

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



**Agenda of:** September 27, 2012  
**Item No.:** 9  
**Staff:** Pierre Rivas

**PLANNED DEVELOPMENT REVISION/PARCEL MAP**

**FILE NUMBER:** PD97-0004-R/P12-0002/Placerville Professional Building

**APPLICANT:** Palos Verdes Properties, Inc.

**ENGINEER:** RSC Engineering, Inc.

**ARCHITECT:** Brian Wickert, Architect

**LANDSCAPE  
ARCHITECT:** RJM Design Group

**REQUEST:** The project consists of the following requests:

1. Revision of an approved Development Plan to modify the use, site plan, building elevations, sign plan, and landscape plan to construct one professional office building totaling 11,997 square feet; and
2. Tentative Parcel Map to subdivide a 2.535 acre parcel into two commercial parcels of 0.97 acre and 1.56 acres in size.

**LOCATION:** The property is located on the west side of Missouri Flat Road immediately north of Prospectors Plaza and approximately 1,100 feet north from the intersection with U.S. Highway 50, in the unincorporated area of Placerville, Supervisorial District 3. (Exhibit A).

**APN:** 327-130-03 (Exhibit B)

**ACREAGE:** 2.535 acres

**GENERAL PLAN:** Commercial (C) (Exhibit C)

**ZONING:** General Commercial-Planned Development (CG-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Planned Development Revision PD97-0004-R, adopting the Development Plan as the official Development Plan, based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 1; and
3. Approve Tentative Parcel Map P12-0002 based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 1.

**EXECUTIVE SUMMARY**

On March 24, 1998, the Board of Supervisors approved the Planned Development Application PD97-0004 and Tentative Parcel Map Application P97-0010 known as the “Kragen Center.” The Development Plan was approved contemplating two phases. Phase 1 allows for the construction of a 12,000 square foot retail building (originally for Kragen Auto Supply) in accordance with the approved site plan, building elevations, and landscaping. Phase 2 was “conceptually” approved for subdividing the parcel into nine parcels with eight corresponding to eight building envelopes and one common area for parking and landscaping. The total square footage of commercial retail space at build out was contemplated to be 28,810 square feet.

On December 9, 2011, the County received development applications; including a rezone, revised planned development, tentative parcel map, and development agreement (Z11-0009, PD97-0011-R-3, P11-0009, & DA11-0005). This project, known as “The Crossings” retail shopping center, was submitted to amend the previously approved “Sundance Plaza” retail shopping center which was approved by the Board of Supervisors on October 29, 1998 (Z97-0022, PD97-0011, P97-0017, & DA98-0001). The Crossings project originally included the subject parcel as part of the development application. The Crossings application has been amended to remove this parcel so that this application could proceed independently.

On June 22, 2011, a Rough Grading Permit (#196857) was issued to “rough” grade the site for anticipation of the future development approved under PD97-0004 for the Kragen Center.

The developer submitted the subject development applications on January 9, 2012; known as “Placerville Professional Building,” to amend the previously approved Kragen Center retail project. This project would amend the Kragen Center to allow construction of an 11,997 square foot office building and subdivide the property into two commercial parcels of 0.97 acre and 1.56 acres in size. The proposed 11,997 square foot office building would occupy proposed Parcel 2. Proposed Parcel 1 that fronts Missouri Flat Road is anticipated to accommodate either a fast food restaurant at approximately 3,500 square feet; or an office/retail building at approximately 7,000 square feet. The total anticipated total square feet would be approximately 18,997 for the current project or 9,813 square feet less than that analysis under the Kragen Center

Development Plan. Parcel 1 would only be developed following approval of a new or revised planned development application.

The revised Development Plan is considered equal in scope to the currently approved Kragen Center Development Plan and provides for site development and building elevations to be consistent with the Missouri Flat Design Guidelines and integration and consistency with the proposed Crossings shopping center. The building's proposed architecture can be described as being primarily craftsman style with "rural" elements which is consistent with the intent of the Missouri Flat Guidelines.

### **PROJECT DESCRIPTION**

A revision to approved Development Plan P97-0004 and a Tentative Parcel Map for the construction of a one-story 11,997 square-foot commercial office building (on proposed Parcel 2) and subdivision of the property into two commercial parcels of approximately 0.97 acre and 1.56 acres in size. The Development Plan also includes: one approximately 76 square foot monument sign; one trash enclosure; 11, 15-foot tall pole lights; appurtenant parking area, loading area, one five-stall bicycle rack; and landscaping.

The requests are detailed as follows:

**Planned Development:** Revision to the existing Development Plan, known as the "Kragen Center," permits construction of a 12,000 square foot retail building and future plan for subdividing the property into 10 commercial parcels ranging in size for 0.976 to 0.041 acres for a proposed commercial center including appurtenant common parking area, landscaping, and an 80 square foot monument sign. The conditions of approval for the Kragen Center are provided in Exhibit R. The Kragen Center Conceptual Plan, Kragen Building Site Plan, and Kragen Monument Sign are provided in Exhibits T, U, and V.

The revised proposed Development Plan, known as the "Placerville Professional Building" would allow construction of an 11,997 square foot office building and the subdivision of the property into two parcels of 0.97 acre and 1.56 acres in size. The office building would be constructed on the 1.56 acre parcel (proposed Parcel 2). Proposed Parcel 1 would require submittal of a Planned Development application for any future development.

The Development Plan includes the site plan and parking layout (Exhibits F-1 and F-2); building elevations, materials and colors, roof plan (Exhibits G-1, G-2, and G-4); sign plan (Exhibit H); outdoor lighting (Exhibits I-1 and I-2), landscaping (Exhibits J-1 through J-5), bike racks (shown on Exhibit F-1), and trash enclosure (shown on Exhibit F-2). The parking, access and landscaping areas are proposed to be shared by the project parcels with a common maintenance agreement between each parcel owner.

**Tentative Parcel Map:** The Parcel Map (see Exhibit M) request proposes to create two commercial parcels.

The parcel sizes are proposed as follows:

<b>Placerville Professional Building Tentative Parcel Map Parcel Summary</b>		
<b>Parcel No.</b>	<b>Acres</b>	<b>Proposed Development</b>
1	0.97	7,000 sf office/retail or 3,500 sf fast food*
2	1.56	11,997 sf office
<b>Total Project Acres/sq. ft.</b>	2.53±	18,997 sf or less

\* Anticipated development only. Future development of Parcel 1 would require approval of a Planned Development application.

