

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>



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Counter Hours: 8:00 AM to 4:00 PM

TO: Board of Supervisors Agenda of: May 25, 2010

FROM: Jason R. Hade, AICP, Senior Planner

DATE: May 3, 2010

RE: **PA10-0007/Crossings at El Dorado (Formerly Sundance Plaza) – Board of Supervisors Conceptual Review Workshop**

Request:

A request from Palos Verdes Properties, Inc. for a Conceptual Review of Pre-Application PA10-0007/Crossings at El Dorado located at the site of the previously approved Sundance Plaza and identified by Assessor's Parcel Numbers 325-220-49; 327-110-02, -04, and -06; 327-120-19, -20, -21, and -22; and 327-130-01, -02, and -03, consisting of 59.83 acres in the Placerville area; and recommending the Board discuss issues identified by staff with the project developer (Exhibit A).

Background:

The applicant proposes several significant modifications to the previously approved development plan. The property, identified by Assessor's Parcel Numbers 325-220-49; 327-110-02, -04, and -06; 327-120-19, -20, -21, and -22; and 327-130-01, -02, and -03, (Exhibit B) consisting of 59.83 acres, is located on the west side of Missouri Flat Road and southeast of El Dorado Road and north of U.S Highway 50, approximately 700 feet west of the Missouri Flat Road and U.S. Highway 50 interchange in the Placerville area, Supervisorial District III.

The Board of Supervisors (BOS) adopted Resolution 043-2009 on February 24, 2009 creating a Conceptual Review process. For a Conceptual Review, staff prepares a minor report to the decision-makers outlining the basic issues for discussion. This process allows for projects to receive early feedback from either the Planning Commission and/or BOS in an informal workshop setting without benefit of a vote. Projects can also receive comments on preliminary project design to ensure conformance with County policy and ordinances.

Sundance Plaza Status:

The Sundance Plaza project was previously approved by the BOS on December 15, 1998 consisting of a Development Agreement (DA98-0001) and Zone Change (Z97-0022), Development Plan (PD97-0011), and Tentative Parcel Map (P97-0017) applications. An Environmental Impact Report (EIR) (State Clearinghouse No. 9709274) was also certified by the BOS. The DA expires on December 15, 2018 and authorizes a maximum of 535,000 square feet

of retail space at the subject site as shown in Exhibit C. Based on previous direction from staff (Exhibit G), a subsequent Development Plan Revision (PD97-0011-R) application was submitted on March 10, 2006. Related Zone Change (Z07-0050) and Tentative Parcel Map (P07-0047) applications were also submitted on November 7, 2007. These revised applications were withdrawn by the current project applicant on April 15, 2010. Although the applicant would like to modify the approved project which would require further discretionary review by Planning Services, building permits could be submitted at this time consistent with the approved development plan if such modifications were not proposed.

Project Description:

The conceptual site plan (Exhibit D) proposes several significant revisions to the previously approved development plan including reduced project acreage, a reduction in overall square footage to 450,000 square feet of retail space, and the elimination of a passive park and park and ride lot. The conceptual project also avoids disturbance to the wetlands on the project site which were to have been filled under the previously approved Sundance Plaza project. Previously approved project phasing included the first phase of the project being constructed at the west end of the proposed Headington Road extension. As discussed in the applicant's submittal information, Exhibit F, the proposed phasing plan would construct the first phase of the project on the eastern boundary of the site at the intersection of Missouri Flat Road and Headington Road. While the previously approved project required the applicant to construct the Headington Road extension, this roadway project was added to the County's Capital Improvement Plan (CIP) in 2007.

Analysis/Project Issues:

Staff has analyzed the proposal and has identified possible issues for discussion by the Board of Supervisors. If a formal application were to be submitted, the following would need to be addressed:

A. Amendment to the Development Agreement

As discussed above, previously approved conditions of approval, which were included as an exhibit within the DA, would need to be modified to accommodate the revised project proposal by the current project applicant.

B. Zone Change

Assessor's Parcel Number 325-220-49 is currently zoned One-Acre Residential (R1A) and would need to be changed to General Commercial – Planned Development (CG-PD) consistent with the other project parcels and Commercial General Plan land use designation.

C. Development Plan Revision

Because of the extent of the proposed project revisions, a finding of substantial conformance with the previously approved development plan cannot be made by the Development Services Director. Planning Commission review would be required.

D. Parcel Map Application

Once the number of desired parcels has been determined by the applicant, a tentative parcel map application would need to be submitted for review by the Planning Commission.

E. Environmental Review

Depending on the extent of changes to the development plan which is submitted, further environmental review pursuant to the California Environmental Quality Act (CEQA) would be necessary. At this point, staff believes an addendum, pursuant to Section 15164 of the CEQA Guidelines would be the appropriate document.

F. Headington Road Extension

Submittal of a formal application would require the County to determine what portion, if any, the applicant would be responsible for in the funding of the Headington Road extension. Negotiations between the applicant and Department of Transportation have been ongoing since the submittal of the previous development plan revision application in 2006.

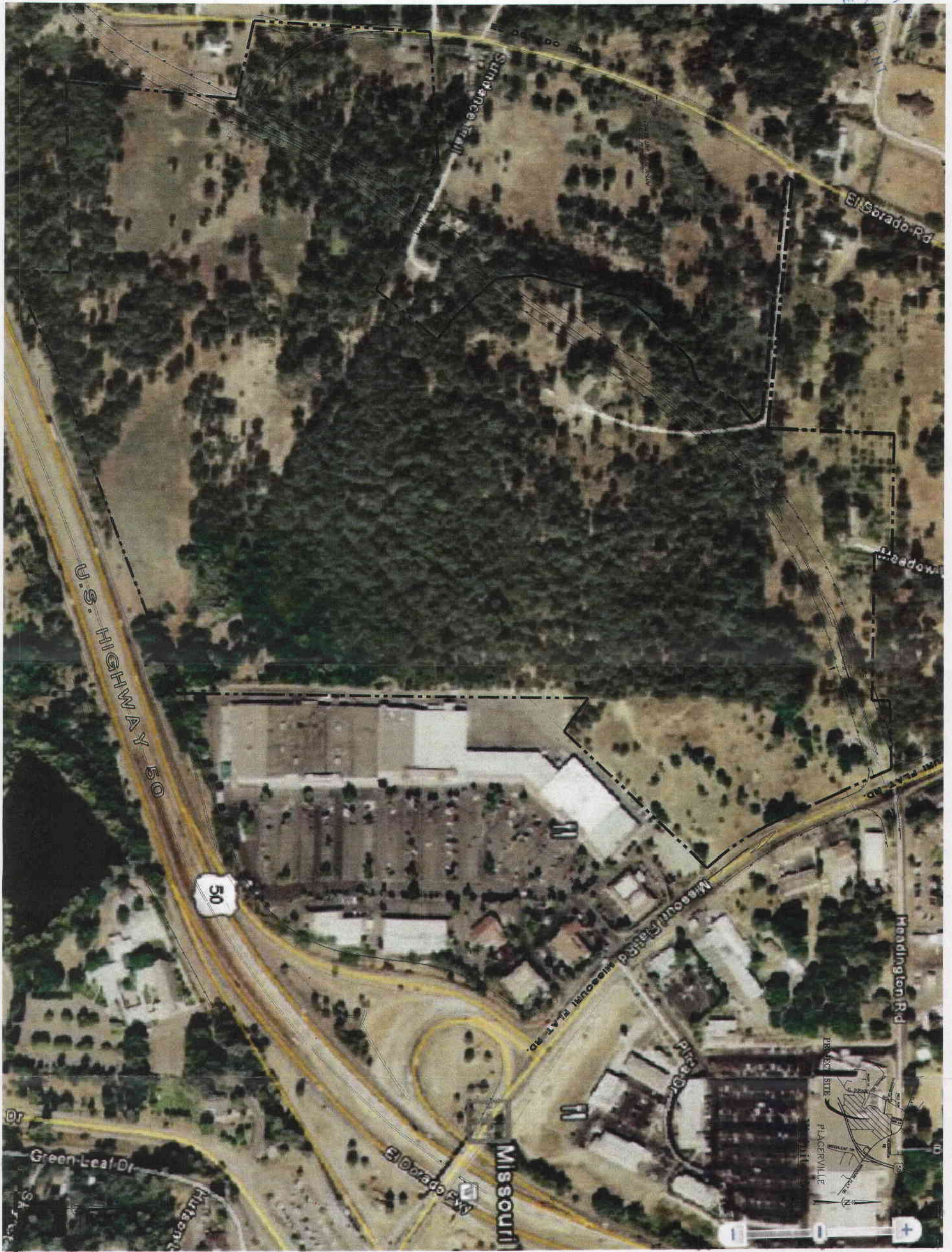
Conclusion:

