

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



**Agenda of:** July 11, 2013  
**Item No.:** 8.a  
**Staff:** Aaron Mount

**PLANNED DEVELOPMENT REVISION**

**FILE NUMBER:** PD90-0011-R-2/Prospectors Plaza Expansion

**AGENT:** Brian Kriz

**PROPERTY OWNER:** WRI Goldenstate, LLC

**ARCHITECT:** Archumana

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

Revision of an approved development plan to allow the demolition of 9,500 square feet of existing multi-tenant shop space and the construction of a new 25,000 square foot single tenant retail space. Replacement of an existing freestanding multi-tenant sign with a pylon sign 50 feet high by 22 feet wide with a display area of approximately 484 square feet.

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

**APN:** 327-290-60 (Exhibit B)

**ACREAGE:** 19.87 acres

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

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

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

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

1. Adopt the Subsequent Negative Declaration based on the Initial Study prepared by staff; and
2. Approve Planned Development Revision PD90-0011-R-2, adopting the Revised Development Plan as the official Development Plan, based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 1.

**PROJECT DESCRIPTION**

A revision to approved Development Plan PD90-0011-R, to allow the demolition of 9,500 square feet of existing multi-tenant shop space and the construction of a new 25,000 square foot single tenant retail space and replacement of an existing freestanding multitenant sign with a pylon sign 50 feet high by 22 feet wide with a display area of approximately 484 square feet. The Development Plan also includes: one trash enclosure; appurtenant parking area, loading area, and additional landscaping. There would be no changes to the access or main parking area for the shopping center.

**Site Description:** The site is a previously developed regional shopping center that contains 228,345 square feet of commercial space with the main tenants being Kmart, CVS, and Save Mart Supermarket.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	CP-PD	Commercial	Commercial/Prospectors Plaza shopping center
<b>North</b>	C-PD	Commercial	Commercial/ 11,997 square-foot commercial office building in progress
<b>South</b>	TC	Commercial	US Highway 50
<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 and is within the Missouri Flat Road and US Highway 50 corridors.

**Project Issues:** Discussion items for this project include: Missouri Flat Circulation and Funding Plan (MC&FP); Missouri Flat Design Guidelines; building elevations and materials; landscaping; signage; lighting; internal circulation and parking; traffic and circulation; and water and sewer.

**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). The MC&FP establishes a master circulation (road improvement) program, including six specific road improvement projects. The MC&FP provides a mechanism for El Dorado County, in a cooperative effort with major property owners and developers, to fund improvements to the Highway 50/Missouri Flat Road Interchange and adjacent arterials and collector roads. These capacity improvements are needed to relieve existing traffic congestion and to create additional capacity for planned commercial development in the Missouri Flat Area. 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 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 Board of Supervisors for the Missouri Flat MC&FP area. The funding mechanism includes a tax increment (85% of new sales and property taxes) and is currently generating approximately \$900,000 per year, which is being applied to road deficiencies in the Missouri Flat Road corridor. The financing obligation would run with the property's title and bind all future assignees and/or successors in interest in the subject property.

**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. As this is a revision to an existing development it needs to be noted that the proposed expansion has to be consistent with the existing architectural design which was developed prior to the current guidelines in order to provide some continuity to the development. 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 signs, lighting standards, and landscaping. The proposed retail building is similar in character to the existing buildings as shown in Exhibit K.

**Building Elevations/Materials:** All "roof-mounted" equipment would be contained behind the front façade or ribbed metal mechanical screen, as shown in Exhibits K and L. The trash enclosure (see Exhibit J) is proposed to be within the loading area which would provide a visual barrier.

Building colors to be used would be consistent with existing colors (Exhibit I) except for corporate identity accents which would include gold and blue.

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. The project has been designed to be compatible with the existing development that it would be a continuation of.

**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 M, the project would include landscaping buffers along the proposed parking at

the rear of the proposed structure. The majority of the proposed plants are listed in the El Dorado County Drought Resistant Plant List.

**Signage:** The request includes replacement of the freestanding highway oriented sign and new wall signs.

Freestanding Sign: A freestanding highway oriented sign exists at the site but is devoid of architectural features and lacks consistency with the Missouri Flat Design Guidelines. The existing sign is 50 feet tall with a sign area of 220 square feet. A new freestanding multitenant pylon sign 50 feet high by 22 feet wide with a display area of approximately 484 square feet is proposed to be located in a different location but still along the property line adjacent to US Highway 50 (Exhibit O). Adjacent to US Highway 50 and the project site is the Safeway/Missouri Flat Village shopping center. The freestanding highway sign approved for that site is similar in size with a height of 50 feet and a sign area of 420 square feet.

As shown in Exhibit N the proposed sign contains architectural features and is of a size consistent with newer development in the Missouri Flat Road Corridor and is consistent with the Missouri Flat Design Guidelines and adjacent highway oriented signs. The Diamond Springs-El Dorado Community Advisory Committee (CAC) has recommended approval of the sign.

