

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



**Agenda of:** December 10, 2009  
**Item No.:** 8  
**Staff:** Jonathan Fong

**PLANNED DEVELOPMENT REVISION**

**FILE NUMBER:** PD07-0008R/Serrano Commercial Village J5

**APPLICANT:** Serrano Associates, LLC

**REQUEST:** A revision to an approved Development Plan that would approve the following: Photometric Plan, Sign Program, Building Elevations, and Color Palette.

**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

**RECOMMENDATION:** Staff recommends that the Planning Commission take the following action:

1. Certify that the project is exempt from CEQA pursuant to Section 15162(a) of the CEQA Guidelines; and
2. Approve Planned Development Revision Application PD07-0008R adopting the Development Plan as the official Development Plan, subject to the Conditions in Attachment 1, based on the Findings in Attachment 2.

**BACKGROUND:** The Development Plan and Parcel Map (PD07-0008/ P07-0013) for the site was approved by the Planning Commission on August 14, 2008 as a ‘Conceptual’ Planned Development (PD) subject to approval of a ‘Final’ PD by the Planning Commission for the submittal requirements of a PD. The ‘conceptual’ Development Plan included nine (9) buildings totaling 118,842 square feet and a Parcel Map proposing nine parcels. Approval of PD07-0008 approved the total square footage of the development, the range of commercial and retail uses, and a Preliminary Landscaping Plan.

The proposed Development Plan Revision would include the remaining components of the Development Plan.

Attachment 1 of the Staff Report includes the Conditions of Approval approved as part of the approval of the Parcel Map and Preliminary PD (PD07-0008/ P07-0013). Additional Conditions of Approval to the PD Revision have been shown as underline items and Conditions of Approval that would no longer be applicable or have been modified are shown as ~~strikethrough items~~.

**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 to approve a Final Development Plan for Phase 1 of the Village J Commercial Development within the El Dorado Hills Specific Plan area. The Final PD includes Building Elevations, Color Palette, Outdoor Lighting Plans, and a Sign Package.

The proposed Revision would not alter the size, proposed uses, or other project components approved as part of the conceptual PD approval or Parcel Map.

**Adjacent Land Uses:** The project is located within the El Dorado Hills Specific Plan area.

	Zoning	General Plan	Land Use/Improvements
<b>Site</b>	CP-PD	El Dorado Hills Specific Plan	Undeveloped
<b>North</b>	RF	El Dorado Hills Specific Plan	Bass Lake
<b>South</b>	RE-10	Bass Lake Hills Specific Plan	Undeveloped
<b>East</b>	CP-PD	El Dorado Hills Specific Plan	Undeveloped
<b>West</b>	R1-PD	El Dorado Hills Specific Plan	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. The approved Conceptual Development Plan proposed a range of uses including office, retail, restaurant and a fueling station. The Final Development Plan would not alter the proposed range of uses.

**Zoning/Development Plan:** The approved ‘preliminary’ Development Plan allows for the construction of nine commercial buildings totaling 118,842 square feet. The proposed PD Revision would not alter the proposed building square footages or orientation. The Final PD would be consistent with the Development Standards of the CP Zone District.

**Signage:** The PD Revision would approve a Uniform Sign Program for the commercial development (Exhibit G). Section 3.7 of Design Guidelines for the El Dorado Hill Specific Plan requires that all signage be subject to review by the Architectural Control Committee (ACC) and conform to the El Dorado County Zoning Ordinance.

The Development Standards of the CP Zone District permits one (1) sign not exceeding 80 square feet or two (2) signs not exceeding 50 square feet each. The proposed Sign Program would allow for two (2) monument signs which would be 140 square feet each. This would be an exception to the Zoning regulations.

As proposed in the Sign Program, signage would be limited to the proposed two monument signs and identification lettering on the walls at the intersection of Serrano Parkway and Bass Lake Road. Tenant Signage would be available on the monument signs and would otherwise be limited to wall or window signage.