In summary, staff's position concerning this issue remains the same as outlined in previous correspondence with the applicant attached as Exhibits G and H. In order to move the proposed project forward, it would be necessary to submit an amendment to the DA, revised development plan, and parcel map application. A zone change application would also be needed if Assessor's Parcel Number 325-220-49 is to be included as part of the revised development plan. These applications would be subject to further environmental review pursuant to CEQA.

Attachments:

| | |
|----------------|---|
| Exhibit A..... | Location Map/Aerial Photo |
| Exhibit B..... | Assessor's Maps |
| Exhibit C..... | Approved Sundance Plaza Site Plan |
| Exhibit D..... | Project Conceptual Site Plan |
| Exhibit E..... | Project Preliminary Grading Plan (large size map only) |
| Exhibit F..... | Applicant's Submittal Information |
| Exhibit G..... | Planning Services Letter to Applicant-February 13, 2006 |
| Exhibit H..... | Planning Services Letter to Applicant-April 22, 2010 |

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| EXH SHEET NO. 1 OF 1 DATE: MARCH 2, 2010 | AERIAL EXHIBIT THE CROSSINGS AT EL DORADO HEADINGTON ROAD EL DORADO COUNTY | <small>PROJECT NO. 099-001 DRAWN BY: RSC Eng CHECKED BY: RSC Eng DESIGNED BY: RSC Eng</small> | RSC ENGINEERING <small>2250 Douglas Blvd. Suite 150 Roseville, CA 95661 Ph: 916.788.2884 Fax: 916.788.4408</small> | <table border="1"><tr><th>NO.</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr></table> | NO. | BY | DATE | | | | <table border="1"><tr><th>DESCRIPTION</th></tr><tr><td> </td></tr></table> | DESCRIPTION | | PALOS VERDES PROPERTIES, INC. |
|---|---|---|--|--|-----|----|------|--|--|--|--|-------------|--|--|
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| DESCRIPTION | | | | | | | | | | | | | | |
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PA 10-0007

EXHIBIT A

EXHIBIT B

Tax Area Code

325:22

POR'S SEC'S 14, 15 & 23, TION, R. 10 E, M. D. M.



PA 10-0007

10-0469.A.5

327.11

Tax Area Code



Assessor's Map Bk.327 ... Pg.11
County of El Dorado, California

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PLANNING DEPARTMENT

PA 10-0007

10-0469.A.6

327.12

Tax Area Code

POR. W. 1/2 SEC. 23, T. 10N, R. 10E, M. 6DM.



Assessor's Map Bk. 327 - Pg. 12
County of El Dorado, California

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

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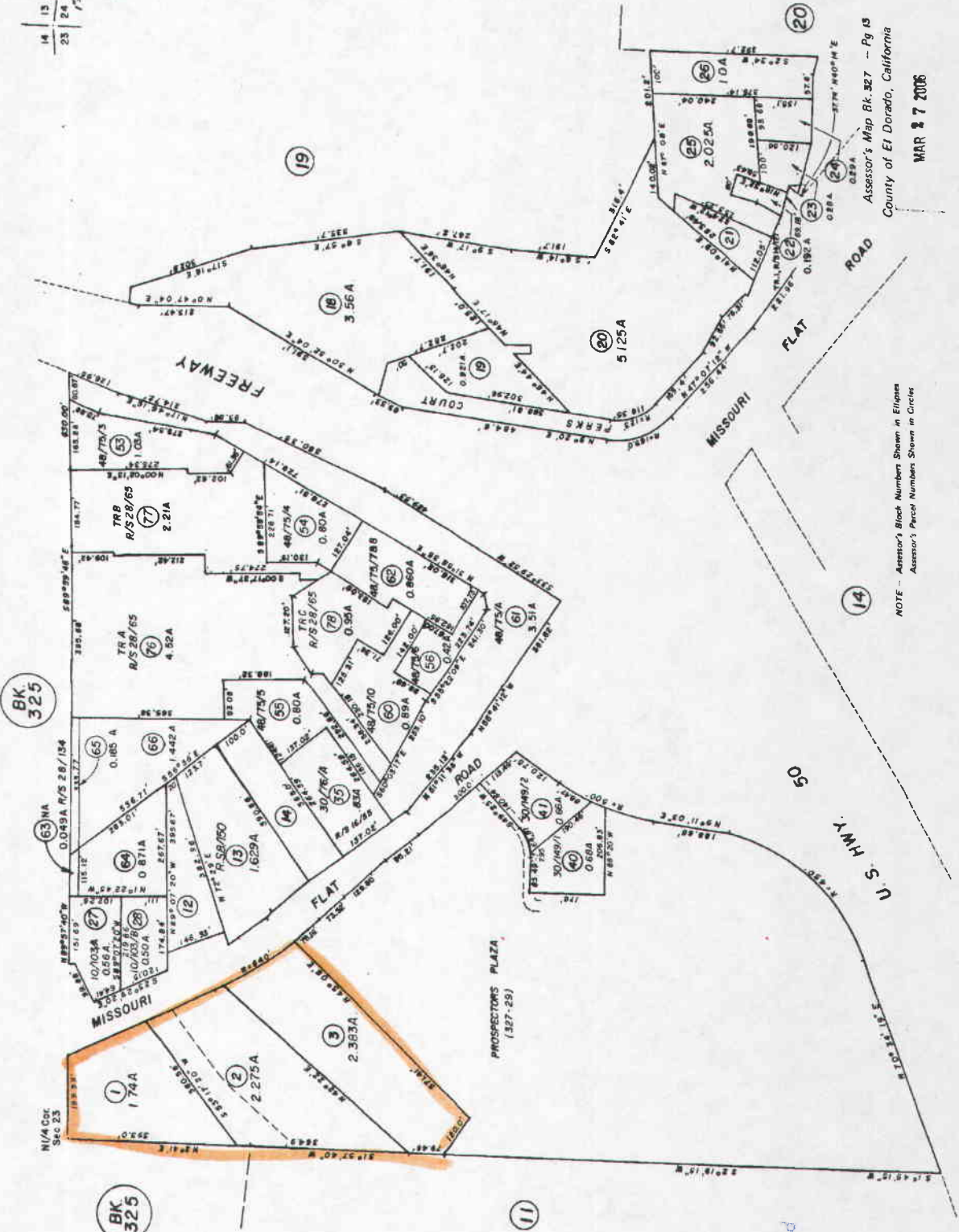
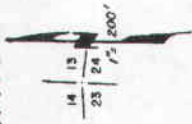
PA 10-0007

10-0469.A.7

327.13

Tex Area Code

POR. N. 1/2 SEC. 23, TION, R. 10E, MDM.



