program-Site Plan

CREEKSIDE PLAZA PLACERVILLE, CA

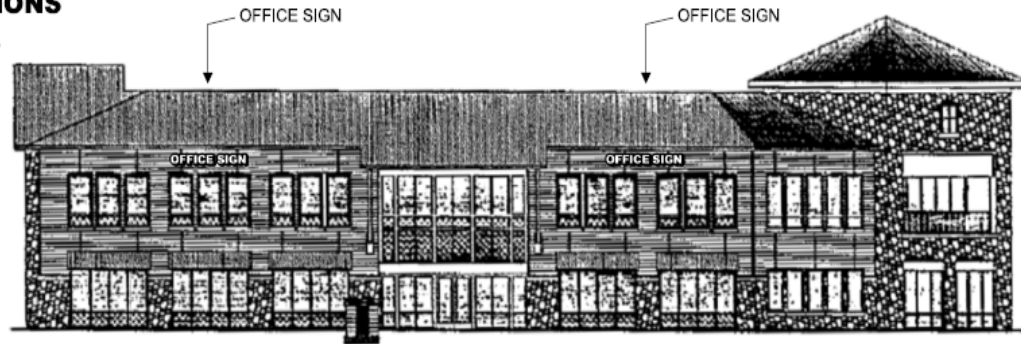
- A** 10.5' D/F I.D. MONUMENT SIGN
- B** 10.5' D/F I.D. MONUMENT SIGN
- C** TENANT WALL SIGNS
- D** OFFICE BUILDING TENANT WALL SIGNS
- E** LANDSCAPE WALL CENTER I.D. LETTERS

SIGN PLAN POR. SEC. 34, T.19N, R.10E M.D.M. EL DORADO COUNTY, CA

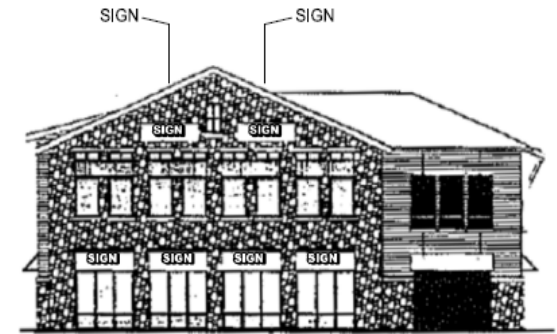


Sign Program-Wall Sign (Building A)

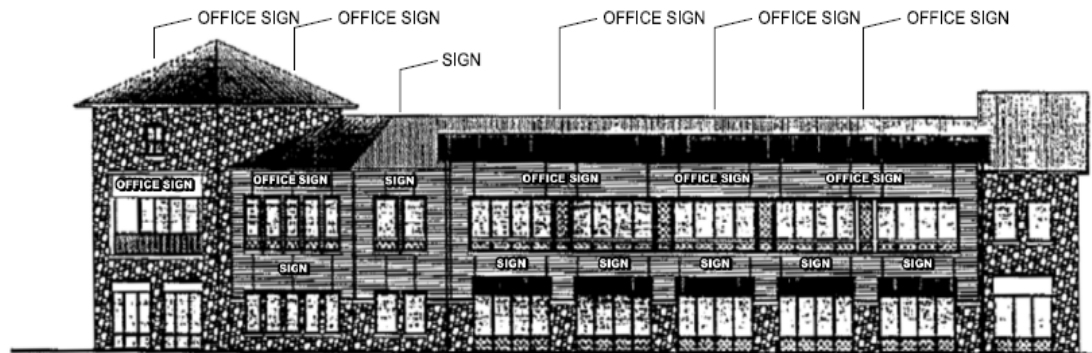
CREEKSIDE PLAZA PLACERVILLE, CA ELEVATIONS BLDG. A



NORTH ELEVATION



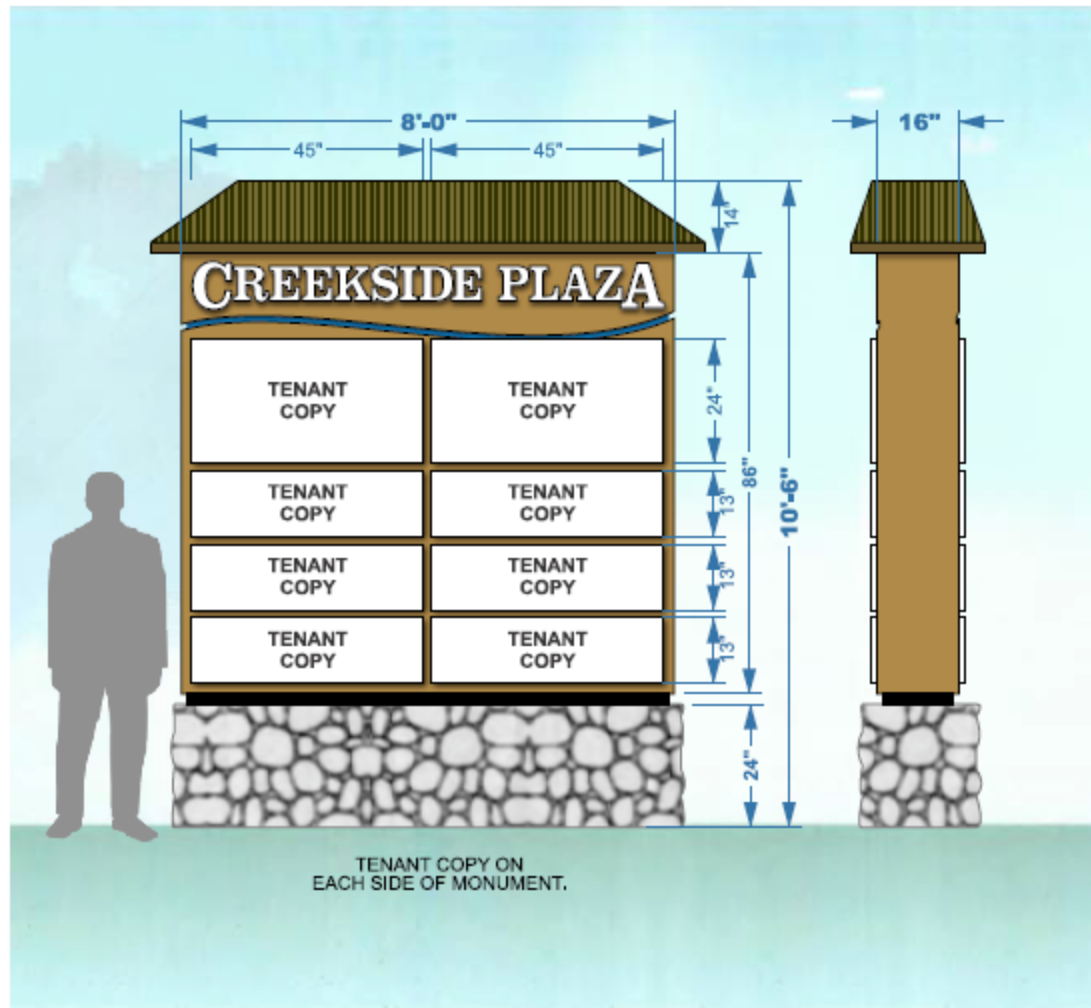
ELEVATION FROM M. FLAT ENTRY DRIVE (EAST)