The two proposed monument signs would consolidate the signage for the entire project area. In accordance with the CP Zone District, each of the nine (9) lots would be allowed by right to install either one or two freestanding signs. The proposed sign package would limit freestanding signage to the two proposed monument signs. Although the overall monument signs would exceed the CP Zone District regulations, the overall signage for the site would be reduced, which would improve the aesthetic quality of the commercial area. The Sign Package would not allow freestanding signage throughout the project area exclusive of the two monument signs as shown in Exhibit G. Planning

Services staff has recommended approval of the proposed exception to the Zone District regulations and has included Findings of Approval in Attachment 2 of the Staff Report.

Parking: Approval of the PD Revision would not alter the parking proposed as part of the project. The project would provide for 580 parking spaces which would be consistent with the conceptual PD approved by the Planning Commission in August 2008. The project would be consistent with the parking requirements of the Zoning Ordinance.

Outdoor Lighting: As required by the Outdoor Lighting requirements of the County Code, all outdoor lighting including parking lot lighting would be required to be downward shielded to prevent light spill and glare impacts on the adjoining properties.

Building Colors and Elevations: The Final PD includes conceptual colors, elevations and building materials for the proposed buildings. The Development Plan would include a coordinated color palette that would be used throughout the development. Decorative ledge stone veneers, horizontal pop-outs and metal trellis would be used to add variation to building facades. Corner towers would be proposed to add aesthetic variation at building corners. The proposed building designs would create a cohesive design that would be continued on the Phase II of the Commercial Village J5 project on the east side of Sienna Ridge Road (PD08-0020/ P08-0029). The proposed colors and elevations have been included as Exhibit H of the Staff Report.

Development Standards: The project site is designated Planned Commercial (CP). The proposed Final PD would not alter the lot configurations of the approved Parcel Map or modify the Site Plan which was previously approved by the Planning Commission. Therefore approval of the PD Revision would be consistent with the Development Standards of the CP Zone District.

#### **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. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

Attachment 1 .....Conditions of Approval  
Attachment 2 .....Findings of Approval

Exhibit A .....Location Map  
Exhibit B .....Assessor’s Map  
Exhibit C .....General Plan Land Use Map  
Exhibit D .....Zoning Map  
Exhibit E .....Site Plan  
Exhibit F .....Tentative Map  
Exhibit G .....Sign Program  
Exhibit H .....Elevation and Color Palette  
Exhibit I .....Outdoor Lighting Plan

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

PD07-0008R/Serrano Commercial Village J5  
Planning Commission/December 10, 2009

### CONDITIONS OF APPROVAL

#### Planning Services

1. This Parcel Map and Development Plan Revision is based upon and limited to compliance with the project description, the ~~Planning Commission hearing exhibit marked Exhibit E-G, dated August 14, 2008 Staff Report Exhibits E through I,~~ 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 in the following table are approximate only.

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
Subtotal	118,842	11.7
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 demonstrate consistency with~~

the adopted Development Plan and Site Exhibits prior to issuance of any building permit for the project.

The Revision to the Development Plan shall approve the following:

-Sign Program: All signage installed as part of the project shall demonstrate consistency with the approved Sign Program.

-Elevations/Color Palette: All buildings shall substantially conform to the approved elevations and color palette. Planning Services shall verify consistency with the approved exhibits prior to issuance of a building permit.

-Outdoor Lighting: All outdoor lighting shall conform to the Lighting Plans approved as part of the Development Plan Revision. Planning Services shall verify consistency with the approved plans prior to issuance of building permit.

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. Minor modifications to the approved plans may be administratively approved by the Development Services Director or designee. Increases or decreases in the improvement square footages or parcel sizes for Parcels 1 through 9 are minor modifications so long as the aggregate improvement square footage of 118,842 square feet and the aggregate parcel size of 11.7 acres are not exceeded and all applicable requirements of Zoning Ordinance and the El Dorado Hills Specific Plan are satisfied. Major modifications shall require approval of a revision to this Development Plan subject to approval by the Planning Commission.

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-issuance of a building permit.
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 Parcel 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 Parcel 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 Parcel 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 Parcel 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 Parcel 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 Parcel 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.~~ Encroachment Permit: The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment(s) from the proposed private driveways onto Sienna Ridge and Bass Lake Road to the provisions of County Design Std 110. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.
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 Parcel 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 Parcel 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 Parcel 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 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.