**Site Description:** The site has gentle topography that is higher than the adjoining property directly south containing Prospector’s Plaza. Little of the original vegetation on the site remains following extensive grading work that has commenced under Rough Grading Permit #196857 (see Exhibit P). Vegetation on the site is sparse consisting of primarily non-native weedy plant species. Drainage on the site generally flows to the north towards an intermittent stream channel know as Mound Springs Creek.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	CG-PD	Commercial	Vacant
<b>North</b>	CG-PD	Commercial	Vacant/ “The Crossings” shopping center proposal
<b>South</b>	CP-PD	Commercial	Commercial/Prospectors Plaza shopping center
<b>East</b>	CG-PD	Commercial	Commercial/Missouri Flat Road
<b>West</b>	CG-PD	Commercial	Vacant/ “The Crossings” shopping center proposal

The subject project is located within the El Dorado-Diamond Springs Community Region as shown on the General Plan Land Use Map. As discussed below, the project includes road frontage improvements and site design elements to facilitate compatibility with the surrounding existing and future commercial land uses; and to match the future Missouri Flat Road alignment including a Class 2 bike lane and sidewalk improvements.

**Project Issues:** Discussion items for this project include: grading and drainage; lighting; Missouri Flat Circulation and Funding Plan (MC&FP); Missouri Flat Design Guidelines; internal circulation and parking; Missouri Flat Road right-of-way acquisition; and traffic and circulation.

**Grading and Drainage:** The project site is already “rough” graded. Final grading and drainage improvements associated with the project in general would be those associated with the required infrastructure improvements, which includes all site development and roadway to access this site (see Exhibits K-1 and K-2).

The project proposes to develop approximately 1.56 acres of the site for an office building and create a 0.97 acre parcel with a building pad for future development. The project site has already been graded in accordance with the previously approved Development Plan for the “Kragen Center” project (PD97-0004). On June 22, 2011, a Rough Grading Permit (#196857) was issued to “rough” grade the site for anticipation of the future development approved under PD97-004 for the Kragen Center. Existing drainage on the site flows to the north into Mound Springs Creek and would be maintained.

Additional grading work is necessary to lower the project site’s topography to achieve a level elevation consistent with Prospector’s Plaza. The existing block retaining wall would be removed along the front portion of the site to allow level access onto the project area.

**Missouri Flat Circulation and Funding Plan:** The project parcel is located within the adopted Missouri Flat Circulation and Funding (MC&FP) Plan boundary (Exhibit E). As a condition of approval, prior to issuance of any building permits for any portion of this project, the owner would be required to enter into an agreement in recordable form with the County that obligates the property to participate in and annex into the Community Facilities District No. 2002-01 (Missouri Flat Area CFD). The Missouri Flat CFD is the financing district approved by the El Dorado County Board of Supervisors for the Missouri Flat MC&FP area, at such time in the future that the County processes an annexation of territory into the CFD. The agreement would be executed by the property owner and approved by the County prior to the issuance of any building permits. The CFD provides for funding of road improvements associated with commercial retail within the boundaries of the MC&FP. The financing obligation would run with the property’s title and bind all future assignees and/or successors in interest in the subject property.

Should timing of building permit review process coincide with an annexation process underway by the County, the applicant may participate in said process in lieu of entering into an agreement, provided the annexation election has been held, the property owner, for subject application, voted in favor of being annexed, and the annexation election is successful. A condition of approval has been recommended by DOT to ensure compliance with the MC&FP, and is included in the proposed conditions.

**Missouri Flat Design Guidelines:** The Missouri Flat Design Guidelines were adopted by the Board of Supervisors June 3, 2008. The purpose of these guidelines is to improve the quality and character of the built environment and create a more pedestrian-friendly atmosphere with enhanced public spaces along the corridor. The guidelines are applied to all non-residential development within the map-defined corridor from El Dorado Road to Pleasant Valley Road. Staff has reviewed the proposal for consistency with the applicable sections of the guidelines and found the project design would be consistent with the Guidelines for the architectural design and colors of the building; and the trash enclosure, bike rack, signs, lighting standards, and landscaping.

**Building Elevations/Materials:** As discussed above, the proposed commercial project has been designed to be consistent with the intent of the Missouri Flat Design Guidelines and to be consistent with the design features of the future Crossings commercial retail center, having a similar architectural theme and utilize similar colors and building materials. The proposed office

building is a single-story slab-on-grade building with a flat roof surrounded by sloped composition and metal roofing, building siding to include a mix of elements with a combination of horizontal cement lap siding with vertical battens and veneers of shingle siding and cast concrete stone. This style of architecture is described as being primarily craftsman style with “rural” elements.

All “roof-mounted” equipment would be contained within roof wells on a flat roof screened behind sloped roofs around the perimeter, as shown in Exhibit G-4. The trash enclosure (see Exhibit F-1 and F-2) is proposed to be finished with stucco coat and with color to compliment the building.

Building colors to be used are earth tones including “Narrogansett” green, “Smoky Mountain” green, “Jute” dark tan, and “Sand Fossil” light tan (Exhibit G-1).

**Landscaping:** County Code requires the use of landscaping to buffer commercial parking areas from adjoining streets and as screening from residential land uses. As shown on the landscaping plan in Exhibit J-4, the project would include landscaping buffers along the perimeters of parking areas and property boundaries. The majority of the proposed plants are listed in the El Dorado County Drought Resistant Plant List.

A Landscape Irrigation Water Analysis (Exhibit J-1) is included on the Irrigation Plan that shows that the proposed landscaping would comply with prior County water conservation thresholds however, due to recent changes in State law subsequent to application submittal, the following additional information would need to be submitted prior to final inspection of installed landscaping:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

**Signage:** The project request would include adoption of a sign plan for the entire project as shown in Exhibit H. The Sign Plan contains 3 exhibits: A – Monument Sign; B – Site Plan; and C – Wall Signs.

