

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



Agenda of: September 13, 2007
Item No.: 7
Staff: Audrey Anderson

**PARCEL MAP AMENDMENT/PLANNED DEVELOPMENT
PERMIT/DESIGN WAIVER**

FILE NUMBERS: Planned Development PD06-0026 and Parcel Map Amendment P87-0118R

APPLICANT: Interra-Vision Development, LLC

ENGINEER: Tait & Associates, Inc.

REQUEST: The project consists of the following requests:

- 1) Planned development (approved under Z 88-0031) for the construction and operation of a 14,820 square foot commercial retail/pharmacy (Walgreens) and a 3,300 square foot retail building;
- 2) Parcel map amendment (approved under P87-0118) consisting of merging of lots Assessor's Parcel Numbers 083-453- 06 (Lot 1), -07 (Lot 2), -15 (Lot 10), and -16 (Lot 11) resulting in one commercial lot; and
- 3) Design waiver for the following:
 - a) Reduction of standard sidewalk width of eight-foot wide to five-foot wide along the project frontage (Cameron Park Drive).

LOCATION: On the north side of Cameron Park Drive, west of the intersection of Palmer Drive, in the Cameron Park area, Supervisorial District IV (Exhibit A).

APN: Assessor's Parcel Numbers 083-453 -06 (Lot 1), -07 (Lot 2), -08 (Lot 3), -15 (Lot 10), and -16 (Lot 11) (Exhibit D)

ACREAGE: 2.76 acre (project site)

GENERAL PLAN: Commercial (Exhibit B)

ZONING: Commercial (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

The project site was a part of an underlying project known as Plaza Goldorado center approved in 1988. The approval included a commercial tentative parcel map (P87-0118) creating 13 parcels and a Development Plan (Z88-31) for the commercial center. Plaza Goldorado has been partially developed. In 1990 the County considered and approved a revised site plan for Plaza Goldorado that was designed to “reduce the amount of tree removal and mass pad grading.”

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County’s regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

The project consists of the following:

Planned Development

The planned development project includes the construction and operation of a 14, 820 gross square foot commercial retail/pharmacy store (Walgreens) and a 3,300 gross square foot retail building. (Exhibits F- M). The development plan includes on-site landscaping, lighting, loading, drive-thru, drainage, signs, and parking. The facility would have two points of access: a right-in, right-out access driveway along Cameron Park Drive and a full access driveway along Palmer Drive. A monument sign is proposed at the entrance along Cameron Park Drive. Table 1 details the applicable development standards subject to the project.

Table 1. Development Standards

Development Standard	Regulation Reference	Standard Requirement	Proposed Project
Use	El Dorado Zoning Ordinance Section 17.32.020	Retail/Pharmacy	Retail/Pharmacy
Parking	El Dorado Zoning Ordinance Section 17.18.060	61 stalls (minimum)	75 stalls (71 standard, 5 handicap; total of 2 loading zones)
Building Coverage	El Dorado Zoning Ordinance Section 17.32.040B	60% (maximum)	Consistent (15%)
Lighting	El Dorado Zoning Ordinance Section 17.14.170	- Lighting screening and shielding - Lighting standards - Building Lighting	Consistent
Landscaping	El Dorado Zoning Ordinance Section 17.18.090	- Minimum landscape buffer - Quantity of Trees - Types of Plants	Consistent (See Landscape Plan)
Height	El Dorado Zoning Ordinance Section 17.32.040	50 feet (maximum)	35 feet
Floor Area Ratio (F.A.R.)	General Plan Policy 2.2.1.5	.85 (maximum for Commercial Land Use Designation)	.15
Setbacks	El Dorado Zoning Ordinance Section 17.32.040D	- Front: 10 feet - Side/Rear:5 feet	Consistent (See Site Plan)
Signs	Chapter 17.16	- Wall Signs - Sign Area	Consistent (See Sign Plan)

Parcel Map Amendment

The original tentative parcel map approved the creation of 13 commercial parcels. The proposed amendment to the approved parcel map consists of merging Assessor's Parcel Number 083-453-07, -06, -15, and 16 for the purpose of developing the proposed Walgreens retail facility. The stand alone retail building would be constructed on parcel 083-453-08. The resulting lot size after the merger and single existing lot (083-453-08) meets the required standards under the Commercial (C) Zoning District.

Design Waiver

General Plan Policy TC-5a requires commercial developments to provide sidewalks as a viable alternative transportation mode. In accordance with the El Dorado County Design and Improvement Standards Manual Standard Plan 101A (Commercial and Industrial Roadways), the minimum width of sidewalk is eight (8) feet. Given the existing improvements (i.e., sidewalk along Palmer Drive, off-street parking) from the previous approval, the project includes a request for a design waiver for a reduced width of the sidewalk to five (5) feet, subject to the findings under Section 16.08.020 of the El Dorado County Subdivision Ordinance. The above request has been reviewed by staff and is further discussed below.

Site Description

The project site is located on the north side of the intersection of Cameron Park Drive and Palmer Drive, just north of U.S. Highway 50. The site is relatively flat, with elevations ranging from 1,320 and 1,360 feet above sea level.

Most of the project site is covered with foothill woodland, portions of which have recently been brushed. An unnamed paved road, which provides access to nearby businesses and associated parking spaces, occurs in the central portion of the site. Areas located south of the road and parking area are covered with moderately dense oak woodland; the eastern and northern portions of the site are covered with open grassy areas with scattered oaks.

Two soil units have been mapped on the project site, Rescue very stony sandy loam, 3 to 15 percent slopes and Rescue sandy loam, 2 to 9 percent. Rescue soils are well-drained but have moderately slow to slow permeability because of the clay layer. The soils found on the project site do not appear to match the soils descriptions, possibly due to past deposition of fill onto the site.