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk 327 - Pg 13
County of El Dorado, California

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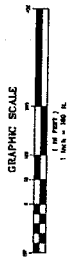
PA 10-0007

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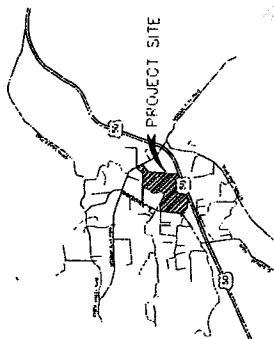
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EXHIBIT C

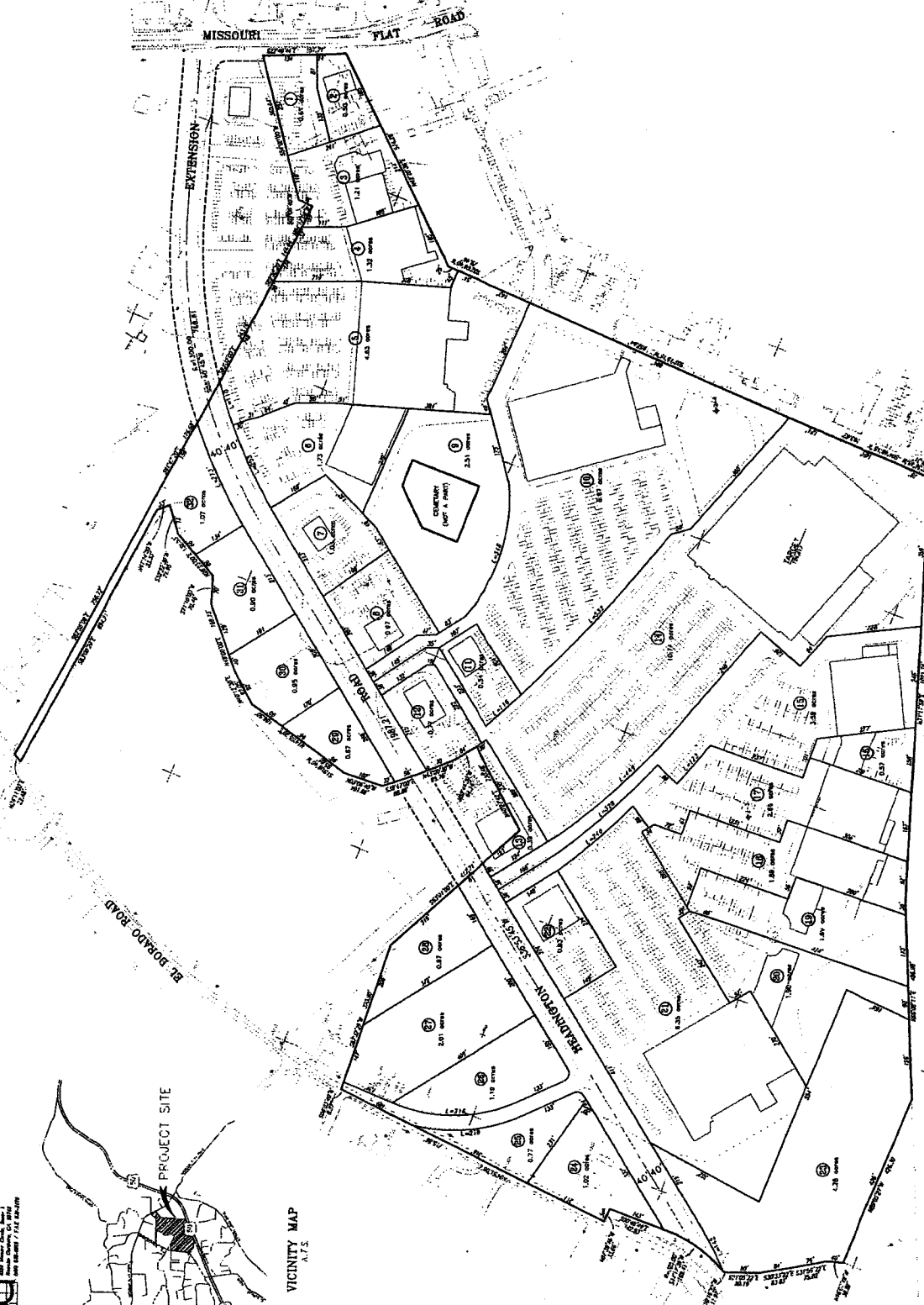
Original Project



PARCEL / SITE PLAN EXHIBIT
SUNDANCE PLAZA
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 COPPER THOMAS & ASSOCIATES, INC.
 Civil Engineer / Land Surveyor
 License No. 10000 / License No. 10000
 10000 / 10000



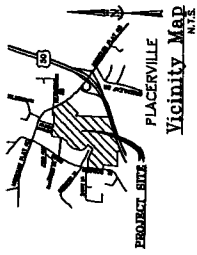
VICINITY MAP
 A.T.S.



U.S. HIGHWAY 50

EXHIBIT D

Proposed Project



Developer/Location:
Pace Properties, Inc.
2250 Douglas Blvd., Suite 30
Placerville, CA 95667
Contact: Leonard Grede
(209) 822-5822

Subdividing:
Pace Properties, Inc.
2250 Douglas Blvd., Suite 30
Placerville, CA 95667
Contact: Leonard Grede
(209) 822-5822

Engineer:
Barnes & Barnes
2250 Douglas Blvd., Suite 30
Placerville, CA 95667
Contact: Paul Barnes
(209) 822-5822

Escrow/Title & Legal:
Commercial/PA-CO
Title Phase I Area
58,832 Acres Net

Utilities:
Water Supply - G. Grade Irrigation District
Water - G. Grade Irrigation District
Fire - Diamond Springs FD 50000 Fire
Gas - G. Grade Irrigation District
Cable - AT&T
Telephone - AT&T
Water Disposal - G. Grade Disposal

Land Use Summary:

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EXHIBIT F

April 8, 2010

Board of Supervisors
El Dorado County

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RECEIVED
PLANNING DEPARTMENT

RE: Pre-Application for The Crossings at El Dorado (aka: Sundance Plaza)

