

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



Agenda of: August 14, 2008
Item No.: 8
Staff: Jonathan Fong

PLANNED DEVELOPMENT/PARCEL MAP

FILE NUMBER: PD07-0008. P07-0013

APPLICANT: Serrano Associates, LLC

REQUEST: The development plan would allow for the construction of 118,842 square feet of commercial development. One building would be constructed on each of the nine proposed lots and range in size from 3,080 to 62,000 square feet.

The commercial parcel map would create nine parcels ranging in size from 0.37-acres to 5.70-acres and one 11.76-remainder parcel. One, 1.45-acre parcel would be created for an extension of Serrano Parkway.

Two Design Waivers have been requested for the following:

1. To reduce the road width requirement from 40 feet to 36 feet;
2. To reduce the sidewalk requirement from 8 feet to 6 feet.

LOCATION: On the south side of Bass Lake Road, east of the intersection with Serrano Parkway in the El Dorado Hills Area, Supervisorial District II. (Exhibit A)

APN: 123-040-07

ACREAGE: 24.91-acres

GENERAL PLAN: Adopted Plan- El Dorado Hills Specific Plan (AP)

ZONING: Planned Commercial (CP)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt Pursuant to Section 15162(a) of the CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The application was submitted on February 29, 2007 and was deemed incomplete by Planning Services on April 26, 2007. The applicant submitted revised maps and additional documentation deeming the project complete on May 9, 2007. The project was brought for Conceptual Review to the Planning Commission on July 12, 2007. The Conceptual Review was sought in order to receive feedback from the Commission for the project. The Commission determined the project was acceptable and no one from the public spoke in opposition.

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: The project includes a request for a Development Plan and a Parcel Map.

Parcel Map: The Parcel Map would create nine parcels ranging in size from 0.37-acres to 5.70-acres. One right-of-way parcel and a remainder parcel would be created. The parcel sizes would conform to the table included below:

Planned Development: The Planned Development would allow for the construction of nine commercial buildings totaling 118,842 square feet. Prior to issuance of any building permits for the proposed buildings, the applicant would be required to submit Final Planned Development plans which would include lighting, signage and architectural plans which would be subject to review and approval by the Planning Commission.

The building square footages would correspond to the table below:

Parcel Number	Improvements (Square Feet)	Net Area (Acre)
1	62,000	5.70
2	3,080	1.00
3	8,400	0.81
4	4,800	0.44
5	6,000	0.56
6	4,000	0.37
7	8,064	0.75
8	8,098	0.74
9	14,400	1.33
A	Right-of-Way	1.45
Remainder	Remainder	11.76

Road Improvements/ Utilities: The project would be required to construct Sienna Ridge from the boundary of the Bass Lake Hills Specific Plan to the intersection of Serrano Parkway and Bass Lake Road. A new signal would be installed at the intersection. As recommended by the Acoustical

Analysis prepared for the project, the project would require the construction of sound walls to buffer future residential development from noise impacts generated by the project. The sound walls would be constructed along the southern boundary of the project site and would buffer operational noise impacts resulting from delivery trucks, mechanical equipment and typical commercial noise.

Site Description: The parcel is an undeveloped portion of land within the El Dorado Hills Specific Plan Area. Slopes on-site are generally flat with a high point near the center of the parcel. Approximately seven percent of the slopes are greater than thirty percent. Vegetation on-site is comprised of oak woodland and native grasses. A tree canopy analysis performed for Village J5 area identified approximately 1.11-acres of oak canopy. Jurisdictional wetlands on-site have been impacted pursuant to a previously issued 404 permit.

The project site is located within Village J5 of the El Dorado Hills Specific Plan. The Specific Plan describes the area as follows:

Village “J” also includes 45 acres of neighborhood commercial sites on the west and east sides of Bass Lake Road. These uses are intended to serve the daily shopping needs of future residents in the vicinity. Village “J” would accommodate approximately 342 dwelling units.

