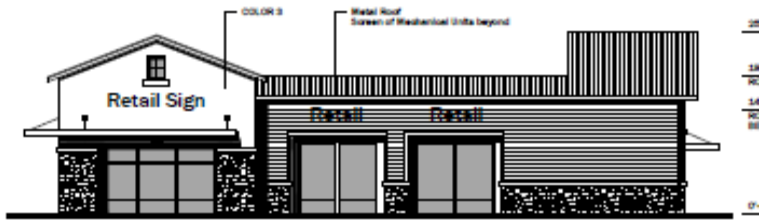
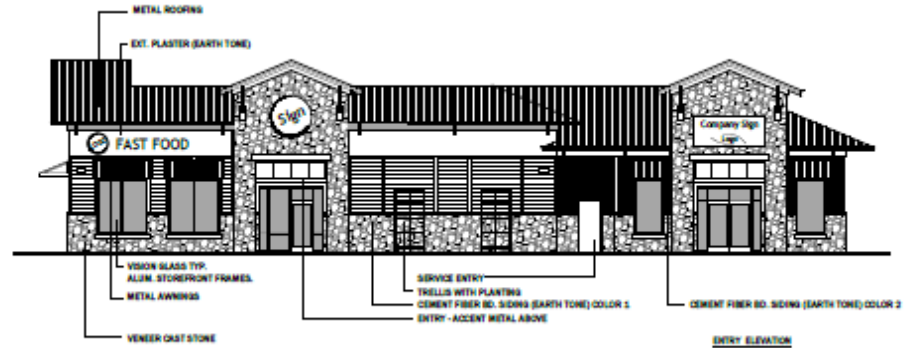




EAST ELEVATION



WEST ELEVATION



Creekside Plaza Project

Grado Equities VII, LLC

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

*December 17, 2019
Board of Supervisors*



Planning Commission Action (November 14, 2019)

- Recommended approval Creekside Plaza (3 to 1 vote)
 - Certification of the Environmental Impact Report (EIR)
 - Adoption Mitigation Monitoring Reporting Program (MMRP) and CEQA Findings of Fact
 - Approval of Rezone, Tentative Parcel Map, and Planned Development Permit
 - Revisions to Specific Conditions of Approval