Wall Signs: Wall sign area is shown on Exhibit K. Wall coverage shall be less than the maximum allowable 20 percent of wall coverage and comply with Section 17.16.030 of the County Code. A future building permit would be required and would ensure compliance.

**Lighting:** No new lighting is proposed other than architectural lighting mounted on the proposed structure. Conditions of approval have been recommended that would ensure that all proposed lighting meets County requirements for shielding and downward direction and is consistent with General Plan Policy 2.8.1.1.

**Internal Circulation and Parking:** The proposed parking is shown on the Site Plan (Exhibit G). The required parking for the proposed retail building was reviewed to ensure consistency with Chapter 17.18 of the Zoning Ordinance. The site currently has more than the required amount of parking spaces. With the proposed expansion of the shopping center the resulting square footage would be 243,782 which would require 813 spaces. The project would provide 939 spaces which is a reduction from the existing 1,013 spaces.

**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 adding an additional 15,000 square feet in gross square footage. The Site Plan provides for one loading area meeting the minimum required dimensions.

The project would need to include provisions for bicycle parking on the site by providing bicycle spaces/racks within the 100 feet of the proposed building (pursuant to Section 5.105.4.1 and 2 of the 1020 California Green Building Standards Code and General Plan Policies 9.1.2.4 and 9.1.2.8), at locations at the discretion of the applicants but convenient from adjoining streets and distributed proportionally for use by all existing 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.

**Traffic/Circulation:** The project would be served by the existing encroachments for the Prospectors Plaza shopping center onto Missouri Flat Road. The interior access and circulation roadways have been analyzed by Transportation Division and the Diamond Springs-El Dorado Fire Protection District and found by both to be adequate for interior circulation and consistent with General Plan Policy 6.2.3.2. No changes are proposed to the existing circulation system.

As required by County policy, a traffic study was prepared to analyze the potential traffic impacts resulting from the project. The Prospectors Plaza Traffic Impact Study dated March 6, 2013, AECOM Transportation concluded that the project would be expected to generate 16 AM and 38 PM peak hour trips, with 665 daily trips. The proposed project will result in no significant impacts under both Existing Plus Proposed Project and Existing Plus Approved Project (2017) Plus Project conditions. The Cumulative (2025) Plus Project resulted in mitigation measures at Missouri Flat Road and Plaza Drive and Mother Lode Drive for optimization of the signals and extension of the northbound left-turn lanes at Plaza Drive.

The percentage of traffic in the 2025 analysis produced by the proposed project is 1-3% at the given intersections. Therefore, the payment of Traffic Impact Mitigation Fees for this project and participation in the Missouri Flat MC&FP will be considered their fair share of the impact improvements and provide consistency with General Plan Policy TC-Xf.

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.

**Water and Sewer:** El Dorado Irrigation District would provide domestic water and fire-flow service. The Facilities Improvement Letter stated the current facilities would adequately 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. A water line extension would be required but all improvements would be within the site. Additionally the Facilities Improvement Letter states the onsite sewer facilities have capacity for the proposed expansion to the shopping center.

**ENVIRONMENTAL REVIEW:** Staff has prepared a Subsequent Initial Study (Negative Declaration and Initial Study with discussion provided in Exhibit R) to determine if the project may have a significant effect on the environment. CEQA compliance for the 1990 Prospectors Plaza Development Plan Project included the development of an Initial Study/ Negative Declaration (IS/ND). The IS/ND was approved and adopted by El Dorado County Planning Commission. El Dorado County intends to meet CEQA compliance through the preparation of a subsequent negative declaration, which will tier off of the existing approved IS/ND document. The proposed project meets the conditions described in CEQA Section 15162, as there is substantial evidence that no new significant impacts exists. Based on the Initial Study, no significance impacts were identified, 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 \$2,156.25 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 \$2,156.25 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 Map Bk. 327 Pg. 29
Exhibit C .....	General Plan Land Use Map
Exhibit D .....	Zoning Map
Exhibit E .....	Parcel Map PM30-149
Exhibit F .....	Airphoto of Existing Development
Exhibit G .....	Site Plan
Exhibit H .....	Site Plan Detail
Exhibit I .....	Site Photographs
Exhibit J .....	Floor Plan
Exhibit K .....	Front Elevation
Exhibit L .....	Rear & Side Elevations
Exhibit M .....	Landscape Plan
Exhibit N .....	Freestanding Pylon Sign Details
Exhibit O .....	Freestanding Sign Site Plan
Exhibit P .....	Missouri Flat Area MC&FP Boundary
Exhibit Q .....	Airphoto
Exhibit R .....	Proposed Subsequent Negative Declaration and Initial Study

**ATTACHMENT 1**

**CONDITIONS OF APPROVAL**

**Planned Development Revision PD90-0011-R-2/Prospectors Plaza Expansion  
Planning Commission/July 11, 2013**

**Planning Services**

1. This Development Plan approval is based upon and limited to compliance with the approved project description, the following hearing exhibits:

Exhibit G.....	Site Plan
Exhibit H.....	Site Plan Detail
Exhibit I.....	Site Photographs
Exhibit J.....	Floor Plan
Exhibit K.....	Front Elevation
Exhibit L.....	Rear & Side Elevations
Exhibit M.....	Landscape Plan
Exhibit N.....	Freestanding Pylon Sign Details
Exhibit O.....	Freestanding Sign Site Plan

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:

1. Development Plan to allow construction of the following:
  - a. Demolition of 9,500 square feet of existing multi-tenant shop space and the construction of a new 25,000 square foot single tenant retail space; and
  - b. Replacement of an existing freestanding multitenant sign with a pylon sign 50 feet high by 22 feet wide with a display area of approximately 484 square feet.