The site is approximately 1.5 miles away from the southern end of the runway of Cameron Park Airport. Based on the Cameron Park Airport Comprehensive Land Use Plan (CLUP), the project is within the "Conical Surface" of the Cameron Airpark. The anticipated height of the proposed structures should be no higher than 35 feet. The heights of the proposed structures are below 35 feet, and therefore would not penetrate the Conical Surface.

Land Use Information

Tables 2 and 3 below detail the land use information for the project site and the surrounding properties.

Table 2. Project Site Current Land Use Information

	Project Site
General Plan Designation	Commercial (C)
Zoning and Overlay Designations	Commercial (C) and Planned Development (-PD) and Design Control (-DC) Overlay
Current Use	Vacant
Size (in acreage)	2.37
Rare Plant Mitigation Area	Mitigation Area 1
School District	Buckeye Union
Fire District	Cameron Park CSD Fire District
Water/Sewer District	El Dorado Irrigation District (EID)
Airport	Cameron Park Airport (within Conical District)

Table 3. Adjacent Land Use and Designation

	General Plan Designation	Zoning Designation	Overlay Zoning Designation	Existing Use
North	Multifamily Residential (MFR)	Multifamily (R2)	Planned Development (PD), Design Control (DC)	Multi-family residences
East	Commercial (C)	Commercial (C)	Planned Development (PD), Design Control (DC)	Shopping Center
South	High Density Residential (HDR)	Residential (R1)	Planned Development (PD), Design Control (DC)	Single-family residences
West	Commercial (C)	Commercial (C)	Planned Development (PD), Design Control (DC)	Vacant

General Plan

Land Use Element General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. Specifically, the project has been reviewed for consistency with the following General Plan Policies.

- **Land Use Element Policy 2.2.5.2 (Project Consistency with General Plan)**

Discussion: The entire project site has a Commercial land use designation, thereby allowing the proposed retail/pharmacy facility to be developed in an orderly manner.

- **Land Use Element Policy 2.5.2.2 (New Commercial Development Near Existing Commercial Facilities)**

Discussion: The proposed retail facility is located at the intersection of Cameron Park Drive and Palmer Drive in an area where commercial uses currently exist.

- **Circulation Element Policy TC-Xd (Level of Service)**

Discussion: As verified by the Department of Transportation, the proposed facility would contribute to the existing traffic volumes along Cameron Park Drive and Palmer Drives. With implementation of project specific road improvements and payment of requisite traffic impact fees, a Level of Service (LOS) of C or better would be maintained.

- **Circulation Element Policy TC-4i (Bicycle/Pedestrian Path Connectivity)**

Discussion: The Bicycle Transportation Plan requires a Class II bicycle lane route along Cameron Park Drive. The project would not impede installation of the bicycle lane.

- **Circulation Element Policy TC-5b (Commercial Sidewalks)**

Discussion: The policy requires sidewalks for commercial projects in order to promote neighborhood pedestrian connectivity. The El Dorado County Design and Improvement Standards Manual requires a minimum sidewalk width of eight (8) feet. The project includes a design waiver request for a reduced sidewalk width of five (5) feet along Cameron Park Drive. Staff has reviewed the findings for the design waiver and has determined that the reduced sidewalks would be sufficient for the project.

- **Public Services and Utility Element Policy 5.2.1.4 (Connection to Public Water within a Community Region)**

Discussion: The project is located within the Community Region of Cameron Park where public water service exists. The facility would be required to connect to EID's system in the vicinity of the project site.

- **Public Services and Utility Element Policy 5.3.1.7 (Connection to Public Wastewater within a Community Region)**

Discussion: The project is located within the Community Region of Cameron Park where public sewer service exists. The facility would be required to connect to EID's system in the vicinity of the project site.

- **Public Health, Safety, and Noise Element Policies 6.5.1.1(Noise Sensitive Land Uses), 6.5.1.2 (Noise from Non-Residential Uses), and 6.5.1.3 (Noise Mitigation)**

Discussion: The project would anticipate generation of noise levels from operational and traffic effects. As identified in the Initial Study/Mitigated Negative Declaration, project-specific noise mitigation measures have been incorporated thus ensuring consistency with these policies.

Zoning Code

The proposed retail facility is permitted by right within the Commercial Zone District and has been designed in conformance with the applicable development standards of the El Dorado County Zoning Code.

Planned Development

The proposed development plan has been reviewed pursuant to Chapter 17.02 of the El Dorado Zoning Code (Planned Development). The following details the specific components of the project, in accordance with the Planned Development criteria.

Lighting

The proposed development has been reviewed for conformance with the Outdoor Lighting Standards under Section 17.14.170 of the El Dorado County Zoning Code. Based on the Photometric Plan, the development would have several light fixtures surrounding the building within the parking lot area (Exhibit I). The plan depicts intensity of lighting primarily confined within the vicinity of the proposed development, lessening as it approaches the border of the project site. A final Photometric Plan shall be further reviewed during Building permit review and prior to issuance of the building permit for the project.

Landscaping

The proposed development has been reviewed for conformance with the Landscaping Standards under Section 17.18.090 of the El Dorado County Zoning Code. Based on the preliminary landscaping plan, landscaping is provided at the southeast of the site along Palmer Drive and Cameron Park Drive. This landscaping includes typical groundcover (Emerald Carpet, Lowfast and Bearberry Cotoneaster), shrubs (Wild Lilac, Western Redbud, Rockrose, English Lavender and

Fortnight Lily), and hedges (Manzanita, India Hawthorn, Dwarf Strawberry Tree, Parney Cotoneaster and Shiny Xylosma). A mitigation area required for the impacted oak tree canopy is located at the northwest of the project site. A final Landscaping Plan shall be further reviewed during review and prior to issuance of a building permit for the project.