Monument Sign: A monument directory sign would be located at the southeast corner of the project site along Missouri Flat Road at the north Prospector’s Plaza entrance. The sign would indicate the project center name (shown as “Crossings”) with additional copy faces for tenant identification signage within the copy area and would provide copy area for up to 4 tenants. The sign is proposed to include internal illumination of the sign surfaces. The sign structure is 12 feet in height and 12 feet in width with approximately 75 square feet of total copy face (approximately 60 square feet of tenant sign panels). This is less than the maximum 80 square foot free-standing sign size allowed in the CG Zoning District. The planned development application would allow for adoption of a custom sign plan with modified development standards, though none is proposed. All materials of the monument sign including the roof, siding, and trim; would match the building designs. It is recommended that the “Center I.D.

Letters” option (as opposed to Channel Letters) be utilized since this option is less vulnerable to vandalism. The sign materials and colors would appear to be consistent with the recommendations of the Missouri Flat Design Guidelines.

Wall Signs: Wall sign are shown on “Exhibit C” of the Sign Plan (see Exhibit H). Wall coverage shown is less than the maximum allowable 20 percent of wall coverage and complies with Section 17.16.030 of the County Code.

**Lighting:** Page 3.43 of the Missouri Flat Design Guidelines state the following: *The height of a light pole should be appropriately scaled to the building or complex and the surrounding area. Pedestrian light poles along sidewalks or pathways and parking lot light standards should be 10 to 15 feet high unless bollards are used. Light poles, standards, and fixtures within parking areas should be between 10 and 15 feet in height.* The project proposes 15-foot tall parking lot light poles consistent with the Guidelines. The proposed recommended Conditions would require that all lights would be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. The applicant’s proposed Lighting Plan is included as Exhibits I-1 and I-2.

**Internal Circulation and Parking:** The proposed parking is shown on the Site Plan (Exhibit F-1, Sheet A1.1). The applicant intends that the entire project area be integrated with the existing Prospectors Plaza commercial retail center and with the future Crossings commercial retail shopping center. An agreement for shared parking, circulation and maintenance or a declaration of Covenants, Conditions and Restrictions would be recorded to establish shared access and parking for the two proposed commercial parcels and for internal circulation between Prospector’s Plaza and the future Crossings development to allow for circulation through these integrated commercial centers to prevent the necessity of re-entering and exiting onto and off of Missouri Flat Road to access a particular commercial use.

The required parking for the proposed office building was reviewed to ensure consistency with Chapter 17.18 of the Zoning Ordinance. The “professional” office building proposed is considered “general” offices requiring one space per 250 square feet of gross floor area. The building is 11,997 square feet requiring a minimum of 48 parking spaces. The site plan provides for 62 parking spaces (56 standard and 6 compact). The applicant has indicated that 7,497 of “usable” space would be used for general offices (Social Security Office) and 3,734 square feet of “usable” space may be used for medical offices leaving 766 square feet (lobby, bathroom, and utility room areas). This scenario would require 59 parking spaces ( $[7,497 + 383 = 7,880/250 = 32 \text{ spaces}] + [3,734 + 383 = 4,117/150 = 27 \text{ spaces}] = 59 \text{ total spaces required}$ ). This scenario would result in the project being over-parked by 3 parking spaces.

In summary, a minimum of 59 spaces would be required for the project if calculated for accommodating both general and medical offices as described above. The project provides for 62 spaces being over parked by 3 spaces.

Compact Spaces: Code Section 17.18.040 allows 35 percent of the required spaces to be compact or 21 compact spaces. The Site Plan shows 6 compact spaces provided.

**Handicap Accessible Spaces:** Section 1129B of Title 24 (California Building Code) requires 2 handicapped accessible spaces when 26 to 50 spaces are required. Therefore 2 accessible spaces are required for the project and 1 in every 8 accessible spaces must be van accessible. The project provides for 4 accessible spaces. Of those spaces, 2 spaces are van accessible.

**RV Spaces:** It is not anticipated that the proposed office uses would encourage or promote recreational vehicle parking. No recreational vehicles spaces are provided by the project and none are recommended.

**Commercial Loading Areas:** One, 12 foot by 40 foot loading space with a 14 foot vertical clearance is required for commercial projects between 0 and 15,000 square feet of gross floor area. The project is 11,997 square feet in gross square footage. The Site Plan provides for one loading area meeting the minimum required dimensions.

Any future development of Parcel 1 will be evaluated following submittal of a Planned Development application. Parking would be analyzed based on the square footages of the proposed uses to ensure adequate parking and internal circulation for development of Parcel 1.

Should, at any future time, subsequent tenant improvements be for uses that create the need for more parking than what has been approved, that tenant improvement use that causes the need for additional parking would re-evaluated at that time. As proposed, the project is consistent with the requirements of the Zoning Ordinance.

**Right-of-Way Acquisition:** The applicant proposes to offer an Irrevocable Offer of Dedication for right-of-way along Missouri Flat Road project frontage as required by the County for Missouri Flat Road ultimate width and alignment.

**Traffic/Circulation:** Missouri Flat Road is a County maintained roadway. The project is located in the El Dorado-Diamond Springs Community Region being generally located in the unincorporated region of Placerville. The project would share the existing encroachment serving the north end of Prospectors Plaza as shown on Exhibit F-1. The project proposes to share the interior access driveways. Those interior access and circulation roadways have been analyzed by DOT and the Diamond Springs-El Dorado Fire Protection District and found by both to be adequate for interior circulation.

DOT has determined that this project did not trip the threshold of the General Plan requiring completion of a Traffic Study. The project was previously approved for 12,000 square feet of commercial space and 16,810 square feet of office space. The project is being revised to 11,997 square feet of office space with a remainder parcel to be used as a commercial site at a latter date. The previous project was approved prior to the analysis of the MC&FP and analyzed as an approved project. Since the traffic impacts of the revised project are less than the approved project, no project analysis has been required. The previous project was also approved prior to the traffic study prepared for the General Plan. The Krugen Center was included with all the projects assumed to be built. Therefore, the project would be subject to payment of its Traffic Impact Mitigation (TIM) Fees upon issuance of the building permit. Payment of the TIM fee would be considered fully mitigating its traffic impacts.