Project Summary-Location Map

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

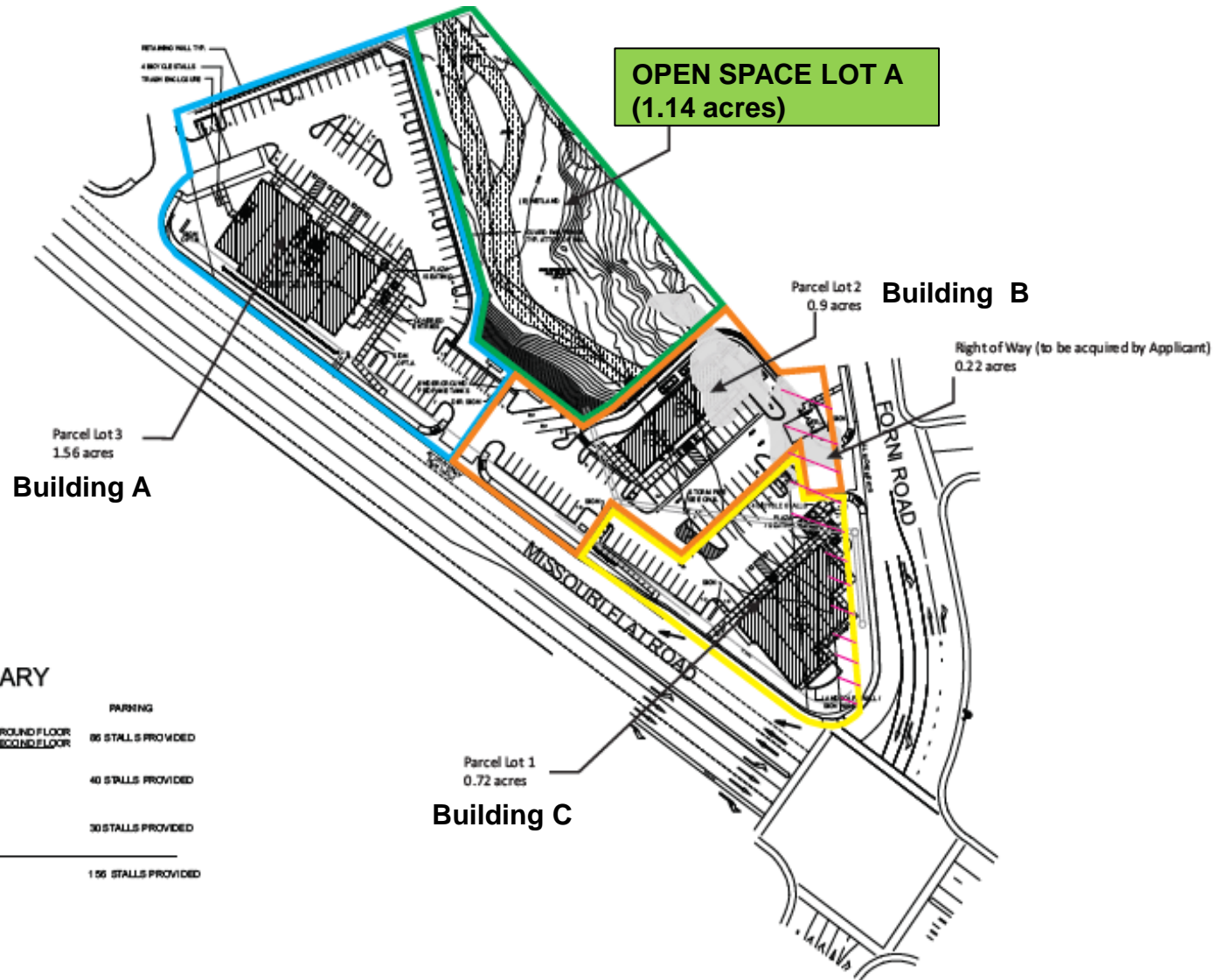


Project Summary- Entitlements

- **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 Summary- Site Plan



SITE SUMMARY

PARCEL	BUILDING	AREA	PARKING
3	A OFFICE /RETAIL	10,000 RETAIL GROUND FLOOR 9,800 OFFICE SECOND FLOOR 20,000 S.F. TOTAL	86 STALLS PROVIDED
2	B FAST FOOD /RETAIL	2,300 S.F. 1,300 S.F.	40 STALLS PROVIDED
1	C RETAIL BLDG.	6,000 S.F.	30 STALLS PROVIDED
TOTAL		30,560 S.F.	156 STALLS PROVIDED

Project Summary-Development Plan 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.



Project Summary- Project Features

- Commercial Buildings (Designed consistent with the Missouri Flat Design Guidelines)
- On-Site Parking (RV, Loading, Handicap, Compact)
- Landscaping
- Signage (Designed consistent with the Missouri Flat Design Guidelines)
- Lighting
- Access
- Public Utilities (EID 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"