Architectural Design/Elevation

In accordance with Section 17.74.010 (Design Review) of the El Dorado County Zoning Ordinance, the project has been reviewed for conformance with the architectural design standards, suitability, and compatibility within the area. Cameron Park has been designated as an area within the County requiring project review of commercial, industrial, and multifamily residential projects. The Cameron Park Design Review Committee has been appointed as the reviewing and advisory body for projects within the community. The Committee reviewed the project in 2006 and in 2007 for architectural design, accessibility, landscaping, lighting, and signs. As shown in Exhibit J, Table 4 below details the materials and color scheme of the building exterior.

Table 4. Building Exterior Materials and Color Scheme

BUILDING PORTION	STYLE/COLOR	MATERIAL
Coping	Cushy Suede	Plaster
Coping	Simply Tan	Plaster
Exposed Rafters Accent	Cozy Cabin	Plaster
Coping	Carmel Valley	Plaster
Trellises, Arbors, Reval & Fascia	Warrior King	Metal/Plaster
Awnings/Canopy	Forest Green	Metal
Veneer	H.C. Muddox El Dorado	Brick
Roof	Cascade Blend SHP 8706	Tile
Storefront	Bronze Anodized	Stucco

Signs

The proposed development has been verified for conformance with Chapter 17.16 (Sign) under Section 17.18.090 of the El Dorado County Zoning Code. As detailed in Table 5 below and shown in Exhibit K, the facility would have several wall signs and one monument sign depicting the corporate lettering and logos. The Cameron Park Design Review Committee approved the design of the proposed signs with a recommendation that the maximum height of the monument sign (at the crown of Cameron Park Drive and Palmer Drive) be limited to six feet. A Condition of Approval has been incorporated reflecting this standard.

Table 5. Sign Details

Type	Text	Size	Quantity	Material
Wall	Walgreens	26'- 8 1/2"	1	Plexiglas
Wall	Drive-Thru Pharmacy	15'-2" x 2	1	Plexiglas
Wall	Pharmacy	12' -10" x 18"	1	Plexiglas
Wall	24 hours	6'-2' x 18"	1	Plexiglas
Wall	Exit	2-6" x 10"	1	Plexiglas
Wall	1-Hr Photo	14-0' x 18"	1	Plexiglas
Entrance Tower Neon	Walgreens Logo	16'-0" x 8'8"	1	Mortar/Pestle
Monument	Walgreens	70 SF	1	Brick Veneer/Aluminum
Suspended Sign	12'-0" Clearance	7'-0" x 5"	1	Aluminum

Site Improvements

Implementation of the project would include associated on and off-site improvements. The facility proposes to connect to the existing El Dorado Irrigation District (EID) water and sewer utility lines in the vicinity of the project site. According to the Facility Improvement Letter (FIL) issued by EID, the facility would require two, four equivalent dwelling units (EDU) of water supply. The Cameron Park Fire Department has determined fire flow for this project to be 1,625 GPM for three hour duration while maintaining a 20-psi residual pressure. In order to provide this fire flow and receive service, a water line extension from any of the existing water line stubs must be constructed. The hydraulic grade line for the existing water distribution facilities is 1, 583 feet above mean sea level at static conditions and 1,545 feet above mean sea level during fire flow and maximum day demands. An eight-inch sewer line traverses through the middle of the site. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed.

As conditioned by the Department of Transportation (DOT), the project is required to construct improvements along its frontages, subject to the timing of the Capital Improvement Project (CIP) along Cameron Park Drive. CIP Cameron Park Drive Operational and Safety Improvement (No. 72364) is anticipated to commence within the next few months. In order to address the potential implementation conflict between projects, DOT has provided two sets of conditions that include construction of a site encroachment, tapering, sidewalk, shoulders, and a bike lane. The project shall be required to execute a Road Improvement Agreement with the Department of Transportation for all roadway, frontage, and intersection improvements.

Other Issues

Design Waiver

In accordance with Section 16.08.020 (Design Waiver) of the Subdivision Ordinance, the applicant is requesting a design waiver for a reduction of the standard eight-foot wide sidewalk to a five-foot sidewalk as required under El Dorado County Design and Improvement Standards Manual (DISM) Standard Plan 101A (Commercial and Industrial Roadways). The basis of this deviation is that portions of the subject project site have been previously divided and developed pursuant to the required improvements under Tentative Parcel Map P87-118 and Planned Development Z88-0031 for Plaza Goldorado. These commercial buildings were constructed utilizing the standards for roads, sidewalks, and bike lanes in effect at the time (Attachment 7).

Staff has reviewed the request and has determined that the reduced sidewalk would sufficiently provide for accessibility and connectivity to adjacent uses. Staff concludes that the required findings in Attachment 2 can be made to approve the design waiver.

Reasonable Use Analysis Determination under Interim Interpretive Guideline for General Plan Policy 7.4.4.4A

Implementation of the project would affect a large portion of the existing oak canopy on the project site. Specifically, as defined by the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A), woodland habitats subject to this policy include blue oak and blue oak-foothill pine woodlands. The southern and western portions of the project site contain predominantly blue oak woodland. The tree canopy retention standards established by Policy 7.4.4.4 require retention of a defined percentage of existing canopy cover, based on the percent of existing canopy cover on a site. A Tree Resources Assessment conducted for the project site determined that existing woodland canopy covers 48.1 percent of the site (North Fork Associates, revised 2007, p. 6). Under the tree retention standards, 80 percent of this existing canopy must be retained. Approximately 38.5 percent of the site must be covered with trees at project completion. The Tree Resources Assessment indicates that the project would reduce the canopy on the site to approximately 0.24 acres, or 8.6 percent of the site.