No design waivers with the County's *Design And Improvements Standards Manual* are proposed.

DOT has recommended Conditions of Approval for the project as proposed including payment of TIM fees and annexation into the Community Facilities District for the Missouri Flat Area. There are no outstanding issues regarding this project with respect to traffic or circulation.

**Utilities:** The commercial development would be served by El Dorado Irrigation District (EID) for water and sewer services (see Exhibit L). The Facilities Improvement Letter (FIL) prepared for the project dated July 26, 2011 was prepared for The Crossings project which included development of the subject parcel. The FIL indicated that the existing infrastructure would have adequate water and sewer capacity to serve the project.

**Water:** There is an existing 10-inch water line located in Missouri Flat Road. A 12-inch line would connect to the 10-inch water main within Missouri Flat Road to serve both the proposed office building and the future development on Parcel 1. A 12-inch water stub would be provided to proposed Parcel 1. EID has determined that there area adequate equivalent dwelling units (EDUs) to serve the proposed project. That line has been determined by EID to have the ability to deliver the Diamond Springs-El Dorado Fire Protection District required fire flow of 1,500 gallons per minute for a 2-hour duration while maintaining a 20-pounds per square inch residual pressure. The project proposes to install two new on-site fire hydrants.

**Sewer:** There is an existing 8-inch sewer main located at the southwest corner of the project site. The project proposes to connect an existing sewer manhole located just south of proposed Parcel 2 at the midpoint with a 6-inch sewer line. Parcel 1 would be provided a sewer service stub and connect to an existing 6-inch sewer manhole located just south of the between the proposed parcels.

**General Plan:** The General Plan designates the subject site as Commercial. General Plan **Policy 2.2.1.2** states the purpose of the Commercial land use designation is *to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County*. The applicant proposes a professional office building (Parcel 2) and future office, retail, or restaurant uses for Parcel 1 that is consistent with the Commercial land use designation.

**Land Use Compatibility:** **Policy 2.2.5.21** directs that *development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the project is proposed*.

**Discussion:** The project has been designed to be compatible with neighboring commercial uses to the south (Prospector's Plaza) and is designed in anticipation of the future development of "The Crossings" commercial shopping center currently being processing under Planned Development Application PD97-0010-R-3. The building's architecture, materials, and colors would be consistent with those planned for The Crossings commercial development proposal (see Exhibits G-1, G-2, and G-4). This Development Plan is allowing for office uses. There are no conflicts anticipated with any existing or proposed adjoining commercial uses. This project is design to be integrated with the future Crossings commercial development.

Lighting Impacts: **Policy 2.8.1.1** directs that excess nighttime light and glare be limited from the parking area lighting, signage and buildings.

Discussion: Lighting is discussed in more detail above in the Project Issues section. As conditioned, staff finds the submitted lighting plans complies with this Policy. The lighting plan and components are provided in Exhibits I-1 and I-2.

Pedestrian/Bike Paths: **Policy TC-4i** directs that *within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible.* Sidewalks: **Policy TC-5b** requires curbs and sidewalks on all roads in commercial subdivisions.

Discussion: In compliance with General Plan Policies TC-4i and TC-5b, a 6-foot wide sidewalk with curbs would be constructed along the project road frontage of Missouri Flat Road. In addition, a 4-foot ADA compliant walkway would be constructed to connect the frontage sidewalk to the project site allowing for accessibility from the sidewalk to the building.

Traffic Levels of Service: **Policy TC-Xf** requires projects that “worsen” traffic levels of service on the County road system must either construct the improvements to lessen the impact or ensure that adequate funding exists to assure the improvements are completed.

Discussion: As discussed above in the Traffic/Circulation section above, DOT has determined that, as conditioned, the project would comply with this policy.

Wastewater: **Policy 5.3.1.1** states that *high-density and multifamily residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval...In the Community Region of Camino/Pollock Pines...development projects will not be required to connect to wastewater facilities where such connection is infeasible, based on the scale of the project.* **Policy 5.3.1.7** states that *in Community Regions, all new development shall connect to public wastewater facilities. In Community Regions where public wastewater facilities do not exist, applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.*

Discussion: As discussed in the Utilities section above in Project Issues, as conditioned, the project would be consistent with these policies.

Fire Protection: **Policy 5.7.1.1** requires the applicant *demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development.*

Discussion: El Dorado Irrigation District would provide domestic water and fire-flow service. The Facilities Improvement Letter stated the current facilities available and adequate to supply the project with the 1,500 gallons per minute for 2-hour duration while maintaining the 20-psi residual pressure required by the Diamond Springs-El Dorado Fire Protection District. The Fire District has requested a condition of approval addressing fire protection issues for the project site. These conditions have been incorporated into the project. As conditioned, the project would be in compliance with this Policy.

Adequate Access for Emergencies: **Policy 6.2.3.2** directs the applicant to *demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area.*

Discussion: The project would comply with the Diamond Springs-El Dorado Fire Protection District minimum Fire Safe standards for the access driveway and turnaround capacity with project conditions. As conditioned, the project would be in compliance with this Policy.

Oak Canopy Coverage: **Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards. Oak trees previously removed under grading permit was in accordance with the approved Development Plan for the Kragen Center and mitigated in accordance with the adopted Mitigated Negative Declaration and payment of an oak tree mitigation in-lieu fee available to the project at the that time of permit issuance. There is no conflict with this General Plan Policy with the current project as no oak trees exist on the site (see Exhibit P).

Bicycle Transportation: **Policies 9.1.2.4 and 9.1.2.8** direct that discretionary projects be evaluated with regard to their ability to implement, integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use.

Discussion: The project includes provisions for a bicycle rack providing for 5 bicycle spaces (see Exhibit H). Bike racks are required to be within the 100 feet each building and provide for 5 percent of total parking spaces and pursuant to Section 5.105.4.1 and 2 of the 1020 California Green Building Standards Code at locations at the discretion of the applicant but convenient from adjoining streets and distributed proportionally for use by all proposed buildings. The bike racks maintenance and access shall be included in the joint access and parking agreement. The bike racks would be installed prior to issuance of final occupancy. As discussed above in the **Pedestrian/Bike Paths, Policy TC-4i** section, DOT has conditioned the project to provide a new Class 2 bike lane along the project frontage on Missouri Flat Road. The applicants have proposed a bike rack at the front of the proposed office building having a capacity for 5 bicycles, as shown on Exhibit F-1, therefore, exceeding the minimum requirement of 3 bike spaces.