The attached pre-application is being submitted together with a proposed amendment to the existing Development Agreement/Conditions of Approval for Sundance Plaza. Below is a summary of the changes we are proposing to the Development Agreement:

| | Original Project | Proposed Project | Difference |
|---------------------|-----------------------------------|------------------|------------|
| Gross Acres | 72.7 | 59.83 | (12.87) |
| Commercial Bldg. SF | 535,000 | 450,000 | (85,000) |
| Amenities | passive park park and ride lot | NA | |

The proposed reduction in the size of the project is due two primary factors; (i) change in market conditions (reduced tenant demand) and (ii) wetland fill no longer permitted due to a change in the environmental regulations. The proposed project avoids the wetland area entirely so is significantly less impactful on the environment than the original project; however, it does reduce the amount acreage available for development. In addition to these changes, we are proposing to reverse the order of the project phasing. Originally, Phase I of the project was at the west end of proposed Headington Road. The project as proposed would build the first phase on the eastern most boundary of the project at the corner of Headington and Missouri Flat Roads. Changing the order of phasing would allow tenants to open for business (generating sales tax revenue for the County) prior to the full build out of Headington Road.

The construction of Headington Road was identified as a necessary improvement in order to better facilitate traffic circulation on the northwest side of Highway 50. As a result, the associated infrastructure cost was added to the County's CIP in 2007. The elimination of this burden on the developer makes the proposed project feasible to develop.

Attached is a copy of the original site plan along with a copy of the proposed site plan for your review and consideration. Also included is the proposed redline to the Conditions of Approval.

Palos Verdes Properties
Project Applicant

Leonard Grado

PA 10-0007

Conditions

1. Only the following exhibits and documents are approved herein as part of the Development Plan for ~~Sundance Plaza~~the Project:

Exhibit B: Site Plan
Exhibit D: Preliminary Grading Plan
Attachment 4: Preliminary Landscape Concept
Attachment 6: Proposed Signage
Building Elevation Exhibit(s) (not attached; on file with the Planning Department)

2. Approval of this development plan authorizes the processing of building and grading permits for projects found to be consistent with the approved Development Plan and conditions of approval noted herein. Such building and grading permit applications are processed as a ministerial permit, and approved by County departments. In those instances where the development plan establishes specific standards, they shall ~~supercede~~supersede County standards. In those instances where the development plan does not address an issue or standard, applicable County standards shall apply.

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.

3. Prior to issuance of a building permit, final plans for fire flow, building sprinklers, and fire hydrant locations will be approved by the Diamond Springs/~~E+El~~ Dorado Fire Protection District. Fire Department Connections for the Automatic Fire Sprinkler Systems will be located no farther than 50 feet from a fire hydrant.
4. Prior to the issuance of Occupancy Permits, fire extinguishers will be required throughout all commercial buildings. Size and type will be approved by the Diamond Springs/El Dorado Fire Protection District.
5. Prior to initiation of grading, the applicant shall submit and have approved by the El Dorado County APCD, a fugitive dust prevention and control plan.
6. Prior to construction/installation of point source emissions units (e.g., commercial water heaters, gas station, cleaners) at ~~Sundance Plaza~~the Project, authority to construct applications shall be submitted to the APCD. Submittal of applications will include facility diagram(s), proposed equipment specifications, and emission factors.

7. Prior to issuance of a building permit, the applicant will obtain EID approval of a Facility Plan Report for water and wastewater distribution lines and facilities, requiring the prior payment to EID of \$240 in review fees.
8. Prior to the issuance of a building permit, the applicant will pay a maximum surcharge of \$2,000 per EDU to share in the cost of providing offsite peak flow storage if determined necessary by EID. In addition, the project applicant may be required to improve the sewage lift station along El Dorado Road to receive service. The necessary improvements will be addressed in the Facility Plan Report and installed prior to building occupancy.
9. The project applicant shall provide separated routes for bicycle and pedestrian traffic to allow unimpeded circulation within the property being developed as specified in policies 3.9.1.6 and 3.11.2.3 of the El Dorado County General Plan prior to the issuance of occupancy permits designated routes shall be shown on the Development Plan and approved by the Planning Director prior to issuance of building permits.

~~10.~~ The applicant shall receive a "will serve" letter from the franchise refuse hauler, ~~the El Dorado Disposal Company, Inc.~~ prior to building permit issuance.

10. The applicant shall adhere to El Dorado County Ordinance, Section 8.42.600 et. al. regarding loading and collecting solid waste and recyclable materials.

11. The project will be permitted no more than one shopping center pylon sign (announcing various shopping center tenants) of not to exceed 1,021 square feet per side or 50 feet in height along the project frontage on U.S. Highway 50 for Phase 1 development. One additional shopping center pylon sign (announcing various shopping center tenants) of not to exceed 654 square feet per side or 35 feet in height will be allowed along the project frontage on Missouri Flat Road for Phase 2 development. The location of the shopping center pylon signs shall be in accordance with County Code 17.16.050. Minor adjustments may be made to the area of the pylon signs as long as the combined total area of 1,675 square feet is maintained. If individual back lighted letters are used in total or in part for this sign instead of the typical interior lighted "can" sign, a larger area may be allowed if approved by the Planning Commission.

~~11.~~ No more than two onsite monument shopping center signs, not to exceed 10 feet in height ~~5~~ 6 and 80 square feet of area, will be permitted along entrance areas of the project. The final ~~7~~

12. The location of the monument signs shall be approved by the El Dorado County Planning Department.
13. One tenant monument sign will be permitted for each free-standing use not to exceed 6 feet in height and 48 square feet in area.
14. Building wall signs will be permitted not to exceed an average of 10 percent of the square footage of the building frontage on which it appears and meet the other standards specified in County Code §-17.16.030. The frontage will include parapets or other wall features that extend beyond the structure of the wall.

15. Menu boards and directional signs for the fast food restaurants will be subject to the approval of the Planning Director.

~~17.~~ 16. Prior to issuance of any building permit, the applicant shall submit a sign design program as a minor amendment to the Development Plan which addresses criteria for color, style, sizes, materials for the pylon, monument, and wall signs. Such criteria, when approved by the Planning Commission, shall be applied to all permitted on-site signs. Temporary signing and banners are not permitted unless standards are provided in the sign program for such signing, including length of time such temporary signs are allowed.

17. All sign locations will comply with El Dorado County site distance requirements as defined in the "Design and Improvements Standards Manual."

18. Perimeter landscaping shall be provided within the project site's boundary between the project and U.S. Highway 50, Missouri Flat Road, and Headington Road. A minimum of 5 feet of landscape shall also be provided on the Sundance Plaza Project site along the Phase 1 and Phase 2 frontage of Prospectors Playa, along the Lindsay property Plaza, as such frontage is constructed, and on the portion of site to be excluded parcel (labeled 'N.I.C. Not a part') at the center of Phase 42 adjacent to Headington Road, (this provision is waived if Developer is able to obtain control of the excluded area), and any other area where parking (including access) is adjacent to any private property.

19. A final landscape plan identifying the number of proposed trees and shrubs, in addition to their planting size (landscape palette provided already) will be provided prior to issuance of a grading permit. The minimum trees and shrubs within perimeter landscaping shall be in accordance with County Code §17.18.090.