Based on the submitted landscape plan, the applicant would retain 19 (0.24-acre–18.2 percent) and replant 65 (0.70-acre – 53 percent) oak trees on the project site. This would lead to retention of 0.94 acre or 71.2 percent of the current canopy. The applicant also proposes an additional 0.22 acres (16.7 percent) of off-site mitigation on adjacent Parcel 12 (APN 083-453-17). Policy 7.4.4.4 permits off-site mitigation, at the discretion of the Development Services Director. With the off-site mitigation, the canopy retention percentage would be 1.16-acres or 87.9 percent.

The landscape plan includes the addition of (32) 15-gallon valley oaks, (9) 15-gallon California black oaks, (18) 15-gallon interior live oaks, and (6) 15-gallon crape myrtle trees. The total amount to be planted is 65 gallons, including the preservation of 19 existing oak trees; the total to be either retained or planted is 84. As part of building permit plan review, the plans would be amended to

incorporate the required tree planting in accordance with the Interim Guidelines. The plan also incorporates the preservation of 19 existing oak trees, as well as off-site mitigation.

Pursuant to the Interim Interpretive Guidelines, existing legal lots may petition for a “reasonable use determination” by the Planning Commission. On July 26, 2007, the El Dorado County Planning Commission considered the Reasonable Use Determination of the required tree canopy retention and replacement standards for the project (Attachment 5). With a 4-0 vote, the Planning Commission approved the request granting relief from the retention requirements and the proposed replacement measures, and adopted findings for reasonable use of the property.

Agency Comments

The project was circulated for review and comments to various affected agencies resulting in a revision to the map. Two formal Technical Advisory Review (TAC) meetings (November 20, 2006, and July 9, 2007) were conducted discussing issues and other project related comments (Attachment 4). The specific topics are discussed below, and recommended conditions of approval are included in Attachment 1.

Air Quality: An Air Quality Study was conducted by Ambient Air Quality and Noise Consulting. The Ambient Study concluded that the project would unlikely exceed applicable ambient air quality standards. The project would pose a less than significant impact on air quality, subject to El Dorado County Air Quality Management District (AQMD) standards and would not require mitigation measures. The AQMD commented regarding dust control and ‘Prescriptive Standard’ as set out in El Dorado County Air Quality Management District’s Rules.

Traffic: El Dorado County Department of Transportation (DOT) reviewed the project and the traffic analysis prepared by Kimley-Horn and Associates. The traffic analysis evaluated the potential effects to the existing road network within the vicinity of the project site. DOT applied specific project conditions that would reduce the potential project impacts to less than significant and would achieve consistency with applicable policies of the General Plan.

Cameron Park Community Services District (CSD): The CSD recommended conditions requiring in-lieu fees, park fees, and fire development fees. In response, commercial projects are not subject to in-lieu park fees. The Cameron Park Fire District would review improvement and building permit plans for verification of on-site fire suppression and emergency access. Plan check charges and other fees would be assessed prior to issuance of building permit. In a letter to Tait & Associates from the Cameron Park Fire District, it has been indicated that one additional hydrant would be required to meet the required flow. Hydrant and sprinkler system connection locations would be determined during improvement plan review.

Architectural Design: The project was originally reviewed by the Cameron Park Design Review Committee (CPDRC) on December 11, 2006. The applicant provided revised plans addressing the committee comments. A follow up meeting was held June 11, 2006.

Transit: The El Dorado Transit District originally provided comments on November 13, 2006. The District recommended that the project provide a designated, on-site transit stop as close to the front entrance of the building as possible, adjacent to the building and outside of the parking lot travel way.

Public Water and Sewer: A Facility Improvement Letter (FIL) was issued by the El Dorado Irrigation District. The FIL details the service that EID would provide and necessary improvements required to accommodate the service.

Surveyor's Office: The Surveyor's Office reviewed the proposed project and conditioned the project requiring establishing of survey monuments and naming of roads prior to final map filing, as applicable.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached as Exhibit L) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on biological resources, cultural resources, geology, hydrology, and noise. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study, which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared.

NOTE: 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.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.00 processing fee, 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.

RECOMMENDATION

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), incorporated as conditions of approval in Attachment 1;
3. Approve Planned Development PD06-0026, Tentative Parcel Map P87-0118R, including the design waiver request, based on the required findings in Attachment 2 and Conditions of Approval in Attachment 1.

SUPPORT INFORMATION

Attachments/Exhibits

- Attachment 1 - Conditions of Approval
 - Attachment 2 - Findings
 - Attachment 3 - Biological Resources Evaluation/Tree Survey Plan
 - Attachment 4 - Agency Comments
 - Attachment 5 - Reasonable Use Analysis Request/ July 26, 2007
Planning Commission Staff Report
 - Attachment 6 - Initial Study
 - Attachment 7 - Supporting Documents from the Applicant
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- Exhibit A - Vicinity Map
 - Exhibit B - General Plan Map
 - Exhibit C - Zoning Map
 - Exhibit D - Assessor's Parcel Map
 - Exhibit E - Tentative Parcel Map (Revised July, 2007)
 - Exhibit F - Site Plan (Revised April 20, 2007)
 - Exhibit G - Preliminary Grading (Revised April 27, 2007)
 - Exhibit H - Preliminary Landscaping Plan (Revised April 27, 2007)
 - Exhibit I - Photometric Plan (Revised December 14, 2006)
 - Exhibit J - Elevation/Floor Plan (No date)
 - Exhibit K - Sign Plan (April 20, 2007)
 - Exhibit L - Rooftop Layout (April 20, 2007)

ATTACHMENT 1 CONDITIONS OF APPROVAL

**FILE NUMBERS PD 06-0026/P 87-0118R
September 13, 2007**

1. This Planned Development Permit Revision, Parcel Map Amendment, and Design Waivers are based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits E-M, September 13, 2007, 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 would constitute a violation of permit approval.