**Zoning:** The project site is zoned General Commercial-Planned Development (CG-PD). The proposed Development Plan would propose uses which would be consistent within the CG zone. County Code Section 17.32.200 establishes development standards within the CG zone including, setback, building heights, and lot dimensions.

Setbacks: The CG Zone District Section 17.32.200.D requires setbacks of 10 feet for front yard, and 5 feet for side and rear yards.

One monument sign is proposed. The sign is not proposed within a road right-of-way. DOT would analyze the final location during the Building Permit process for any potential conflict with the required line-of-sight for those encroachments. No conflicts with the monument sign are anticipated as presently shown.

Maximum Building Coverage: The CG Zone District Section 17.32.200.B allows a maximum building coverage of 60 percent per parcel. Parcel 2 is proposed to be 2.43 acres (105,850.8

square feet) in size and accommodate the proposed 11,997 square foot office building covering approximately 11.33 percent of the parcel. Parcel 2 will remain undeveloped pending approval of a future Development Plan. Based on the square footages provided, the project would be in compliance.

The Development Plan and Tentative Parcel Map as proposed are consistent with the development standards of the CG Zone. The Findings for Approval are provided in Attachment 2.

**Agency and Public Comments:** The following agencies and public groups/committees were provided project details for review for comments and/or concerns:

Department of Transportation: DOT's recommended conditions of approval have been included in Attachment 1. There are no outstanding issues with DOT.

County Surveyor: The Surveyor provided recommended conditions that pertain to the tentative parcel map and are included in the recommended conditions of approval in Attachment 1.

Environmental Management Department: Environmental Health had no comments or concerns with the project as proposed. The Solid Waste Division commented that the trash enclosures include room for both trash and recycling dumpsters and that the enclosure is accessible to service trucks.

Diamond Springs-El Dorado Fire Protection District: The Fire District's recommended conditions of approval have been included in Attachment 1. There are no outstanding issues with the Fire District.

El Dorado Transportation Commission: The EDTCT recommended installation of sidewalks along the project frontage and a crosswalk at the existing entrance to Prospector's Plaza. This recommendation was included under DOT's recommended conditions of approval in Attachment 1. The EDTCT also recommended a Class 2 bike lane on both sides of Missouri Flat Road from Plaza Drive to Headington Road. It is recommended that these bicycle lanes be made a condition of approval for the Crossings project. The shoulder width along Missouri Flat Road is presently insufficient to accommodate bike lanes on both sides. Class 2 bike lanes would be incorporated with future projects at such time as Missouri Flat attains its maximum width.

El Dorado County Resource Conservation District: The District had no comments or concerns with the project as proposed.

Caltrans: Caltrans had concerns that the project may impact U.S. Highway 50 and the Missouri Flat Road Interchange. It is staff's position that this revised project would generate less traffic than the Kragen Center project which is currently an entitled project. This revision is primarily changing what was to be a 12,000 square foot retail building with an 11,997 square foot office building and a revised site plan and building elevations. The Kragen Center contemplated a total square footage of commercial retail space at build to be 28,810 square feet. The revised project anticipates a maximum total square footage of 18,997. This is a reduction in building square footage by 9,810 square feet or 34 percent. The project is located within the Missouri Flat

Circulation and Funding Plan (MC&FP) area. As, such project would be required to annex into the Missouri Flat Area Community Services District (No. 2002-01) that provides for funding of road improvements associated with commercial retail development within the boundaries of the MC&FP. The project would also be subject to payment of Traffic Impact Mitigation (TIM) fees prior to issuance of a building permit.

Diamond Springs-El Dorado Community Advisory Committee (CAC): The CAC considered the subject application requests at their July 19, 2012 meeting. The CAC found that the project is in compliance with the Missouri Flat Design Guidelines and their suggested modifications. The CAC minutes are included in Exhibit N.

**ENVIRONMENTAL REVIEW:** Staff has prepared an Initial Study (Negative Declaration and Initial Study with discussion provided in Exhibit Q) to determine if the project may have a significant effect on the environment. Based on the Initial Study, no significance impacts were identified. Staff has determined that significant effects of the project on the environment have been mitigated; therefore a Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,101.50 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,101.50 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings of Approval
Exhibit A .....	Location Map
Exhibit B .....	Assessor's Parcel Map
Exhibit C .....	General Plan Land Use Map
Exhibit D .....	Zoning Map
Exhibit E .....	Missouri Flat Master Circulation and Funding Plan Map (MC&FP)
Exhibit F-1 .....	Site Plan (Sheet A1.1)
Exhibit F-2 .....	Site Details (Sheet A1.2)
Exhibit G-1 .....	Site Plan/Building Elevations (Sheet 1)
Exhibit G-2 .....	Building Elevations (Sheet A3.1)
Exhibit G-3 .....	Floor Plan (Sheet A2.1)
Exhibit G-4 .....	Roof Plan (Sheet A2.3)
Exhibit H .....	Sign Plan
Exhibit I-1 .....	Electrical Site Plan

Exhibit I-2 .....	Lighting Information (Sheet SE.2)
Exhibit J-1 .....	Landscape Irrigation Water Analysis (Sheet I-1)
Exhibit J-2 .....	Irrigation Details (Sheet I-2)
Exhibit J-3 .....	Irrigation Legend (Sheet I-3)
Exhibit J-4 .....	Preliminary Planting Plan (Sheet L-1)
Exhibit J-5 .....	Planting Details (Sheet L-2)
Exhibit K-1 .....	Preliminary Grading Plan (Sheet G1.0)
Exhibit K-2 .....	Preliminary Grading Sections (Sheet G1.1)
Exhibit L .....	Preliminary Utility Plan (Sheet U1.0)
Exhibit M .....	Tentative Parcel Map
Exhibit N .....	Diamond Springs-El Dorado Community Advisory Committee July 19, 2012 Meeting Minutes
Exhibits O .....	Site Visit Photos (4)
Exhibit P .....	Aerial Photos (2)
Exhibit Q .....	Proposed Negative Declaration and Initial Study
Exhibit R .....	Adopted Mitigated Negative Declaration and Initial Study for the Kragen Center
Exhibit S .....	Conditions of Approval for the Kragen Center
Exhibit T .....	Conceptual Plan for the Kragen Center
Exhibit U .....	Kragen Building Site Plan
Exhibit V .....	Kragen Building Elevations
Exhibit W .....	Kragen Monument Sign