The original Zoning Map of the Specific Plan designated the commercial portion of Village J as being located on either side of Bass Lake Road. Previously approved maps in the Village J area relocated the commercially-zoned lands to the current location. The Specific Plan identified a total of 45-acres of commercial sites within the Village J area. The project would develop approximately 25-acres of the Village which includes a 12-acre remainder parcel. The 342 dwelling units to be located within the Village J area would be located within Villages J-6 and J-7 and would not be approved through this application.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	CP	AP	Undeveloped
North	RF	AP	Bass Lake
South	RE-10	AP	Undeveloped
East	CP	AP	Undeveloped
West	R1-PD	AP	Existing Single Family Residential

The project is located within the El Dorado Hills Specific Plan and borders the Bass Lake Hills Specific Plan. The proposed commercial development would be consistent with the El Dorado Hills Specific Plan and the El Dorado Hills Specific Plan EIR. 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 and sidewalk improvements within the Bass Lake Hills Specific Plan Area.

El Dorado Hills Specific Plan: The project site is located within Village J5 which is designated for commercial use. The Specific Plan outlines typical commercial uses allowed in Village J:

- Grocery Store
- Drug Store
- Variety Store
- Beauty- barber shop
- Restaurant/ coffee shop
- Cleaners

Multifamily uses are specifically prohibited within the commercial portions of Village J.

Section 1.4.3.2 (f) of the Specific Plan requires a fire station to be located within Village J. The El Dorado Hills Fire Department was distributed the project during the 30-day initial review and rejected the Village J5 location in favor of fire stations located on Wilson Way and Silver Dove.

Zoning: The project request includes a Planned Development Application. The PD would allow flexibility in the Development Standards of the CP Zone District. As discussed below, Planning Services staff has determined the modifications to the Development Standards are acceptable and Findings of Approval have been included in Attachment 2 of the Staff Report. The site is designated Planned Commercial which permits a range of commercial land uses consistent with the Zoning Ordinance and the El Dorado Hills Specific Plan.

Included below is an analysis of the Development Standards of the CP Zone District:

A. Minimum lot area, five thousand square feet;

The proposed lots would range from 0.37 to 5.7-acres in size. The proposed parcels would be consistent within the CP zone district.

B. Maximum building coverage, sixty percent of the lot;

The project would develop 13.15-acres of the site. The proposed improvements would total 118,842 square feet. This would result in a building coverage of approximately 20 percent which would be consistent within the CP zone district.

C. Minimum lot width, fifty feet;

The Parcel Map would create nine parcels varying in size from 0.37-acres to 5.7 acres. The proposed lot width would not be less than 50 feet.

D. Minimum yards: front, ten feet; sides and rear, five feet, or zero feet and fireproof wall without opening; provided, however, that all hotels, motels or multifamily dwelling structures shall have at least five- foot side and rear yards;

As shown on the Site Plan, the proposed buildings would be consistent with the setbacks of the CP Zone. Approval of the project would create nine parcels and would allow for road widening and improvements. Planning Services would review and approve the setbacks for the proposed buildings during review of the Final Development Plan.

Signage: No signage would be approved as part of this application. All future signage would be reviewed and approved by the Planning Commission as part of approval of the Final Development Plan for the project.

Parking: As shown on the Site Plan (Exhibit F) a total of 580 parking spaces would be provided which would be in excess of County requirements. Chapter 17.18 of the Zoning Ordinance establishes three off-street parking ratios for shopping centers. The Ordinance differentiates between Neighborhood, District/ Community and Regional shopping centers.

Review of the proposed commercial center and its location between the El Dorado Hills and Bass Lake Hills Specific Plan would establish the project as a District/ Community Shopping Center and would be required to meet a parking ration of 1 space per 250 square feet of retail space. The proposed 118,842 square feet of commercial space would require the 476 parking spaces. The project would provide for 580 parking spaces which would be consistent with the requirements of the Zoning Ordinance.

General Plan: The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a designation in reference to areas where specific plans have been adopted. These plans and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan Land Use map for such area. Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2, the proposed tentative map is found to be consistent with the General Plan.