The proposed project, as considered, is described as follows:

- A. Planned Development for the construction and operation of a 14,820 gross square foot commercial retail/pharmacy store (Walgreens) and a 3,300 gross square foot retail building. The facility would have two points of access: a right-in, right-out access driveway along Cameron Park Drive and a full access driveway along Palmer Drive. A monument sign is proposed at the entrance along Cameron Park Drive. Implementation of the project would include associated on and off-site improvements. Based on submitted preliminary grading plans, the site would be graded utilizing on-site soil with a net export of 3,816 cubic yards. A retaining wall, between five feet and twelve feet would be constructed within the front yard along a portion of the frontage on Cameron Park Drive.

Landscaping would include typical groundcover (Emerald Carpet, Lowfast and Bearberry Cotoneaster), shrubs (Wild Lilac, Western Redbud, Rockrose, English Lavender and Fortnight Lily), and hedges (Manzanita, India Hawthorn, Dwarf Strawberry Tree, Parney Cotoneaster and Shiny Xylosma). A mitigation area required for the impacted oak tree canopy is located at the northwest of the project site.

The sign plan, subject to Chapter 17.16 of the El Dorado County Zoning Code, for this project is as follows:

Type	Text	Size	Quantity	Material
Wall	Walgreens	26'- 8 1/2"	1	Plexiglas
Wall	Drive-Thru Pharmacy	15'-2" x 2	1	Plexiglas

Type	Text	Size	Quantity	Material
Wall	Pharmacy	12' -10" x 18"	1	Plexiglas
Wall	24 hours	6'-2' x 18"	1	Plexiglas
Wall	Exit	2-6" x 10"	1	Plexiglas
Wall	1-Hr Photo	14-0' x 18"	1	Plexiglas
Entrance Tower Neon	Walgreens Logo	16'-0" x 8'8"	1	Mortar/Pestle
Monument	Walgreens	70 SF	1	Brick Veneer/Aluminum
Suspended Sign	12'-0" Clearance	7'-0" x 5"	1	Aluminum

The materials and paint colors reviewed and approved for this project consists of the following:

BUILDING PORTION	STYLE/COLOR	MATERIAL
Coping	Cushy Suede	Plaster
Coping	Simply Tan	Plaster
Exposed Rafters Accent	Cozy Cabin	Plaster
Coping	Carmel Valley	Plaster
Trellises, Arbors, Reval & Fascia	Warrior King	Metal/Plaster
Awnings/Canopy	Forest Green	Metal
Veneer	H.C. Muddox El Dorado	Brick
Roof	Cascade Blend SHP 8706	Tile
Storefront	Bronze Anodized	Stucco

- B. Parcel Map amendment (approved under P87-0118) consisting of merging of lots Assessor's Parcel Numbers 083-453- 06 (Lot 1), -07 (Lot 2), -15 (Lot 10), and -16 (Lot 11) resulting in one commercial lot; and
- C. Design Waiver Request for the following:
 - 1) reduction of standard sidewalk width of eight-foot wide to five-foot wide along the project frontage (Cameron Park Drive)

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and

conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as landscape and tree protection plans) must be submitted for review and approval and shall be implemented as approved by the County.

Incorporated as Conditions of Approval, the following are specific Mitigation Measures as identified in the Initial Study/Mitigated Negative Declaration for the project

2. Any oak tree removed from the site shall be replaced as specified in the Interim Interpretive Guidelines for El Dorado County as modified by the Reasonable Use Determination approved by the El Dorado County Planning Commission on July 26, 2007. The arborist contract, planting and maintenance plan, and all compliance documents necessary to meet the Oak Woodlands Interim Interpretive Guidelines shall be submitted to Planning Services for its review and approval prior to issuance of a grading permit (MITIGATION MEASURE BIO-4).

MONITORING: Planning Services shall verify that the Final Landscape Plan contain the details of the approved canopy replacement, planting, monitoring specifications identified in the Arborist Report. In coordination with County Counsel, this Division shall verify the details and execution of the required agreement for the long term maintenance and preservation of the replacement trees.

3. The project applicant shall place construction fencing around the oak trees to protect them from disturbance during construction. Protective fencing shall be erected at least one (1) foot beyond the drip line surrounding each oak tree unless otherwise specified by a certified project arborist. This fenced area shall not be encroached for any reason, without authorization by the certified project arborist. No materials, equipment, or vehicles shall be stored or parked within the projected tree zone. No grading, cuts, fills or trenching of any kind shall be allowed within the drip line of the trees without direct supervision of the project arborist (MITIGATION MEASURE BIO-5).

MONITORING: Planning Services shall review the required protection measures on all construction/grading/improvement plans and verify implementation of the measures on-site.

4. If construction activities are scheduled to occur within the typical breeding season for raptors (March 1 through August 31), on-site pre-construction surveys for raptors and their nests shall be conducted by a qualified biologist no more than 30 days prior to initiation of the proposed development activities. The survey results shall be submitted to the California Department of Fish and Game (CDFG) and Planning Services prior to issuance of a grading permit. If active raptor nests are found on or immediately adjacent to the site, consultation must be initiated with CDFG to determine appropriate avoidance measures. The applicant shall follow the appropriate avoidance measures issued by CDFG, and no construction activities shall occur on the project site until the avoidance measures are issued and implemented. If no active nests are found, then

no further action is required, and construction activities may proceed upon approval by Planning Services (MITIGATION MEASURE BIO-1).