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

**Planned Development Revision PD97-0004-R/Parcel Map P12-0002/  
Placerville Professional Building  
Planning Commission/September 27, 2012**

### Planning Services

1. Development Plan, and commercial Parcel Map are based upon and limited compliance with the project description, the Staff Report Exhibits 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 allows for Tentative Parcel Map, and commercial Development Plan for the parcels currently identified by Assessor's Parcel Numbers 327-130-03 as follows:

- a. Planned Development: Development Plan allows the construction of one single-story building on Parcel 2 with Parcel 1 to remain undeveloped until a new or revised Planned Development is approved.

The approved Development Plan shall be a commercial office building totaling 11,997 square feet and includes the following 13 Exhibits:

Exhibit F-1 .....	Site Plan (Sheet A1.1)
Exhibit F-2 .....	Site Details (Sheet A1.2)
Exhibit G-1.....	Site Plan/Building Elevations (Sheet 1)
Exhibit G-2.....	Building Elevations (Sheet A3.1)
Exhibit G-4.....	Roof Plan (Sheet A2.3)
Exhibit H.....	Sign Plan (3 pages)
Exhibit I-1 .....	Electrical Site Plan
Exhibit I-2 .....	Lighting Information (Sheet SE.2)
Exhibit J-1 .....	Landscape Irrigation Water Analysis (Sheet I-1)
Exhibit J-2.....	Irrigation Details (Sheet I-2)
Exhibit J-3.....	Irrigation Legend (Sheet I-3)
Exhibit J-4.....	Preliminary Planting Plan (Sheet L-1)
Exhibit J-5.....	Planting Details (Sheet L-2)

- b. Tentative Parcel Map: Parcel Map shall create two commercial as follows in the table below:

<b>Placerville Professional Building Tentative Parcel Map Parcel Summary</b>		
<b>Parcel No.</b>	<b>Acres</b>	<b>Proposed Development</b>
1	0.97	7,000 sf office/retail or 3,500 sf fast food*
2	1.56	11,997 sf office
<b>Total Project Acres/sq. ft.</b>	2.53±	18,997 sf or less

\* Anticipated development only. Future development of Parcel 1 would require approval of a Planned Development application.

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 Plans) must be submitted for review and approval and shall be implemented as approved by the County.

The subject 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.

Minor modifications to the approved Development Plan may be administratively approved by the Development Services Director in accordance with the findings under County Code Section 17.04.070. Major modifications shall require approval of a revision to the Development Plan subject to approval by the Planning Commission.

2. **Planned Development Expiration:** The Planned Development shall remain valid for a period of three years from the date of approval unless the applicant files for a time extension prior to the expiration of the map.
3. **Tentative Parcel Map Expiration:** The tentative parcel map shall remain in effect for three years from the date of approval. If the map has not been filed within this timeframe, an extension may be requested prior to expiration of the map. Any required fees shall be paid to process the time extension.
4. **Conditions Compliance:** 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. The written description for each

tenant improvement shall state how it complies with the whole project parking tally as discussed in Condition 9 below.

5. **Site Improvements:** Building design, colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein and shall substantially comply with all Exhibits listed in Condition 1 above. Minor variations may be permitted; however, any major changes in the design and location of building, building elevations, landscaping, trash enclosure, bike racks, access driveways, or parking shall require review and approval by Planning Services prior to project modifications.

The project proposes the following colors and materials for the associated building components:

The roof-mounted equipment shall be located inside a roof well and shall not be visible at all.

6. **Landscaping:** The final landscape plan shall be consistent with Exhibits J-1, J-2, J-3, J-4, and J-5; and comply with Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1 and 7.3.5.2; and be approved by Planning Services prior to issuance of a building permit. The following additional information would need to be submitted prior to final inspection of installed landscaping:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

The applicant shall install and maintain the landscaping in accordance with the approved final landscaping plan in perpetuity.

7. **Lighting:** All outdoor lighting shall conform to the Electrical Site Plan/Photometric Site Plan Exhibit I-1 and I-2, and Section 17.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture shown on Exhibit I-1 that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the said full cutoff standards, shall require a fixture substitution that meets that requirement. In addition, the following apply:

- a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
- b. Any lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the parking lot lighting

may remain on during hours of non-operation. Any security lighting on the buildings shall be designed with motion-sensor activation.

- c. Pursuant to page 3.43 the Missouri Flat Design Guidelines, no pole light shall exceed 15-feet in height.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

8. **Signs:** All signage installed as part of the project shall demonstrate consistency with the approved Sign Plan a shown in Exhibit H for location, materials, sizes and colors. There shall be no signs and/or banners placed, mounted, displayed in any window, in any building, within the approved project area.
9. **Parking:** Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. Prior to issuance of any tenant improvement/building permit within the entire Development Plan area, the applicant for the tenant improvement shall provide a parking tally of all existing and proposed parking which shall be kept by all parcel and building owners as well as Planning Services to ensure the proposed use combinations will not result in a change that requires more parking than the total allowed spaces under the approved Development Plan.

Parking shall conform to the approved Site Plan (Exhibit F-1). Any tenant improvement use that causes the total approved number of parking spaces to be exceeded shall not be approved until such time as additional parking is legally created, reviewed, and then approved by Planning Director or designee.