Oak Canopy: The El Dorado Hills Specific Plan EIR estimated potential impacts to oak canopy as a result of residential and commercial development within the Specific Plan Area. A tree canopy analysis prepared by ECORP Consulting for the Village J area. The analysis identified 1.112 acres of oak canopy located on the project site and a total of 7.110 acres within the Village J area. The El Dorado Hills Specific Plan EIR estimated that 80% of oak canopy would be impacted for development of the Village J Area. The estimated 80% removal of the oak canopy within Village J would result in 5.55-acres of impacts. The development of Village J5 would require 1.112-acres of impacts which would be less than the 80% evaluated in the EIR. Subsequent development of Village J would be required to demonstrate that future oak canopy impacts would not exceed the 80% threshold established with the EIR.

The Tree Canopy Analysis prepared for the Village J area identifies 7.11-acres of oak canopy located within the Village boundary. A table of the tree canopy within each of the Village areas is

included below. The canopy analysis included all canopy within the Village J areas. The tree canopy reviewed includes primarily oak canopy and small amounts of Pine within the J7 area.

Village Area	Tree Canopy Coverage (acre)	Village Size (acreage)	Canopy Coverage (%)
J5	1.112	24.9	4.5
J6	5.825	24.1	24.2
J7	0.173	10.2	1.7
Total	7.110	59.2	12

Commercial development of the project would require the removal of 100% of the 1.112-acres of oak canopy within the Village J5 area. The EIR prepared for the Specific Plan Area estimated that within commercial areas, 80% of the oak canopy would be removed for development. The project would remove 1.112-acres of oak canopy which totals approximately 16% of the oak canopy within the Village J area. Future development of Village Areas J6 and J7 would be required to preserve 1.422-acres of oak canopy to account for the oak canopy impacts associated with development of the Village J5 project.

Noise: The El Dorado Hills Specific Plan EIR required a noise assessment for any commercial development within the Specific Plan Area. The Acoustical Analysis prepared by The Acoustics & Vibration Group dated March 2007, analyzed the existing and future impacts of road traffic and the potential noise impacts of development of the project. The analysis concluded that future development of the site would require the construction of sound walls to buffer the surrounding residential land uses from future noise level increases due to the project. Site improvements would include:

- Sound walls for truck delivery

The acoustical analysis recommended the limiting of hours of truck deliveries between 7:00a.m. and 7:00p.m. and the installation of a sound wall either 8'-8" in height or 14'0" in height depending on the use of truck-mounted refrigeration units.

- Mechanical Equipment

Installation of mechanical equipment could potentially create noise levels in excess of established standards. Because the project includes a conceptual Development Plan, final design and location of any mechanical equipment is not known. Final development plans would include a separate sound study.

- Trash compactor

The proposed trash compactor would require an additional sound wall and installation of absorption materials to buffer the sounds during operation.

The project has been conditioned to construct the sound walls as recommended by the acoustical analysis. The sound walls would be required to be shown on the improvement plans and would be reviewed by Planning Services prior to issuance of a grading permit. Future sound studies would be required prior to approval of the Final Development Plan for each of the buildings.

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 EIR prepared for the Specific Plan did not identify any special status species within the J5 area. The existing drainage channel located on the project site has been previously impacted under an approved permit.

Traffic/ Circulation: A traffic study was prepared by Fehr and Peers which provided an analysis of three scenarios for a potential of a mix of commercial and residential land uses within the Village J area. The study recommended that a signalized intersection be constructed at the intersection of Serrano Parkway and Bass Lake Road.

The Department of Transportation has reviewed the Traffic Study and has required the project construct a signalized intersection as recommended by the study and perform additional road improvements. The road improvements would include road widening and sidewalk improvements to match the proposed road improvements within the Bass Lake Specific Plan Area. These requirements have been included as conditions of approval in Attachment 1 of the Staff Report.