MONITORING: Planning Services shall verify that the above measure is incorporated on all construction/grading plans prior to issuance of a grading permit. The Division shall coordinate with the applicant and/or biologist, assess the pertinent surveys/studies, and conduct on-site verification for conformance with this measure.

5. Removal of the snag shall occur outside the typical breeding season/nesting period for cavity nesting bird species (approximately April through July). If snag removal must occur during the typical breeding/nesting season for cavity nesting bird species, an on-site pre-construction survey for nesting birds shall be conducted by a qualified biologist no more than 30 days prior to initiation of the proposed development activities. The survey results shall be submitted to the California Department of Fish and Game (CDFG) and Planning Services prior to issuance of a grading permit. If active nests are found, consultation must be initiated with CDFG to determine appropriate avoidance measures. The applicant shall follow the appropriate avoidance measures issued by CDFG, and no construction activities shall occur on the project site until the avoidance measures are issued and implemented. If no active nests are found, then no further action is required, and snag removal may proceed upon approval by Planning Services (MITIGATION MEASURE BIO-2).

MONITORING: Planning Services shall verify that the above measure has been incorporated on the plans prior to issuance of a grading permit. The Development Services Division shall coordinate with the applicant and/or biologist, assess the pertinent surveys/studies, and conduct on-site verification for conformance with this measure.

6. Prior to issuance of a grading permit, the project applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers and a water quality certification from the Central Valley RWQCB. The project applicant shall incorporate all conditions attached to the permit and certification into the project (MITIGATION MEASURE BIO-3).

MONITORING: Planning Services shall verify that the required Section 404 permit has been obtained prior to issuance of a grading permit.

7. During preliminary site grading, a cultural resources specialist shall be present on site in the event that subsurface artifacts are uncovered. Work in the area of the discovery shall be halted until artifacts can be evaluated in accordance with state and federal regulations regarding cultural resources. If a deposit is found to be significant, data shall be collected and consultation shall be initiated with appropriate agencies. The cultural resource specialist, in coordination with appropriate agencies, shall provide recommendations on the disposition of the resource that retains its cultural value. Recommendations may include, but are not limited to, excavation of the resource or covering of the resource by pavement. These recommendations shall be implemented by the contractor working at the project site. A contract demonstrating that a cultural resources specialist has been retained for site grading activity shall be submitted to

Planning Services for review prior to issuance of a grading permit (MITIGATION MEASURE CUL-1).

MONITORING: During grading, building services representative shall ensure that a cultural resource specialist is on site.

8. Areas with high concentrations of expansive soils shall be identified on final soils reports filed with the County building department. Areas with expansive soils where building construction is proposed must be sufficiently over-excavated and blended or replaced. Verification of compliance with this mitigation measure shall occur during review of grading permit applications (MITIGATION MEASURE GEO-1).

MONITORING: Development Services-Building Department shall review and verify soils report for areas with expansive soils during processing of grading and building permit review process.

9. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 7:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on weekends and federally recognized holidays. (MITIGATION MEASURE NOI-1).

MONITORING: Prior to issuance of construction/grading permits, Planning Services shall verify that this measure is incorporated as a note on the plans.

Planning Services

10. Prior to issuance of grading permit, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.
11. The following shall be incorporated as note on grading/improvement plans:

In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

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

12. Prior to issuance building permit, the applicant shall pay the required in-lieu fee for mitigation of impacts on rare plant species in accordance with El Dorado County Zoning Ordinance Chapter 17.71.
13. The planned development shall expire within two (2) years from the approval by the El Dorado County Planning Commission. Minor changes in the adopted planned development may be approved by the Planning Services provided that the changes:
 - a) Do not change the boundaries of the subject project property;
 - b) Do not change any use as shown on the official development plan; and
 - c) Do not change the intent of the official development plan

Major changes in the official development plan after it has been adopted may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code.

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

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

Department of Transportation

Project Specific Conditions

15. The subsequent conditions shall be accomplished by the applicant if the 'Cameron Park Drive Operational and Safety Improvements', Project #72364 precedes this project, which is as follows:
 - A. 1. The applicant shall improve the entire on-site frontage of Cameron Park Drive, from the Palmer Drive intersection to the southern taper of the right in/out access encroachment onto Cameron Park Drive. The required frontage improvements shall be in conformance to the approved project plans entitled 'Cameron Park Drive Operational and Safety Improvements',

Project #72364, which improves Cameron Park Drive between Palmer Drive and Country Club Drive. The turn pocket storage and tapers design shall conform to the Caltrans Highway Design Manual.

- A. 2. The applicant shall modify the Cameron Park/ Palmer Drive intersection, if necessary, to provide for the required geometrics for the right turn pocket into the site. The right turn pocket shall be a minimum of 12 feet in width with an 8 foot wide paved shoulder, a Type 2 vertical curb and gutter and a five (5) foot wide sidewalk per DISM, Standard Plan 104 and 110.
- A. 3. A Class II Bike Lane shall be provided by the applicant along both sides of the roadway along the entire project frontage of Cameron Park Drive and Palmer Drive per the Bicycle Transportation Plan and the Caltrans Highway Design Manual.
- A. 4. All improvements as specified in Condition 1A 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 recordation of the map.