20. For each of Phase 1 and Phase 2 of development, parking lot landscaping shall include shade trees, distributed evenly throughout, placed as to provide canopy cover over 50 percent of the total parking within 15 years of securing the first building permit for each development phase. Canopy trees from a minimum fifteen (15) gallon container size or equal shall be planted within the parking lots, and satisfy the requirements of the water conserving landscape ordinance. Parking areas shall contain at least two (2) tree species, with at least one type being a large shade tree and one type of accent tree to delineate aisles and announce entries.

21. Planters shall utilize live landscape materials that will ultimately achieve 75 percent coverage of the planter area. Landscape treatments and shrub plantings shall be located as not to impair visibility for pedestrians or motorists. In areas where plants are susceptible to damage by vehicular traffic or pedestrian circulation, the landscape materials shall be protected by appropriate curbs, tree guards, or other acceptable means.

22. Landscape maintenance shall be provided by the applicant or successor shopping center owner, or as agreed through binding tenant agreements. For each month during the first year of planting, the vitality and health of all landscape shall be monitored. During this time, nonliving landscape of comparable quality, size, and texture, shall be replaced at the originally planted size (different plants may be used, at the discretion of the Planning Director, if they would provide for a more vigorous or sustainable landscape). Quarterly from the second through the fifth year of

planting, the vitality and health of all landscape shall be monitored. During this time, non-living landscape of comparable quality, size, and texture, shall be replaced at the originally planted size (different plants may be used, at the discretion of the Planning Director, if they would provide for a more vigorous or sustainable landscape).

23. In addition to EIR Mitigation Measure 4.3-12, parking lot light poles will be restricted to 30 feet or less and shall be incorporated into the parking lot landscape design.
24. Prior to the issuance of building permits, a color rendering utilizing the submitted texture and color board on file in the Planning Department for the project shall be approved by the Planning Director.
25. For any building facade in excess of 100 feet, the applicant will incorporate recesses and projections along at least 20 percent of the length of the facade. Such recesses or projections shall be a minimum depth of 12 inches.
26. For buildings in excess of 50 feet in length on the front side, the project shall provide variations in roof lines to encourage greater architectural interest in the structure. Variations may be in the form of parapets concealing flat roofs and rooftop equipment, overhanging eaves, slope roofs, and three or more roof slope planes.
27. Screening of roof top equipment shall be provided to prevent visibility of any roof top equipment from passersby traveling along Missouri Flat Road, Headington Road, and U.S. Highway 50. The type and extent of screening shall be approved by the Planning Director.
28. Any trash enclosures situated along frontages of U.S. Highway 50, Missouri Flat Road, and Headington Road will be screened from direct passersby view with architectural treatments (e.g., building finishes and colors) that correspond with adjacent buildings. Trash enclosures shall be a minimum of seven (7) feet in height to minimize outside views of enclosed dumpsters.
29. Prior to the first certificate of occupancy for Phase II of the Project, the applicant shall construct a permanent perimeter fence and locking pedestrian gate, and separate locking vehicle gate for maintenance access at the Missouri Flat cemetery. The pedestrian gate shall remain open during the daylight hours, but be locked each night by 5:00 p.m. The design of the fence shall provide security and reflect the historic era of the cemetery and shall be approved by the El Dorado County Planning Director, with consultation with the El Dorado County Pioneer Cemeteries Commission and El Dorado County Cultural Resources Preservation Commission, with the General Services Director serving as the lead in the matter of impacts on cemeteries.
30. Prior to the first certificate of occupancy within Phase II of the Project, the applicant shall design and install one sign near the cemetery pedestrian access to provide educational historic instruction and to enhance the public's understanding of the purpose and value of such cultural resources. This sign shall be a monument sign not to exceed five (5) feet in height, with a maximum 30 square feet in area.

31. The applicant will establish an endowment, trust ~~fund~~, or other method, to be approved by the Planning Director and County Counsel, for the clean-up, care, and weed abatement of the cemetery grounds.
32. A letter of compliance with the Parcel Map Conditions of Approval from the local enforcement agencies shall be submitted to the Surveyor's Office prior to filing the parcel map.
33. The parking lot and walk areas shall not be used for outdoor sales or other events. However, an outdoor events plan, if approved by the Planning Commission as a minor amendment to the Development Plan, may authorize such activities. The outdoor events plan shall at a minimum address the magnitude, frequency, and location of such events.
34. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual," the "Grading, Erosion and Sediment Control Ordinance," the "Drainage Manual," the "Off- Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards.

P97-17

Conditions

~~1-Where~~ If the applicant is required to make improvements on lands which neither the applicant nor the County has sufficient title or interest to make such improvements, prior to issuance of a building permit the applicant shall submit the following to the Department of Transportation Director for approval:

- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements;
- b. Improvement plans prepared by a civil engineer of the required off-site improvements; and
- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to issuance of a building permit, the applicant shall enter into an agreement to complete the required off-site improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval.

3. A Drainage Report shall be prepared by the developer to identify any impacts resulting from the increase in runoff due to the buildout of the subject property. A final drainage plan shall be prepared that identifies the improvements necessary to mitigate the impacts indicated in the drainage report. All hydrologic and hydraulic analyses, and the design of improvements shall be in accordance with the provisions of the County of El Dorado Drainage Design Manual.
4. The applicant shall obtain a grading permit and pay appropriate fees commensurate with the scope of the proposed project prior to commencement of any work performed.
5. Prior to issuance of a grading permit, an erosion, slope stabilization and ~~revegetation~~re-vegetation plan shall be prepared for review and approval by the El Dorado Resource Conservation District and the County Department of Transportation.
6. All grading and erosion control, including driveway construction, shall be in compliance with the requirements of Chapter 15.14 of the El Dorado County Code, Grading, Erosion and Sediment Control Ordinance.
7. The interim alignment of El Dorado Road is classified as a Rural Major Collector and shall have an irrevocable offer of dedication, in fee, of property owned by the Applicant along the project frontage, for road and public utility purposes of 30 feet from centerline in accordance with the approved right of way alignment as depicted in Exhibit "A" attached hereto.
8. Missouri Flat Road is classified as a Rural Minor Arterial and shall have an irrevocable offer of dedication, in fee, of 60 feet from centerline property owned by the Applicant in accordance with the approved right of way alignment as depicted in Exhibit "A", attached hereto.
9. The project will require encroachment permits onto Missouri Flat Road and El Dorado Road, as driveways are proposed for development.
10. ~~Prior to~~With the recording of the parcel map for Phase 1 of ~~Sundance Plaza~~the Project, the owner shall provide an access easement for ingress and egress to Prospectors Plaza ~~and the Lindsay project at three locations, as as~~ indicated on the ~~parcel map~~site plan.
11. The applicant shall provide an irrevocable offer of dedication, in fee, of the necessary right-of-way owned by applicant to accommodate the ultimate 4-lane divided roadway for Headington Road, together with any necessary slope, public utility, or pedestrian easements. The location of the Headington Road extension shall be subject to the approval of the County Department of Transportation.
12. Vehicular Access Restriction for parcels adjacent to Missouri Flat Road and Headington Road shall be shown on the parcel map, except for the common access points approved by the Department of Transportation.
13. A Joint Access Agreement needs to be provided prior to filing the parcel map which permits joint use of the parking area and access over all parcels for vehicles, bicycles, and pedestrians. Said agreement is subject to County Counsel review.