Design Waiver: Two design waivers have been requested for the following:

1. To reduce the road width requirement from 40 feet to 36 feet;
2. To reduce the sidewalk requirement from 8 feet to 6 feet.

The Department of Transportation was distributed the Design Waiver requests and recommended approval of the two Design Waivers. The reduced road width and sidewalk requirements would be consistent with the required improvements within the Bass Lake Hills Specific Plan area. Approval of the Design Waivers would match the future improvements anticipated in the Bass Lake Hills Specific Plan area to the south of the project site.

ENVIRONMENTAL REVIEW:

The project site is located within the El Dorado Hills Specific Plan and is subject to the certified Environmental Impact Report (EIR) and mitigation measures included in the Mitigation and Monitoring Program. Pursuant to Section 15162(a) of the CEQA Guidelines, once an EIR has been prepared for a project, a subsequent environmental document is not required unless substantial changes to the project or the project circumstances occur. The proposed project would be consistent with the commercial development established within the El Dorado Hills Specific Plan. No changes to the circumstances have occurred. No further environmental review is necessary.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Certify that the project is Statutorily Exempt from CEQA pursuant to Section 15162(a) of the CEQA Guidelines; and
2. Approve PD07-0008 and P07-0013 based on the findings in Attachment 2 and subject to the conditions in Attachment 1; and
3. Approve the following Design Waivers based on the findings in Attachment 2
 - A. To reduce the road width requirement from 40 feet to 36 feet;
 - B. To reduce the sidewalk requirement from 8 feet to 6 feet.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Assessor's Map
Exhibit E	Tentative Parcel Map
Exhibit F	Site Plan
Exhibit G	Landscaping Plan

ATTACHMENT 1

CONDITIONS OF APPROVAL

File Number P07-0013/ PD07-0008
Serrano Commercial Village J5
August 14, 2008 Planning Commission Hearing

CONDITIONS OF APPROVAL

Planning Services

1. This Parcel Map and Planned Development is based upon and limited compliance with the project description, the Planning Commission hearing exhibit marked Exhibit E-G, dated August 14, 2008, and conditions of approval set forth below. Any deviations from the project description; exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The project would allow for a Commercial Parcel Map and Development Plan. The Parcel Map would allow for nine parcels, one right-of-way parcel and a remainder. The Planned Development would allow for commercial building on each of the numbered parcels. The parcel sizes and improvement square footages shall correspond to the table included below:

Parcel Number	Improvements (Square Feet)	Net Area (Acre)
1	62,000	5.70
2	3,080	1.00
3	8,400	0.81
4	4,800	0.44
5	6,000	0.56
6	4,000	0.37
7	8,064	0.75
8	8,098	0.74
9	14,400	1.33
A	Right-of-Way	1.45
Remainder	Remainder	11.76

Approval of the project shall allow for the creation of the parcels only. All future development of the site shall correspond to the square footage improvements listed in the table above and shall require Planning Commission approval prior to issuance of any building permit for the project.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. The project shall connect to EID services for water and waste water services. The applicant shall submit an EID Water Meter Award Letter or similar document to Planning Services prior to filing the Parcel Map.
3. The applicant shall construct sound barriers as recommended in the noise impact analysis prepared by The Acoustics & Vibration Group dated March 2007. Planning Services and the acoustical engineer shall review and approve the sound barriers prior to issuance of any building permit for the project.
4. The applicant shall submit an acoustical analysis for any outdoor mechanical equipment proposed on Parcels 1, 2, 8, or 9. Planning Services shall review and approve the acoustical analysis prior to issuance of a building permit.
5. The project shall remove 1.112-acres of oak canopy. The required 20 % retention of oak canopy as established by the El Dorado Hills Specific Plan EIR shall be achieved through limited development of Village J6 and J7 areas.
6. Development Services shall verify that all fees have been paid prior to filing of the parcel map.
7. The applicant shall submit to Planning Services the required Department of Fish and Game fee and filing fee prior to filing of the Notice of Determination by the County. No permits shall be issued or Parcel Map filed until said fees are paid.
8. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees from any claim, action, or proceedings against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado

County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

9. Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.