If this project precedes the 'Cameron Park Drive Operational and Safety Improvements', Project #72364, in addition to the previous conditions the applicant shall accomplish the following :

- B. 1. The applicant shall provide for all necessary modifications to the signalized intersection at Palmer Drive to meet current El Dorado County Standards to accommodate for all required frontage improvements. The required frontage improvements shall be in conformance to the approved project plans entitled 'Cameron Park Drive Operational and Safety Improvements', Project #72364, which improves Cameron Park Drive between Palmer Drive and Country Club Drive.
 - B. 2. A raised centerline median shall be constructed along Cameron Park Drive from the intersection of Palmer Drive to the northern project boundary to prevent left turn movements at the project access on Cameron Park Drive and to the specifications of the Caltrans Highway Design Manual.
 - B. 3. In lieu of condition # A. 3., a Class II Bike Lane shall be provided by the applicant along both sides of the roadway along the entire project frontage of Palmer Drive per the Bicycle Transportation Plan and the Caltrans Highway Design Manual.
 - B. 4. All improvements as specified in Condition 1B 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 recordation of the map.
16. The applicant shall obtain an encroachment permit from DOT and shall construct said encroachment onto Cameron Park Drive as a right in/ right out. This design shall prevent left

turn movements at this encroachment according to the provisions of the Caltrans Highway Design Manual as well as DISM, Standard Plan 110. The signing and striping for this encroachment shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. 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 recordation of the map.

17. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
18. The applicant shall enter into a road improvement agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The executed agreement and subsequent improvements shall be completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the map.
19. The applicant shall irrevocably offer to dedicate, in fee, any additional right of way as required for the approved improvement plans along the entire project frontage of Cameron Park Drive, prior to the recordation of the map. This offer will be accepted by the County.
20. Prior to recordation of the map, the applicant shall record a vehicular access restriction along the entire frontage of Cameron Park and Palmer Drive, excluding the locations of the approved access encroachments.
21. A commercial grading permit is required for on-site improvements. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Development Services Department 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. The improvements and grading shall be substantially completed, to the approval of the Development Services Department, prior to occupancy.
22. The applicant or his engineer shall provide the DOT the latest Cameron Park Drive improvements plans in an electronic format for coordination with the Cameron Park Drive Operational and Safety Improvements', Project #72364 within 14 days of written request.
23. The applicant shall provide any required temporary construction easement needed for the approved Cameron Park Drive Operational and Safety Improvements', Project #72364, within 14 days of written request for said easement.
24. If the Cameron Park Drive Operational and Safety Improvements, Project #72364, precedes the commencement of the improvements for this project, the applicant shall grant permission

to the County of El Dorado to enter and construct the proposed fill slope as outlined on the approved project plans.

25. The applicant shall adhere to all DOT standard conditions as specified on Attachment A that were provided to the applicant at the TAC on July 9, 2007.

DOT Standard Conditions

26. 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.
27. 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.
28. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
29. 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.

30. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
31. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
32. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
33. 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.
34. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.
35. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
36. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
37. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.
38. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
39. 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.

40. Applicant shall pay the traffic impact fees in effect at the time a building permit is issued.
41. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.
42. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the Final Map, acquire by negotiation or commencement proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Agent, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
 - a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Environmental Management

43. All equipment used in the storage and refrigeration of retail food shall comply with the California Retail Food Code. Plans shall be submitted to Environmental Health showing areas for food storage, food display and refrigeration units including specifications for any food service equipment. An annual operating permit from Environmental Health shall be obtained for the sale and distribution of retail food.

44. To ensure the project is consistent with the Sacramento Regional Clean Air Plan, the project shall implement the following measures from Appendix E of the El Dorado County Air Quality Management District CEQA Guide to reduce air pollutant emissions:

- The project shall provide bicycle lockers and/or racks.
- The project shall provide for major pedestrian facilities and improvements such as wider sidewalks.
- Increase parking lot shading by 20% over code.
- Install Energy Star or ground source heat pumps.
- Install ozone destruction catalyst on air conditioning systems in consultation with the AQMD.
- Install Energy Star labeled roof materials.
- Other proposed strategies in consultation with the AQMD.

Implementation of the mitigation measure would ensure the project complies with the provisions of the Clean Air Plan, which is designed to bring the Sacramento Region into compliance with ozone standards. Impacts after mitigation would be less than significant.

45. In order to limit significant diesel emissions, all construction equipment used on the project site shall be model year 1996 or newer. Diesel-powered construction equipment shall use low-sulfur diesel fuel, and diesel fuel used by onsite construction equipment shall be limited to a maximum of 402 gallons per day.

El Dorado Transit

46. A designated, on-site transit stop shall be included as close to the building as possible. The transit stop shall be located adjacent to the building outside of the parking lot travel area and shall not be impeded during the loading and off-loading of mobility-impaired passengers.

El Dorado County Surveyor

47. All survey monuments must be set prior to filing the Parcel Map

48. Situs addressing for the project shall be coordinated with the El Dorado County Fire Department and the County Surveyors Office prior to filling the Final Map.

49. Prior to filing the Parcel Map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map that agency have been met.

Cameron Park Community Services District

50. The CPCSD requires in-lieu fees and fire development fees.

Cameron Park Design Review Committee

51. As recommended by the Cameron Park Design Review Committee, the proposed monument sign shall be constructed at the maximum height of 6 feet above the crown of Cameron Park and Palmer Drive.

The following are the original approved conditions for the Plaza Goldorado (filed under Planned Development Z88-0031 and Tentative Parcel Map P87-0118) that are applicable to this project.

Original Conditions applicable to current project

52. The parcel map shall show drainage easements for all on-site drainage facilities. Said easements shall be offered to the County with rejection.