The

14. Prior to the issuance of an occupancy permit for Phase II of the Project, the Headington Road extension, both on-site and off-site from Missouri Flat Road to El Dorado Road, shall be constructed ~~as a condition of the project subject to the requirements of standard Plan 101A.101~~ A. The roadway design shall be for a two-lane divided road, with Class II bicycle lanes, a center turn lane median, and a six-foot wide sidewalk with curb and gutter along the side of Headington Road that fronts Sundance Plaza the Project only. The applicant shall construct intersection improvements and signalize the Missouri Flat Road/Headington Road intersection concurrent with construction of the Headington extension. In addition, the County will evaluate whether a portion of the foregoing costs can be funded through a Missouri Flat Area Traffic Impact Mitigation Fee Program or another funding strategy acceptable to the County without creating a conflict with Measure Y as part of the Phase I improvements, subject to reimbursement to the extent such improvements are included in the County's Capital Improvement Plan. Should the applicant seek to develop Phase II prior to the County constructing Headington Road, the applicant shall be required to advance construction of the improvements as set forth herein, subject to reimbursement for such improvements in accordance with a reimbursement agreement with the County.

~~14.~~ The Interim El Dorado Road shall be subject to Standard Plan ~~101-B101B~~, 36-foot paved roadway with 2-foot ~~shoulders~~.

15. ~~A 50-foot radius cul-de-sac shall be constructed at the terminus point of Court "A." The developer shall provide an irrevocable offer of dedication, in fee, for a right of way of 60 feet radius concentric with the constructed improvements shoulders.~~

16. The project shall be subject to the County Traffic Impact Mitigation (TIM) fee. Pursuant to Resolution 31-98, said fee shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.

17. The project shall be subject to the State system infrastructure traffic impact mitigation (TIM) fee. Pursuant to Resolution 32-98, said fee shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.

~~18.~~ Project entrances shall be provided in accordance with ~~Figure 5 of the Final Report, Traffic Access Study for Sundance Plaza (April 10, 1998), except for the Ultimate realignment of El Dorado Road~~ Exhibit A attached hereto.

~~19.~~ The project applicant for ~~Sundance Plaza Project~~ shall be responsible for constructing a bus turnout

~~and transit shelter along the project site frontage of Headington Road.~~ prior to the issuance of an occupancy permit for Phase II of the Project. The type and location of the specific facilities as well as the timing of their installation shall be determined by El Dorado County DOT with input

from the El Dorado County Transit Authority. The determination of timing shall ensure that these transit improvements are in place commensurate with the extension of transit service along Headington Road. Also, ~~the applicant shall provide a park n-ride lot of a minimum 40 spaces on Lot 23. The desired number of spaces is 80. However, the ultimate number of spaces to be provided will depend on the quantity that can be accommodated on Lot 23. The design and landscaping will be subject to approval of the Department of Transportation, El Dorado County Transit Authority, and the El Dorado County Planning Department. The park n-ride lot shall be constructed prior to final occupancy of any building.~~

20. The project applicant for Sundancee PlayaProject shall be responsible for the construction of Class II bike lanes along any parcels on the project site that front on Missouri Flat Road. The timing of construction shall be determined by the El Dorado County Department of Transportation.
21. Project approvals shall be operative only upon execution and final approval of a development agreement requiring the applicant to participate in the Missouri Flat Area Master Circulation and Funding Plan including, but not limited to, participation in the Mello-Roos District to be formed to fund roadway improvements specified in the MC&FP.
- ~~21. The applicant shall create a passive neighborhood park, approximately 1.5 to 2 acres in size and including the retention basin, to be located in parcels 24, 25, and 26, bordering on El Dorado Road and property owned by Megee. This passive neighborhood park shall be maintained by the applicant, or successor, along with the retention basin. The improvements and landscaping shall be subject to the approval of the Planning Director. The park shall be completed prior to issuance of the certificate of occupancy for any construction in Phase I that cumulatively exceeds 300,000 square feet.~~
22. Sundancee PlazaProject shall pay their fair share of the cost of the El Dorado Road/Highway 50 Interchange ~~and the balance of such costs to be funded through payment into~~ the County TIM fee program or any other funding strategy acceptable to the County. In addition, the County will continue to evaluate including the cost of this interchange within the MC&FP without creating a conflict with Measure Y. No building permit shall be issued in Phase II of the Project until the improvements are included in the County's CIP, or another funding source is identified, and a fair share is committed; reasonable schedule for construction has been established.

FILE # _____



EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

 RECEIVED
PLANNING DEPARTMENT

 ASSESSOR'S PARCEL NUMBER(s) 327-110-02, 04,06, 327-120-19,20,21,22, 325-220-49, 327-130-01,02,03

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

The Crossings at El Dorado - a 59.83 acre commercial development including 11 separate parcels ranging from .55 acres to 34.27 acres. The project is being planned under an existing EIR with a Development Agreement in place. The applicant is proposing to amend the existing Development Agreement to address minor modifications to the original project with significantly less environmental impacts.

 IF SUBDIVISION/PARCEL MAP: Create 11.00 lots, ranging in size from 0.55 to 34.27 (acre(s)) square feet

 IF ZONE CHANGE: From R1 to CG

 IF GENERAL PLAN AMENDMENT: From - to -

 APPLICANT/AGENT Palos Verdes Properties, Inc.

Mailing Address 4330 Golden Center Drive; Suite D Placerville CA 95667
P.O. Box or Street City State ZIP
 Phone (530) 622-5682 FAX (530) 621-3103

 PROPERTY OWNER Various - See Attached

Mailing Address See Attached City State ZIP
P.O. Box or Street City State ZIP
 Phone + FAX +

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

 ENGINEER/ARCHITECT RSC Engineering, Inc.

Mailing Address 2250 Douglas Blvd; Suite 150 Roseville CA 95661
P.O. Box or Street City State ZIP
 Phone (916) 788-2884 FAX (916) 788-4408

LOCATION: The property is located on the South side of Proposed Headington Road
N / E / W / S Street or Road
feet/miles West of the intersection with Missouri Flat Road
N / E / W / S Major Street or Road

 in the Placerville area. PROPERTY SIZE 59.83
Acre(s) / Square Feet

 X [Signature] Date 3-10-10
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

 Date Fee \$ Receipt # Rec'd by Census

 Zoning GPD Supervisor District Sec Twn Rng

 Pre-application completed by: Date completed:

PA 10-0007

05/08/09

10-0469.A.20



EL DORADO COUNTY PLANNING SERVICES

10 APR 13 PM 3:10
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PLANNING DEPARTMENT

SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. **All plans and maps MUST be folded to 8 1/2" x11"**. The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- ☐ I request a Pre-Application Meeting
- ☐ I request a Conceptual Review Workshop with the Planning Commission
- ☒ I request a Conceptual Review Workshop with the Board of Supervisors

Check
(√)

Applicant County

- | | | | |
|-------------------------------------|--------------------------|----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) | Assessors Parcel Map noting the subject parcel.* |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) | Time and Material form signed.* |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) | A conceptual site plan or map plan, preferably showing the following:* |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. | Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. | Access to the site from County or State road system. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | c. | Existing zoning and Land Use designation, and any proposed zoning or Land Use designation changes. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | d. | Such items as existing/proposed open space, recreation areas, and trail systems. |
| <input type="checkbox"/> | <input type="checkbox"/> | e. | Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated. |
| <input type="checkbox"/> | <input type="checkbox"/> | f. | Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) | Aerial photograph of the project area.* |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) | Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project. |

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.