22. Class II Bike Lane: Pursuant to the Bicycle Transportation Plan, a Class II Bike Lane is to be provided along both sides of Bass Lake Road along the project frontage. The applicant shall verify or construct the Bike Lane, or provide striping for this improvement (if sufficient pavement exists), or, at the discretion of DOT, contribute funds towards its construction, prior to filing of the parcel map.

***Standard Conditions***

- ~~22.~~23. 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.~~24. 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.~~25. 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.~~26. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
- ~~26.~~27. 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.~~28. 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.~~29. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

- ~~29.~~30. 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.~~31. 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.~~32. 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.~~33. 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.~~34. 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.~~35. 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.~~36. 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.~~37. 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. This requirement shall be noted on the improvement plans.
- ~~37.~~38. 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.~~39. 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.~~40. 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.~~41. 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.~~42. 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.~~43. 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.

- ~~43.44.~~ 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.
- 44.45. The applicant shall provide the Fire Department with a CD that contains all CAD files for this project.
- 45.46. 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.
- 46.47. 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.
- 47.48. 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.
- 48.49. 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.
- 49.50. 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**

- ~~50.51.~~ The project shall provide curbside turnouts as shown the Preliminary Plans submitted September 10, 2007 by R.E.Y. Engineers.
- 51.52. 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**

- ~~52.53.~~ 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.~~54. Prior to installation of any new equipment, for any proposed food facilities, equipment specification sheets shall be reviewed and approved by the Department.
- ~~54.~~55. 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.~~56. 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.~~57. The applicant shall adhere to all District rules during project construction.
58. A health risk assessment shall be prepared prior to the emission of toxic air contaminants. Airborne toxic pollutants expected to be generated by the project shall be identified. In addition, it shall be determined if the project is to be located in an area which may impact existing or planning schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos-containing serpentine. The applicant shall assist the District in preparing a public notice in which the proposed project is fully described and complies with Health and Safety Code 42301.6. The risk assessment shall address the pollutants and potential impacts on public health. The risk assessment shall be approved by the District and noticing completed prior to issuance of a grading permit.

### **Surveyor's Office**

- ~~57.~~59. All survey monuments must be set prior to filing the Parcel Map.
- ~~58.~~60. 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**

PD07-0008R/Serrano Commercial Village J5  
Planning Commission/December 10, 2009

## **1.0 CEQA Findings**

- 1.1** The project is statutorily exempt from the CEQA Guidelines pursuant to Section 15162(a) which states that 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.
- 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 use and development standards established for Village J within the El Dorado Hills Specific Plan.

The proposed Revision to the Development Plan shall approve building elevations, outdoor lighting plans, and sign program. The proposed Revision will be consistent with the Development Standards and objectives of the 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.

The proposed Revision will approve elevations, outdoor lighting and signage. The project elevations and outdoor lighting will comply with the requirements of the Zoning Ordinance. The proposed sign program will allow two monument signs each 140 square feet in size which exceeds the requirements of the CP Zone District. The Development Plan flexibility in the zone district standards is permitted because the project includes a sign program which governs all on-site signage.

### **3.0 Planned Development Findings**

#### **3.1 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.

#### **3.2 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.

#### **3.3 That any exception to the standard requirements of the zone regulations are justified by the design or existing topography**

The proposed commercial project will meet the Development Standards of the CP Zone District. The Revision to the Development Plan will approve the Building Elevations, Outdoor Lighting Plan, and Sign Program. The proposed Building Elevations and Outdoor Lighting will conform to the Zoning Ordinance.

The Sign Program will allow two monument signs which exceed the maximum square signage square footage allowed within the CP Zone District. The overall project consists of nine (9) individual parcels. In accordance with the CP Zone Development Standards, each of the parcels would be allowed one (1) sign not exceeding 80 square feet or two (2) signs not exceeding 50 square feet. The two proposed monument signs will be each 140 square feet each. The exception to the Development Standards of the CP Zone District will be justified due to the consolidation of signage for the proposed project. In accordance with the approved Sign Program, no other monument signage will be permissible within the project. Tenant signage will be limited to wall and window signage as established in the Sign Program

#### **3.4 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.

**3.5 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.

**3.6 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.