10. **Joint Access and Parking Agreement:** A joint access and parking agreement shall be provided to ensure on-going access and maintenance of the parking areas, signs, lighting, landscaping, trash enclosure, and bicycle rack to all property owners within the project area. A copy of said agreement shall be provided to Planning Services for review and approval, and the approved agreement shall then be recorded and a copy shall be provided to Planning Services prior to filing of the Parcel Map.
11. **Cultural Resources:** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

12. **Fish and Game Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and a \$2,101.50 Department of Fish and Game fee (unless applicant has obtained a fee waiver from DF&G) prior to filing of the Notice of Determination by the County. No permits shall be issued until said fees are paid.
13. **Hold Harmless Agreement:** 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 rezone, planned development, and parcel map 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.

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.

## **El Dorado County Department of Transportation**

### **Project Specific Conditions:**

14. **Offer-of-Dedication (In Fee), Missouri Flat Road:** The applicant shall irrevocably offer to dedicate, in fee, the necessary right-of-way to measure 60 feet from the center line west for the on-site portion of Missouri Flat Road along the entire property frontage as shown on the tentative map, prior to filing the final map. This offer will be accepted by the County.
15. **Frontage Improvements:** The applicant shall construct 6 foot sidewalk(s), type-2 curb and gutter in conformance with standard plan 101A of the Design and Improvement Standards Manual (DISM) along the property frontage of Missouri Flat Road. The applicant shall construct a crosswalk at the existing entrance to Prospector's Plaza. 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. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements within the County right-of-way. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to the filing of the parcel map.
17. **Parcel Map Improvement Agreement & Security:** If the required improvements are not completed prior to filing of the map or if the Engineer's Estimate is \$100,000 or greater for the required improvements, the developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the Department of Transportation for onsite roadway, drainage infrastructure, grading, etc. The developer shall also provide a security to guarantee performance of the PMIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map. The improvements shall be installed to the satisfaction of DOT prior to the filing of the parcel map.
18. **Vehicular Access Restriction:** The applicant shall record a vehicular access restriction along the entire frontage of Missouri Flat Road, excluding the locations of the approved access encroachment, prior to filing of the map
19. **Reciprocal Easement(s):** Prior to the approval of the final building permit the applicant shall provide evidence of a reciprocal easement agreement between Prospector's Plaza and the proposed project Placerville Professional Building and the proposed Sundance Plaza Properties (or proposed Crossings project) for the easement located across the subject property.
20. **Community Facilities District Annexation:** The owner shall enter into an agreement in recordable form with the County that obligates the property to participate in the Community Facilities District No. 2002-01 (Missouri Flat Area CFD), which is the financing district approved by the El Dorado County Board of Supervisors for the Missouri Flat Area, at such time in the future that the County processes an annexation of territory into the CFD. The agreement shall be executed by the property owner and approved by the County prior to the issuance of any building permits. The financing obligation shall run with the property's title and bind all future assignees and/or successors in interest in the subject property.

Should timing of building permit review process coincide with an annexation process underway by the County, the applicant may participate in said process in lieu of entering into an agreement, provided the annexation election has been held, the property owner, for subject application, voted in favor of being annexed, and the annexation election is successful.

**Standard Conditions:**

21. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
22. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
23. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
24. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.
25. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
26. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
27. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
28. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
29. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

30. **Grading Permit / Plan:** If more than 250 cubic yards of earth movement are required for improvements, 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. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.
31. **Grading Plan Review:** Grading and improvement 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. 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. **RCD Coordination:** The timing of construction and method of re-vegetation 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.
33. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils 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 and address, 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.
34. **Drainage Study / SWMP Compliance:** 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.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- a. The site can be adequately drained.
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites.
- c. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

35. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
36. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant 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 filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
37. **Electronic Documentation:** 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.

38. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

### **Solid Waste & Hazardous Materials Division**

39. All refuse collection/storage areas (enclosures shall include room for both trash and recycling dumpsters. The enclosures shall be accessible to service trucks. All solid waste, including animal waste must be stored in trash containers with tight fitting lids and hauled from the site at least once every seven days for proper disposal.

### **Air Quality Management District**

40. The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. Therefore, a Fugitive Dust Mitigation Plan, which addresses the regulations and mitigation measures for the control of fugitive dust emissions, shall be adhered to during the construction process. The Fugitive Dust Mitigation Plan shall be approved by the District prior to issuance of a grading permit.
41. Project construction involves road development and shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
42. The proposed project is within the Asbestos Review Area; therefore the District will require the paving of the proposed driveways or the application of a minimum of three (3) inches in depth, asbestos free gravel, for all roads and driveways
43. Burning of wastes that result from "Land Development Clearing" must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
44. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.
45. The District's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

#### **Heavy Equipment and Mobile Source Mitigation Measures:**

- a. Use low-emission on-site mobile construction equipment.
- b. Maintain equipment in tune per manufacturer specifications.
- c. Retard diesel engine injection timing by two to four degrees.
- d. Use electricity from power poles rather than temporary gasoline or diesel generators.
- e. Use reformulated low-emission diesel fuel.
- f. Use catalytic converters on gasoline-powered equipment.

- g. Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible.
  - h. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
  - i. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
  - j. Configure construction parking to minimize traffic interference.
  - k. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
46. Prior to construction or installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.
47. Applicant shall submit to the El Dorado County Air Quality Management District, prior to the construction phase of the project, a list of equipment to be utilized on the project as described in the air quality analysis to ensure compliance. The list shall include the make, model and year of the engine, engine identification number, horse power, hours/day, load factor, etc.

#### **Diamond Springs-El Dorado Fire Protection District**

48. The applicant shall install two fire hydrant(s) within 600 feet of all portions of the proposed building via an approved access route. One hydrant shall be located within 150 feet of the proposed building with the fire department connection (FDC) located between 30 and 50 feet from the hydrant prior to the issuance of a building permit. Site location shall be approved by the Fire District.
49. The applicant shall submit a minimum of 2 sets of building plans for Fire District review and approval prior to issuance of a building permit.
50. The applicant shall submit a minimum of 4 sets of sprinkler plans designed in accordance with NFPA 13 (Installation of Sprinkler Systems) for each building for Fire District review and approval. Installation and acceptance of the sprinkler system shall take place prior to the building permit being finalized.
51. The applicant shall submit a minimum of 4 sets of fire alarm plans designed in accordance with NFPA 72. Installation and acceptance of the fire alarm shall take place prior to the building permit being finalized.