EL DORADO CROSSINGS - LANDOWNER CONTACT SHEET

10 APR 13 PM 3:10
RECEIVED
PLANNING DEPARTMENT

APN: 327-110-04 & 06 - Prospect Investment Company

APN: 327-120-19, 20, 21, 22 - El Dorado Land Company

Howard Miller,
4661 Pony Express Trail,
Camino, CA 95709
Tel: (530) 644-2453

and

Russell Smit,
2271 Lost Lane,
Placerville, CA 95667
Tel: (530) 622-3364

APN: 327-110-02

Norman Smythe,
71727 Crannog Road,
North Bend, OR 97459
c/o Donald Landes, Attorney at Law,
P.O. Box 966,
Coos Bay, OR 97420
Tel: (541) 269-5767

APN: 325-220-49

Darlene Miller Waltrip - Trustee of the Waltrip Family 2006 Trust,
3610 Meadow View Lane,
Placerville, CA 95667
Tel: (530) 622-6363 and (530) 409-2994 (Cell)

APN: 327-130-01

Robert H. Gier and Rosamond O Gier, Trustees of Gier Family Trust,
1245 Broadway,
Placerville, CA 95667

2.

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APN: 327-130-02

Ida Lindsey Family Trust/George Naujokas
c/o Valerie Lindsey
8649 Westhaven Drive,
Orangevale, CA 95662
Tel: (916) 216-8726 (Cell)

APN: 327-130-03

Missouri Flat Venture LP
Valerie Lindsey
8649 Westhaven Drive,
Orangevale, CA 95662
Tel: (916) 216-8726 (Cell)

Missouri Flat Venture LP
c/o Valerie Lindsey
8649 Westhaven Drive,
Orangevale, CA 95662

March 11, 2010.

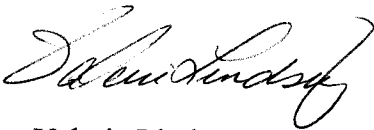
County of El Dorado,
300 Fair Lane,
Placerville, CA 95667.

Re: APN# 327-130-03

To Whom It May Concern,

As owner of the above listed property, I do hereby authorize Leonard Grado of Palos Verdes Properties or his agents or consultants to submit applications to the County of El Dorado or other public agencies as necessary in order to process these applications for the development of this property.

Sincerely,



Valerie Lindsey
Missouri Flat Venture LP

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PLANNING DEPARTMENT

PA 10-0007

Ida Lindsey Family Trust/George Naujokas
c/o Valerie Lindsey
8649 Westhaven Drive,
Orangevale, CA 95662

March 11, 2010.

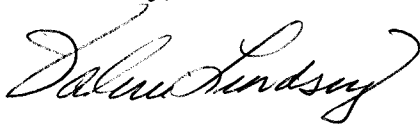
County of El Dorado,
300 Fair Lane,
Placerville, CA 95667.

Re: APN# 327-130-02

To Whom It May Concern,

As owner of the above listed property, I do hereby authorize Leonard Grado of Palos Verdes Properties or his agents or consultants to submit applications to the County of El Dorado or other public agencies as necessary in order to process these applications for the development of this property.

Sincerely,



Valerie Lindsey

10 APR 13 PM 3:10
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PLANNING DEPARTMENT

PA 10-0007

Prospect Investment Company and
El Dorado Land Company

March 11, 2010.

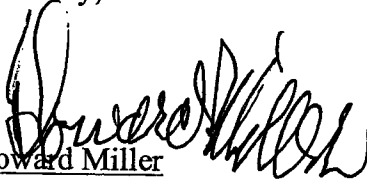
County of El Dorado,
300 Fair Lane,
Placerville, CA 95667.

Re: APN#s 327-110-04 & 6 and
APN#s 327-120-19,20,21 & 22

To Whom It May Concern,

As owner of the above listed property, I do hereby authorize Leonard Grado of Palos Verdes Properties or his agents or consultants to submit applications to the County of El Dorado or other public agencies as necessary in order to process these applications for the development of this property.

Sincerely,



Howard Miller

4661 Pony Express Trail,
Camino, CA 95709.



Russell Smit
2271 Lost Lane,
Placerville, CA 95667

10 APR 13 PM 3:10
RECEIVED
PLANNING DEPARTMENT

PA 10-0007

Darlene Miller Waltrip
Trustee of the Waltrip Family 2006 Trust
3610 Meadow View Lane,
Placerville, CA 95667.

March 11, 2010.

County of El Dorado,
300 Fair Lane,
Placerville, CA 95667.

Re: APN# 325-220-49

To Whom It May Concern,

As owner of the above listed property, I do hereby authorize Leonard Grado of Palos Verdes Properties or his agents or consultants to submit applications to the County of El Dorado or other public agencies as necessary in order to process these applications for the development of this property.

Sincerely,

Darlene Miller Waltrip, Trustee

Darlene Miller Waltrip
Trustee of the Waltrip Family 2006 Trust.

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PLANNING DEPARTMENT

PA 10-0007



County of El Dorado
Development Services Department

www.co.el-dorado.ca.us/devservices

10 APR 13 PM 3:10
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PLANNING DEPARTMENT

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The parties, COUNTY OF EL DORADO, (hereinafter COUNTY) and Palos Verdes Properties, Inc., the FINANCIALLY RESPONSIBLE PARTY (hereinafter FRP), agree as follows:

1. This project, File # _____, raises issues that may require significant staff and/or consultant time which might not be covered by the initial processing fee detailed in the County's land use development fee schedule included in Board of Supervisors Resolution #058-2006. Therefore, the FRP for this project will be billed at an hourly rate of \$100 for time and materials for the processing of this project. A minimum deposit of 20% of the anticipated cost of the time and materials is due at application. The fee initially collected will be a deposit toward subsequent billings and the balance must be maintained at a level of at least 20% of the initial deposit. If it is necessary to utilize consultant services, an additional deposit to cover consultant costs may be required prior to execution of the contract with the consultant.
2. Accounting of time spent on the project will be detailed monthly and a statement/invoice will be sent to the FRP. If payment is not received within 25 days of the date of the invoice, the County may elect to stop work and close the file. The County may require a new application and/or new deposit before resuming processing of the project.
3. The FRP is responsible for payment of all permit processing costs associated with this project; projects with an outstanding balance due on their account that are not paid in full by the scheduled appearance on the Planning Commission, Zoning Administrator or Board of Supervisors agenda will not proceed until after any balance due is paid.
4. If during the course of processing, the FRP changes, the new FRP must complete an Agreement for Payment, which will release the previous FRP from further financial obligations and designate the new FRP.
5. FRP understands and agrees that if the FRP owes any overdue balance for processing this project as defined in Item 2 above, Development Services will not accept any subsequent permit applications from the FRP until the outstanding balance due is paid.
6. FRP agrees to pay any and all remaining fees applicable under the County's land development fee resolution prior to map clearance for recordation or clearance for record of survey or issuance of any building or grading permits. No clearances or permits will be issued without receipt of full payment of fees applicable under the County's land development fee resolution, unless waived or adjusted in accordance with County Board of Supervisors Policy B-2.