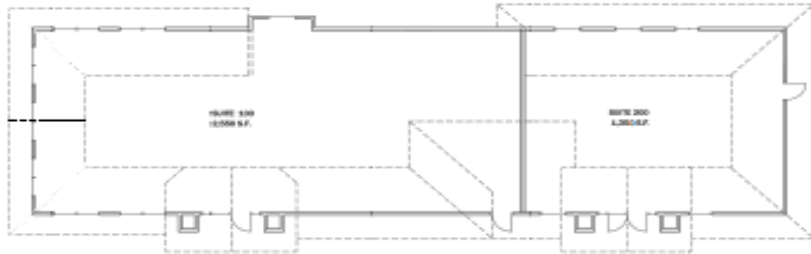
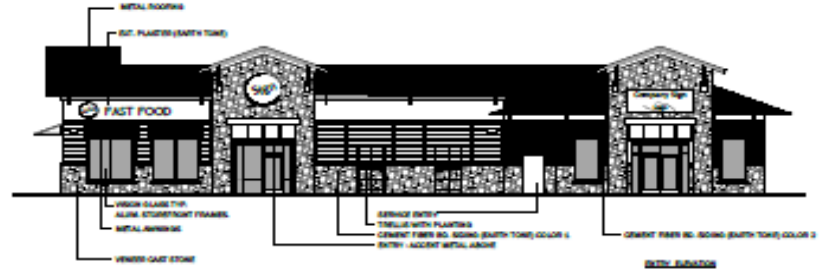
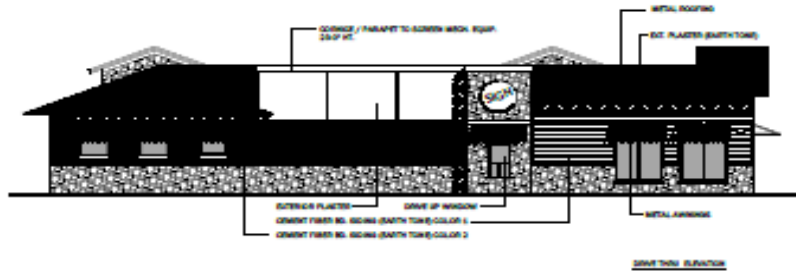
1-2-17

SHEET 6

Exhibit 6



Proposed Project- Building "B" Elevation



GRADO EQUITIES VII LLC

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

**CREEKSIDE PLAZA
BUILDING B**

FLOOR PLAN AND ELEVATIONS
1/8" = 1'-0" 1-217



SHEET 8

Exhibit 7

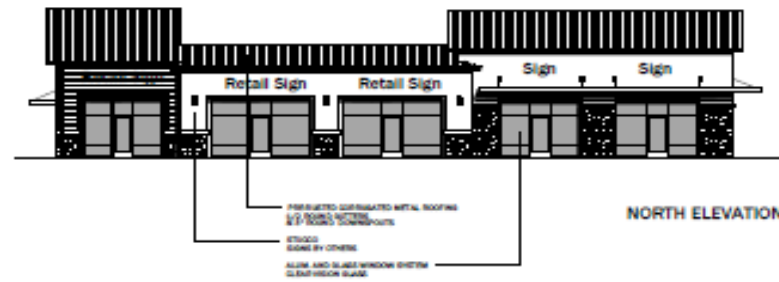


GROUND FLOOR PLAN
AREA: 2,850 s.f. (FOOD)
1,350 s.f. (RETAIL)
3,900 s.f.

Proposed Project- Building "C" Elevation



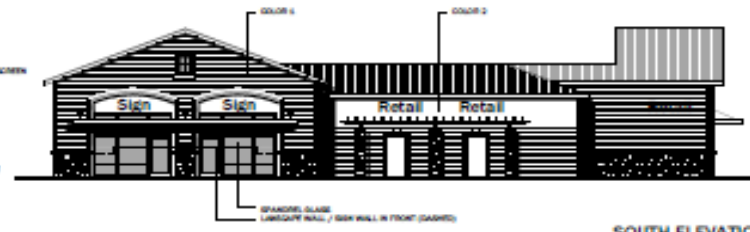
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MATERIALS AND COLORS
 Benjamin Moore Color reference by:
 COLOR 1 HC-126 Casement Sage
 COLOR 2 HC-114 Harvested Gray
 COLOR 3 HC-48 Harbor Taupe
 COLOR 4 HC-58 San Marino Sand
 COLOR 5 HC-82 Northampton Taupe
 ROOF Black roof / structural insulation board
 STONE Etched Cast Concrete Stone - Subtle pattern
 WINDOWS Alum. Slidewall System / Clear Insulation Glass

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

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

Exhibit 9

SHEET 7



Environmental Impact Report (EIR) Summary

Resource 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.



Project Analysis

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



Staff Recommendation

- Certification of the Environmental Impact Report (EIR)
- Adoption Mitigation Monitoring Reporting Program (MMRP) and CEQA Findings of Fact
- Approval of Rezone, Tentative Parcel Map, and Planned Development Permit



End of Presentation