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 attached hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

### Conditions from PD90-0011

- ~~1. Project proponents to pay appropriate traffic impact mitigation fees of \$4.80 per square feet.~~
- ~~2. Plans for all wall signs shall be reviewed and approved by the Planning Division.~~
23. All roof-mounted items shall be fully screened.
- ~~4. The property management shall diligently pursue implementation of an employee parking area in the stalls at the rear of the main building.~~
- ~~5. Any further grading shall comply with the "El Dorado County Erosion Control Requirements and Specifications."~~
- ~~6. The location of structures shall conform to the Official Development Plan. Any changes to the Official Development Plan and related documents shall be reviewed by the Planning Director for determination of substantial compliance. Any change which does not substantially comply shall be subject to review by the Planning Commission pursuant to section 17.04.070 of the County Code.~~
37. All parking stalls that backup to the building columns shall be full-sized stalls.
- ~~8. Road impact fees for the expansion areas shall be paid to the Planning Division at the building permit stage: fees will be subject to those in place at the building permit stage.~~
- ~~9. Project proponent to install two on-site signs at the southern most exit of the development stating that this exit design, materials, text, etc., must be approved by the Department of Transportation.~~
- ~~10. A condition of approval for a building permit for "Shop 6 Pad G" will be the construction of a free right turn lane to southbound Missouri Flat Road at the northern most exit from the development. This lane would be an addition to the existing one lane inbound and one lane outbound.~~

### Planning Services

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.
  
6. **Landscaping:** The final landscape plan shall be consistent with Exhibit M; 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 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 as shown in Exhibits N and O and for location, materials, sizes and colors. There shall be no unapproved signs and/or banners placed, mounted, displayed 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. Parking shall conform to the approved Site Plan (Exhibit G). 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. **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.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

11. **Fish and Game Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and a \$2,156.25 Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued until said fees are paid.
12. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a "unique archeological resource", contingency funding and a time allotment sufficient to allow recovering an archeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archeological mitigation takes place.

If the find is determined to be a "unique archeological resource", the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a "nonunique archeological resource".

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit

13. **Human Remains:** The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit

### **Transportation Division**

14. **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.

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

15. **Solid Waste:** 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.

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

16. **Sprinklers:** Provide a set of sprinkler plans with calculations showing the design of the system with an additional Fire Department Connection. The plans shall be reviewed and approved prior to finaling of the building permits.
17. **Street Address:** Provide a street address that is a minimum 16 inches high with a 1 ½ inch stroke on a contrasting background. The address shall be installed high enough on the building to be visible from the street. The address shall not be obstructed by maturing vegetation. The exact location of the address shall be approved by the Fire District prior to installation and finaling of building permits.
18. **Knox Box:** Provide a High Security Knox Box for the project if one is not already present prior to finaling of the building permit. It must be mounted at a near the right side of the main entrance at a height of approximately 5 feet from grade or other approved location by the fire district. Applications are available Diamond Springs fire station located at 501 Main St. Diamond Springs.
19. **Fire Lanes:** Maintain all fire lanes with painted red curbs. White five inch lettering stating “FIRE LANE-NO PARKING” shall be painted along each red curb every 25 feet including turn-arounds where appropriate; Red curbing shall also be painted 15’ on each side of fire hydrants. Contact the Fire District for fire lane approval.

## **ATTACHMENT 2**

### **FINDINGS**

#### **Planned Development Revision PD90-0011-R-2/Prospectors Plaza Expansion Planning Commission/July 11, 2013**

#### **1.0 CEQA FINDINGS**

- 1.1 El Dorado County has considered the Subsequent 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 The documents and other materials which constitute the record of proceedings upon which this decision is base 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 as a 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-Xf (traffic levels), 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, 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 retail uses pursuant to Section 17.32.140 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 proposed building meets the development standards pursuant to Section 17.32.160 of County Code. Excess signage may be authorized under Chapter 17.02, Planned Developments, based on findings in Section 4.0.

#### **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 retail development consistent with the Missouri Flat Design Guidelines and the existing development.
- 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 except for the freestanding highway oriented sign. The freestanding highway oriented sign in excess of the maximum sign area is similar in size to other larger, multi-tenant commercial centers and will be consistent with the Missouri Flat Design Guidelines and adjacent highway oriented signs.
- 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 in an existing retail center.
- 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 additional landscaping.

##### **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 and the existing development.