7. COUNTY further advises FRP that if applicant appeals a decision on this project to another County entity, the full costs of processing the appeal will be charged to the FRP. An additional deposit of \$1,000 must be deposited with the County to defray appeal costs. If the County's costs for processing the appeal exceed this deposit, the FRP will be billed for the difference.
8. Development Services will mail the FRP a monthly statement/invoice identifying the remaining deposit balance on account or the amount due if deposited funds have been exhausted. Payment shall be due no later than 25 days after the statement/invoice date. If payment is not received within 90 days of said statement/invoice, collection will be processed through small claims court and/or by filing a lien on the subject property.
9. A \$25.00 processing fee will be charged for any check returned for insufficient funds.

Executed this _____ day of _____, 200_____.

FINANCIALLY RESPONSIBLE PARTY

Print Name: Leonard Grado / Patosy J. Pagan

Signature: _____

Address: 4330 Golden Center Dr. # D
Placerville, CA 95667

FINANCIALLY RESPONSIBLE PARTY

Print Name: LC

Signature: _____

Address: _____

Send courtesy notice to: (Print name, address) _____

COUNTY OF EL DORADO

By: _____
Development Services Representative

CHANGE OF FINANCIALLY RESPONSIBLE PARTY (FRP)

If this document supersedes a previous Agreement for Payment, due to change in financial responsibility, the previous FRP must also sign to acknowledge release of responsibilities. Upon project completion, any remaining deposit will be refunded to the FRP currently on record.

PREVIOUS FINANCIALLY RESPONSIBLE PARTY:

Print Name: _____

Signature: _____

Address: _____

Date of release of financial responsibility: _____

EXHIBIT G

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



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February 13, 2006

Mark A. Perlberger
HalBear Enterprises
2100 Northrop Avenue, Suite 500
Sacramento, CA 95825

Re: Missouri Flat Development Project – PD97-11/P97-17/DA98-08

Dear Mark:

This letter is in response to your inquiry regarding the timing of the review process for a revised development plan for the commercial development at Missouri Flat, formerly known as Sundance Plaza, Planned Development application PD97-11. As was discussed in our previous meetings, the process necessary to make the desired changes is to have the Planning Commission review the proposed changes as an amendment to the approved development plan, after first completing an addendum to the environmental impact report prepared for the original project approval that was certified in 1998.

The primary question regarding timing is the extent of CEQA documentation necessary to approve this revision. We believe that an addendum to the EIR will be sufficient to satisfy the provisions of CEQA. However, at such time as the revisions to the development plan are submitted and an initial review of the extent of changes to the project is completed, it may be determined that additional CEQA work may be necessary. However, at this point, I believe an addendum, pursuant to section 15164 of the CEQA Guidelines would be the appropriate document.

Since a part of the new proposal includes property not included in the original project approval, it will be necessary to consider the impacts of development on that property as well. This was the site of the former Kragen Center planned development, PD97-04, which was approved by the Board of Supervisors on March 24, 1998. A mitigated negative declaration was prepared for that project. I have briefly reviewed that document, and three areas of potentially significant impact were identified: water (concerns about drainage and runoff), air quality (cumulative impacts from additional air pollutants in a non-attainment area), and traffic (congestion and hazards). The project consisted of a 12,000 square foot auto parts store with an additional 16,000 square feet of retail and office. No site specific impacts associated with the design of the project were identified and the mitigation for the cumulative traffic and water runoff issues can be addressed through the design and mitigation of the proposed revised project.

The primary concern is the traffic impacts and coordination with needed improvements in the Missouri Flat corridor, including possible impacts to the El Dorado Road/U.S. Highway 50 interchange. The letter from Elizabeth Diamond of the Department of Transportation dated February 3, 2006 addressed what the County would require and the time frame associated with new traffic analysis. The rest of the environmental review and preparation of an addendum could proceed concurrently with the traffic analysis, provided we had sufficiently detailed site plans, elevations, landscaping plans, and other information necessary to complete our review. The County would need about six to eight weeks once DOT has concluded its review of the traffic studies to develop any final conditions, provide public notice, and schedule the hearing before the Planning Commission.

To summarize, Development Services would be able to process the proposed revision to the planned development and prepare an addendum to the EIR in about three to four months but cannot finish that process until DOT has concluded its work on resolving traffic and Missouri Flat MC&FP issues. Unless new significant environmental effects are discovered through the process of preparing an addendum, or new information is provided that demonstrates that there new impacts or increased impacts that were not fully disclosed in the EIR, the County anticipates that an addendum to the EIR will be sufficient to comply with the requirements of CEQA.

Please feel free to contact me if you have further questions or need additional information.

Sincerely,



Peter N. Maurer
Deputy Director - Planning Services

cc Supervisor Jack Sweeney
Laura Gill, Chief Administrative Officer
Greg Fuz, Development Services Director
Richard Sheppard, Transportation Director
Liz Diamond, Deputy Director, Transportation
Roger Trout, Principal Planner

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

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EXHIBIT H



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April 22, 2010

Leonard Grado
Palos Verdes Properties, Inc.
4330 Golden Center Drive, Suite D
Placerville, CA 95667

Re: Pre-Application PA10-0007 / The Crossings at El Dorado (Formerly Sundance Plaza)

Dear Mr. Grado:

Based on our review of the pre-application submittal, as submitted on April 13, and follow-up phone conversation with you on April 15, staff has concluded that a substantial conformity determination request is required to determine if your revised proposal is consistent with the previously approved Development Agreement (DA), development plan (PD) EIR for the former Sundance Plaza, and the Missouri Flat Master Circulation & Financing Plan. The requested conceptual review before the Board of Supervisors is not the appropriate permitting process because no vote may be taken, pursuant to Resolution 043-2009, including a finding of substantial conformity. Such a request would require the submittal of a site plan review (SPR) application for consideration by Planning Services and the Planning Commission.

Staff's position concerning this issue remains the same as outlined in the enclosed letter to Mark Perlberger dated February 13, 2006. In order to move the proposed project forward, it will be necessary to submit an amendment to the DA, revised development plan, and parcel map application. A zone change application will also be needed if Assessor's Parcel Number 325-220-49 is to remain as part of the development plan. As previously discussed, these applications will be subject to further environmental review pursuant to CEQA.

In summary, the requested conceptual review before the Board of Supervisors will not enable you to achieve your goal of obtaining a finding of substantial conformity. Further, as staff does not believe such a finding may be made based upon your revised plans, staff recommends you submit the applications noted above for further processing.

If you have any questions, or would like to schedule a meeting to discuss this, please contact me at (530) 621-5874 or jason.hade@edcgov.us

Sincerely,

Jason R. Hade, AICP
Project Planner

cc: Supervisor Jack Sweeney
Roger Trout, Development Services Director

Enclosure

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