52. The applicant may have already entered into an agreement with the Community Facilities District and if so the requirement below is not applicable.
53. Community Facilities District: Approval of subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include the provision of a financing mechanism for said services<sup>1</sup>. The financing mechanism shall include inclusion within, or annexation into, a Community Facilities District (CFD) established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the Diamond Springs / El Dorado Fire Protection District (District) for the provision of public services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively Public Services), for which proceedings are under consideration, and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract's inclusion or annexation into the CFD. This annexation shall take place prior to the building permit being finalized. (<sup>1</sup>County of El Dorado General Plan Policy 5.1.2 and Policy 6.2.3.)

#### **Surveyor's Office Parcel Map Conditions**

54. All survey monuments must be set prior to filing the Parcel Map.
55. Situs addressing for the project shall be coordinated with the Diamond Springs/El Dorado Fire Department and the County Surveyors Office prior to filing the Final Map.
56. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on P12-0002 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

## **ATTACHMENT 2**

### **FINDINGS**

**Planned Development Revision PD97-0004-R/Parcel Map P12-0002/  
Placerville Professional Building  
Planning Commission/September 27, 2012**

#### **1.0 CEQA FINDINGS**

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Planning Commission finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with the corresponding permit monitoring requirement, is hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.4 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-Planning Services at 2850 Fairlane Court, Placerville, CA.

#### **2.0 GENERAL PLAN FINDINGS**

- 2.1 As proposed, the project is consistent with the Commercial land use designation of the subject site as defined by General Plan Policy 2.2.1.2, because the Commercial land use designation includes commercial retail, office, and services as compatible uses.
- 2.2 The proposal is consistent with the intent of General Plan Policies 2.2.1.2 (commercial uses), 2.2.5.21 (compatibility with surroundings), 2.8.1.1 (lighting impacts), TC-4i (bike lanes), TC-5b (curbs and sidewalks), TC-Xf (traffic levels), 5.3.1.1, 5.3.1.7 (public wastewater), 5.7.1.1 (adequate emergency water and related facilities), 6.2.3.2 (adequate access), 9.1.2.4, 9.1.2.8, (non-motorized transportation) concerning the requirement for a planned development request, lighting glare, traffic impacts, potable and emergency water supply, waste and storm water and the inclusions of provisions that promote non-vehicular travel. Because of the project's provisions of adequate access, site design, and attention to architectural design features that are compatible with the surrounding uses and consistent with the Missouri Flat Design Guidelines, it is consistent with the General Plan policies identified above.

### **3.0 ZONING FINDINGS**

- 3.1 The project is consistent with the El Dorado County Zoning Ordinance designation of Commercial because the proposed project provides areas for office, retail, and restaurant uses pursuant to Section 17.32.180 of the Zoning Code.
- 3.2 The project, as proposed and conditioned is consistent with the El Dorado County Zoning Ordinance Development Standards because the two proposed commercial parcels are being addressed with a planned development application, and the proposed buildings meet the development standards pursuant to Section 17.32.200 of County Code.

### **4.0 ADMINISTRATIVE FINDINGS**

#### **4.1 Planned Development Findings**

- 4.1.1 **The planned development zone request is consistent with the General Plan.** The planned development request is consistent with the General Plan because the application is for a commercial development, being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.
- 4.1.2 **The proposed development is so designed to provide a desirable environment within its own boundaries.** The proposed development provides landscaping, lighting, pedestrian traffic, and subdued design features which will enhance the environment for the tenants within the office, retail, and/or restaurant development consistent with the Missouri Flat Design Guidelines.
- 4.1.3 **Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.** The project is being developed or conditioned to comply with all County Code requirements.
- 4.1.4 **The site is physically suited for the proposed uses.** The site is physically suited for the proposed uses since it is located within a business and commercial environment and the development area is concentrated along the existing road corridor.
- 4.1.5 **Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.** All required utilities are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads, and utilities.
- 4.1.6 **The proposed uses do not significantly detract from the natural land and scenic values of the site.** The proposed uses do not significantly detract from the natural land and scenic values of the site since it is devoid of native trees and shrubs and the proposal will provide the required landscaping.

## **4.2 Parcel Map Findings**

- 4.2.1 **The proposed parcel map, including design and improvements, is consistent with the General Plan policies and land use map.** The Parcel Map request is consistent with the General Plan, because the application is for a commercial development being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.
- 4.2.2 **The proposed parcel map does conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.** The Tentative Parcel Map conforms to the applicable standards and requirements of the County's zoning regulations except for minimum parcel size for each unit and the Minor Land Division Ordinance, because the project site has been evaluated in accordance with the Commercial development regulations, and it has been found that the project complies with the minimum design standards, as conditioned.
- 4.2.3 **The site is physically suitable for the proposed type and density of development.** The site is physically suitable for the proposed type and density of development because the site is located within lands designated by the General Plan for commercial uses, and it can be found that the site is suited for the retail/office/restaurant development.
- 4.2.4 **The proposed Parcel Map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.** The proposed Parcel Map will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The Parcel Map is an administrative document to allow the individual ownership of the two parcels within the development. No significant environmental impacts are anticipated by the Parcel Map.
- 4.2.5 **The design of the Parcel Map is not likely to cause serious public health hazards.** The design of the Parcel Map is not likely to cause serious public health hazards. The proposed parcel map would not create an undue negative impact upon adjoining properties. It can be found that the improvements would not be detrimental to the public health, safety and welfare or injurious to immediate project vicinity because the surrounding infrastructure is in place that can support it.

## **5.0 FINDINGS OF CONSISTENCY WITH THE MC&FP**

- 5.1 The project is conditioned to require annexation into the Community Facilities District No. 2002-01 (Missouri Flat Area), therefore, the project is found to be consistent with the Missouri Flat Circulation and Funding Plan.

## **6.0 FINDINGS OF CONSISTENCY WITH THE MISSOURI FLAT DESIGN GUIDELINES**

- 6.1 The project was analyzed for consistency with the applicable sections of the guidelines for the landscaping, lighting, architectural design, materials and colors of the buildings, trash

enclosures, bike racks, and signs; and as conditioned, the project is found to be consistent with the Missouri Flat Design Guidelines.