Department of Transportation

Project Specific Conditions

DOT CONDITIONS

10. The applicant shall construct realigned Sienna Ridge Road from the boundary of the Bass Lake Hills Specific Plan to form a 4-way intersection with Serrano Parkway and Bass Lake Road. The improvements shall be as follows (starting on the north side of Sienna Ridge Road):
 - 6-foot sidewalk with Type 2 vertical curb and gutter
 - 8-foot shoulder to include a type II Bike path
 - 11-foot AC travel lane
 - 12-foot striped median
 - 11-foot AC travel lane
 - 4-foot shoulder to include a type II Bike Path
 - 6-foot sidewalk with Type 2 vertical curb and gutter

A transition to the existing road (Sienna Ridge Road) must be provided to the satisfaction of the Department of Transportation. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

11. An application for general vacation shall be filed for the unused segment of Sienna Ridge Road from the intersection of the proposed local road to Bass Lake Road prior to occupancy.
12. The applicant shall irrevocably offer to dedicate in fee, 60-foot wide on-site road and public utility easement for the on-site portion of Sienna Ridge Road, prior to the filing of the map. This offer will be acknowledged but rejected by the County, subject to completion of said improvements.

13. In Accordance with Policy TC-5 of the County of El Dorado General Plan, sidewalks and curbs shall be required along the future road as well as along Bass Lake Road per DISM 101A. The concrete curb and gutters shall be in accordance with DISM Standard Plan 104 Type 2. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
14. The southerly driveway encroachment onto Bass Lake Road shall have a restricted turn movement to a right-in and right-out only. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
15. A left turn pocket shall be provided on Bass Lake Road for the driveway between Buildings B and C. A letter from the traffic engineer shall be provided stating the required length of the turn pocket. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
16. A traffic signal shall be placed at the intersection of Serrano Parkway/Sienna Ridge Road and Bass Lake Road. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
17. The location of the bus turnout located on Sienna Ridge Road shall be located as shown on the preliminary plans submitted September 10, 2007 by R.E.Y. Engineers, Inc. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
18. The applicant shall obtain encroachment permits from the Development Services Department and shall construct said encroachments per DISM Standard Plan 103G prior to the issuance of a building permit.
19. Sight distance must be verified for all driveway approaches. DOT is concerned about site distance on the southeasterly driveway. Engineer/Applicant must verify that he/she has a sufficient sight distance prior to filing the final map.
20. Drainage structures shall be relocated outside of the right-of-way. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
21. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the

County may, at the subdivider's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the subdivider 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.

Standard Conditions

22. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Subdivision Ordinance, prior to the recordation of the Parcel Map.
23. If site improvements are to be made, 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.
24. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
25. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
26. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and

properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

27. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
28. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.
29. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis.
30. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
31. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
32. The applicant shall submit a soil and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
33. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans.
34. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and

recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

35. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
36. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 7:00 p.m. on any weekdays, and 8:00 a.m. and 5:00 p.m. on weekends and federally recognized holidays.
37. If the project disturbs more than one acre of land area (43,560 square feet), the Developer shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A notice of Intent form, the appropriate fee, and a location map are required for this filing. A copy of the Application shall be submitted to the County with two (2) copies of the Storm Water Pollution Prevention Plan (SWPPP), prior to building permit issuance, and by state law must be done prior to commencing construction

El Dorado Hills Fire Department

38. The potable water system for the purpose of fire protection for this commercial development shall provide a minimum fire flow of 2,500 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the Fire Department for review and approval. The Department shall verify the fire flow prior to issuance of a grading permit.
39. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department. The Department shall review and approve all hydrant locations prior to issuance of a grading permit.
40. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations. The Department shall verify compliance with this condition prior to issuance of a grading permit.
41. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in

service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103. The Department shall verify compliance with this condition prior to issuance of a building permit.

42. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway. The Department shall verify compliance with this condition prior to issuance of a grading permit.
43. Each building shall be addressed in accordance with Fire Department requirements. The Department shall verify compliance with this condition prior to issuance of a building permit.
44. The applicant shall provide the Fire Department with a CD that contains all CAD files for this project.
45. The fire access roadways serving all buildings shall be designed to accommodate a 40 foot inside and a 56 foot outside turning radius. The Department shall verify compliance with this condition prior to issuance of a grading permit.
46. All buildings shall be fire sprinklered in accordance with NFPA-13 and Fire Department requirements. The Department shall verify compliance with this condition prior to issuance of a building permit.
47. This development shall provide a minimum of two unobstructed access roadways during construction of any building. The Department shall verify compliance with this condition prior to issuance of a grading permit.
48. The trash enclosure located between the Market and "G" Building shall be relocated a minimum of 5 feet from a building wall. The Department shall verify compliance with this condition prior to issuance of a building permit.
49. The main entrance to the project which consists of two 16 foot wide paved sections of roadway for ingress and egress. This width is not sufficient for emergency response vehicles to pass any vehicle located within this section of roadway. This section of roadway shall be increased to a minimum width of 20 feet. The Department shall verify compliance with this condition prior to issuance of a grading permit.

El Dorado County Department of Transit

50. The project shall provide curbside turnouts as shown the Preliminary Plans submitted September 10, 2007 by R.E.Y. Engineers.
51. The project shall provide on-site passenger loading areas. The Department shall review and approve the loading areas prior to issuance of a grading permit.

El Dorado County Department of Environmental Management

52. For any proposed food facilities, the applicant shall submit complete, easily readable plans, drawn to scale. The Department shall review and approve the plans prior to issuance of a building permit.
53. Prior to installation of any new equipment, for any proposed food facilities, equipment specification sheets shall be reviewed and approved by the Department.
54. All new and replacement food-related and utensil-related equipment shall be certified or classified by for sanitation by an American National Standards Institute (ANSI) accredited certification program. In the absence of an applicable ANSI sanitation certification, this Department shall review food-related and utensil-related equipment prior to issuance of a building permit.

Air Quality Management District

55. The applicant shall make applications and pay appropriate fees for an Asbestos Dust Mitigation Plan. The District shall review and approve the Plan prior to issuance of a grading permit.
56. The applicant shall adhere to all District rules during project construction.

Surveyor's Office

57. All survey monuments must be set prior to filing the Parcel Map.
58. Prior to filing the Parcel Map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

ATTACHMENT 2 FINDINGS

File Number PD07-0008/ P07-0013
Serrano Commercial Village J5
August 14, 2008 Planning Commission Hearing

1.0 CEQA Findings

- 1.1 The project is a residential project and a part of an adopted El Dorado Hills Specific Plan EIR, this project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 stating that a residential project is exempt where a public agency has prepared an EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. Implementation of the project is subject to conformance with applicable mitigation measures detailed in the Mitigation Monitoring Plan in the EIR. No further environmental analysis is necessary
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 Administrative Findings

2.1 The project is consistent with the El Dorado Hills Specific Plan

The proposed neighborhood commercial center would be consistent with the permitted used and development standards established for Village J within the El Dorado Hills Specific Plan.

2.2 The project is consistent with the Zoning Ordinance

The project site is zoned Planned Commercial (CP). The proposed neighborhood commercial center will be consistent with the parking requirements and the development standards of the CP Zone District.

3.0 Tentative Map Findings

3.1 That the proposed map is consistent with the applicable general and specific plans;

The project will create a neighborhood commercial center consisting of nine commercial lots and 118,842 square feet of commercial space. The proposed project will be consistent with the El Dorado Hills Specific Plan.

3.2 That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans;

The proposed design will be consistent with the Development Standards of the Zoning Ordinance and design guidelines of the El Dorado Hills Specific Plan. The proposed road improvements will be consistent with the El Dorado Hills Specific Plan Circulation Element and will match the required road improvements within the Bass Lake Hills Specific Plan.