ELEVATION FROM M. FLAT RD. (SOUTH)



Sign Program-Monument Signs



Supplemental Slides



Environmental Impact Report



Draft EIR Impact Summary

Topics addressed in the EIR:

- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Traffic

Note – the Initial Study for the project considered all CEQA topics

No significant unavoidable impacts with implementation of mitigation.



Potentially Significant Impacts and Mitigation Measures

Impacts

- Construction emissions
- Nesting birds
- Riparian habitat
- Federally protected wetlands
- Oak woodlands

Mitigation

- Implement El Dorado County Air Quality Management District measures for fugitive dust.
- Pre-construction bird survey; establish exclusion zones if nests are present.
- Obtain Streambed Alteration Agreement from CFDW and comply with its conditions.
- Obtain Section 404 permit from USACE and Section 401 Water Quality Certification from RWQCB and comply with their conditions. (*404 permit has been issued*)
- Prepare and implement oak woodland mitigation plan (per the ORMP) as approved by the County.



Potentially Significant Impacts and Mitigation Measures (Cont.)

Impacts

- Traffic under Existing plus Project conditions and Year 2035 plus Project conditions
- Safety hazards to pedestrians

Mitigation

- Pay Traffic Improvement Mitigation fees to County prior to issuance of building permit(s).
- Install crosswalks and other improvements at Forni Road/Golden Center Drive/Project intersection.



Alternatives

The Draft EIR evaluated three alternatives:

- Alternative 1: No Project/No Development
 - No new construction would occur on the project site; would remain undeveloped.
 - All potentially significant impacts avoided.
 - Would not achieve any project objectives.
- Alternative 2: Reduced Intensity
 - Square footage reduced by 50 percent, proportionately applied to proposed land uses.
 - Decrease potentially significant impacts related to air quality, GHG emissions, biological resources, transportation.
 - Would meet project objectives, although economic benefits would be less.
- Alternative 3: Wetland Avoidance
 - Limit development to a two-story building on 1.55 acres on western half of project site to avoid wetland/riparian area, including 50-foot buffer.
 - Impacts to biological resources less than proposed project.
 - Decrease potentially significant impacts related to air quality, GHG emissions, transportation.
 - Would meet project objectives, although economic benefits would be less.



Recap of DEIR Public Review

- Public Review Period: December 12, 2017 through February 9, 2018 (*60-day review period*)
- The County received 10 comment letters:
 - RWQCB (Water Board)
 - Diamond Springs-El Dorado CAC
 - Herbert C. Green Middle School
 - Mother Lode Union Schools District
 - Comments made at the County Planning Commission
 - Letters from 5 Individuals



Revised Final EIR

- Revised Final Environmental Impact Report (FEIR) prepared
 - Minor, editorial changes
- No changes to the conclusions of the Draft EIR
- No Recirculation of DEIR warranted
- Final EIR is available at the Planning and Building Department and on-line



Recap of RFEIR

- RFEIR addressed issues raised in public comment letters:
 - Pedestrian safety
 - ✓ Crosswalks required by MM TRANS-5
 - ✓ Speed survey required by MM TRANS-5
 - Bicycles lanes
 - ✓ Class II bike lane already exists
 - Setbacks from wetlands
 - ✓ The biological analysis in the EIR confirms that the reduced setback is appropriate
 - ✓ BMPs and MM BIO-2 through BIO-5 would further reduce impacts, including protection from stormwater runoff from parking areas



Recommendations

- Certify the Creekside Plaza Environmental Impact Report (EIR) (SCH No. 2011092017);
- Adoption of:
 - Mitigation Monitoring Reporting Program (MMRP) for Creekside Plaza EIR
 - CEQA Findings of Fact

Based on Findings and Conditions of Approval:

- Approve Rezone Z10-0009;
- Approve Tentative Parcel Map P10-0012;
- Approve Planned Development Permit PD10-0005 as the official Development Plan for Creekside Plaza