3.3 That the site is physically suitable for the type of development;

The El Dorado Hills Specific Plan and EIR identifies Village J as containing 45 acres of commercial lands. The project is for 11.76-acres of commercial development which is consistent with the El Dorado Hills Specific Plan. The proposed project will be consistent with the design guidelines of the Specific Plan and the environmental impacts analyzed in the EIR.

3.4 That the site is physically suitable for the proposed density of development;

The proposed project density will be suitable for the site. Adequate parking areas and encroachments onto access roads will allow for adequate circulation through the project.

3.5 That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and will not avoidably injure fish and wildlife or their habitat;

The project will not likely result in substantial environmental damage. The existing jurisdictional wetlands on-site have been impacted pursuant to issued state water permits.

3.6 That the design of the subdivision or the type of improvements is not likely to create serious public health and safety problems or unacceptable fire risks to occupants or adjoining properties;

The project will provide encroachments onto Bass Lake Road and will create a new extension of Serrano Parkway through the Bass Lake Specific Plan area. The road improvements will provide adequate circulation and emergency access through the project site.

3.7 That the design of the subdivision or the type of improvements will not conflict with easement, acquired by the public at large, for access through or use of property within the proposed subdivision.

The project includes an extension of Serrano Parkway through the project site and improvements to Bass Lake Road. The project includes the necessary dedication for road right-of-way and will not conflict with public access through the site.

4.0 Planned Development Findings

4.1 That the Planned Development request is consistent with the Specific Plan;

The proposed commercial development will be consistent within the CP zone as established by the El Dorado Hills Specific Plan. All future development will be reviewed to be consistent with the architectural guidelines of the Specific Plan.

4.2 That the proposed development is so designed to provide a desirable environment within its own boundaries.

The project has been designed to provide adequate vehicular access to the site as well as on-site parking consistent with the Zoning Ordinance. Sidewalks and bus turnouts will allow for non-motorized and public transportation. Landscaping and project siting will buffer the commercial uses from the surrounding residential uses.

4.3 That any exception to the standard requirements of the zone regulations are justified by the design or existing topography.

No exceptions to the CP Development Standards have been proposed. All future development will be consistent with the requirements of the CP zone. The requested Design Waivers will allow for the required road improvements to match the future roads within the Bass Lake Hills Specific Plan.

4.4 That the site is physically suited for the proposed uses.

The project site is easily accessed from Serrano Parkway and Bass Lake Road. The project will require road improvements and signal construction to reduce the future traffic impacts associated with the project. The construction of sound walls will reduce any impacts of site operation on the surrounding residential uses. The removed oak canopy will be mitigated through the preservation of additional oak canopy within the Village J area.

4.5 That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.

The existing public water and sewer services are available to serve the project. The project will include road improvements and signal construction to reduce the future traffic impacts associated with the project.

4.6 That the proposed uses do not significantly detract from the natural land and scenic values of the site.

The project site is currently undeveloped and does not contain any scenic value. The proposed commercial development will be consistent with the anticipated improvements in

the Specific Plan area and will provide a benefit to the existing and future residential uses in the area.

5.0 Design Waiver Findings

- 1. To reduce the road width requirement from 40 feet to 36 feet;**
- 2. To reduce the sidewalk requirement from 8 feet to 6 feet.**

5.1 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

The proposed Design Waivers will match the road and sidewalk improvements within the Bass Lake Hills Specific Plan area.

5.2 Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.

The additional road and sidewalk widths are not required and will not be matched by future improvements south of the project area within the Bass Lake Hills Specific Plan area.

5.3 The adjustment or waivers would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

The reduced road and sidewalk widths will provide adequate traffic circulation and pedestrian access through the El Dorado Hills Specific Plan Area and the Bass Lake Hills Specific Plan area. The Design Waivers will not result in health, safety, and welfare concerns.

5.4 The waivers would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.

The proposed Design Waivers will be consistent with the design criteria of the Bass Lake Hills Specific Plan area and will provide adequate emergency access to the project site and surrounding areas.