53. An entity shall be formed for the maintenance of the private roads, parking facilities, landscaping and drainage facilities. Should the entity be a homeowner's association, CC&R's shall be prepared with provisions for said maintenance. The CC&R's shall be reviewed and approved by County Counsel prior to recording the parcel map.

ATTACHMENT 2 FINDINGS

FILE NUMBERS PD 06-0026/P 87-0118R

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigate 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 Through feasible conditions and mitigation placed upon the project, significant impacts on the environment relating to Biological Resources, Cultural Resources, and Noise have been eliminated or reduced to less than significant.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department-Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.
- 1.4 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 their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The proposed commercial development is in conformance with the commercial land use designation of the site as specified on the General Plan Land Use Map. The project has been designed in compliance with land use policies of the General Plan including Biological Resource, Commercial Development Standards, Circulation /Transportation, Air Quality, Noise, and Public Utilities.

2.2 Zoning Code

The project would conform to the underlying Commercial Zone District. The proposed retail facility meets the applicable development standards including sign criteria, building setbacks, parking, and lighting requirements.

2.3 **Planned Development**

The proposed commercial retail facility has been reviewed pursuant to Chapter 17.02 of the El Dorado Zoning Code (Planned Development) and verified conformance to applicable standards of the zoning code and General Plan policies. In accordance with Section 17.04.030 of the County Code, a Development Plan cannot be approved unless the Planning Commission and Board of Supervisors can make the following findings:

2.3.1 The Planned Development request is consistent with the General Plan.

The proposed project conforms to the standards of the El Dorado County Zoning Code regarding use, parking, building setbacks, landscaping, and, as discussed in the staff report, is consistent with applicable General Plan policies.

2.3.2 The proposed development is so designed to provide a desirable environment within its own boundaries.

The proposed commercial facility has been designed to provide adequate parking, landscaping, accessibility, circulation, and on-site utilities. The facility has been reviewed by the Cameron Park Design Review Committee for conformance with the community preferred design and architecture.

2.3.3 The exceptions to the standard requirements of the zone regulations are justified by the design and existing topography.

The proposed development has been reviewed and verified for conformance with applicable standards in the El Dorado County Zoning Code. There are no exceptions or deviations requested for the project.

2.3.4 The site is physically suited for the proposed uses.

The proposed retail facility conforms to the commercial land use designation for the site. It has been designed in conformance to with the applicable standards of the zoning designation and General Plan policies.

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

Water and sewer services would be served by the El Dorado Irrigation District, subject to utility upgrades and connections to the existing lines. The project has been designed to construct and connect to the existing drainage system provided by the County. Roads

contiguous to the site would be improved in order to accommodate the project generated traffic and minimize impacts.

- 2.3.5 The proposed uses do not significantly detract from the natural land and scenic values of the site.

The proposed retail facility would conform to the existing commercial nature of the immediate corridor of Cameron Park Drive and Palmer Drive. There is no natural land and scenic values on-site that would be affected.

2.4 Subdivision Ordinance (Parcel Map Amendment)

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

The amendment to the approved commercial tentative Parcel Map would merge the subject parcels in order to create lots that would accommodate the proposed commercial development and is consistent with the General Plan.

- 2.4.2 That the design or improvement of the proposed division is consistent with applicable general and specific plans;

The existing legal lots subject to the merger would result in a commercial project site consistent with the General Plan.

- 2.4.3 That the site is physically suitable for the type of development;

The project site is physically suitable for the type of commercial retail development. The size of site would accommodate the necessary amenities (ie. off-street parking, drive-through, landscaping) serving the project. The site is relatively flat, which would accommodate the pad for the proposed facility.

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

The project site is predominantly level and contain areas that are currently developed. With the consideration of the reasonable use determination for the oak tree canopy retention/replacement standards, the project site would provide for developable areas that are otherwise prohibitive. The site is physically suitable for the proposed commercial development.

- 2.4.5 That the design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

As evaluated, the proposed development poses less than significant environmental effects with incorporation of specific mitigation measures (ie. oak tree canopy retention and

replacement, wetland, protection of raptors and other birds) applied in the form of project conditions of approval.

- 2.4.6 That the design of the division or the type of improvements is not likely to cause serious public health hazards;

The proposed development has been reviewed for conformance with the specific development standards and is subject to applicable project conditions of approval that would ensure safe and orderly development.

- 2.4.7 That the design of the division or the improvements is suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;

Given its urbanized location, the project site is not susceptible to wild brush fire. Nevertheless, the proposed commercial development shall be constructed and served by an on-site fire suppression system in accordance to the Cameron Park Fire Department standards.

- 2.4.8 That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988: prior code §9702)

The requisite easements have been acquired in order to accommodate the required facilities serving the project site.

2.5 Design Waiver

- 2.5.1 There are special conditions or circumstances peculiar to the project proposed to be constructed which would justify the waiver.

Portions of the project site have been commercially developed pursuant to the requirements under the original Tentative Parcel Map P87-118 and Planned Development Z88- 0031 for Plaza Goldorado. The associated improvements include for driveways, sidewalks and bike lanes in effect at the time. Absence of this waiver, the project would be required to construct current improvements that would conflict with the existing improvements at the site. Therefore, this special condition would justify the waiver.

- 2.5.2 Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.

Absent of the consideration of the design waiver, implementation of the proposed development inconsistent with the existing improvements could pose unnecessary site grading which could potentially impact the siting of the retail building and affect additional oak tree canopy. With the requested deviation, the development would be compatible with the existing improvements and retain adequate buildable space for the proposed facility.

- 2.5.3 The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

Though it does not conform to County design standards, the proposed five-foot wide sidewalk sufficiently meets the required standards under the American Disabilities Act. The proposed sidewalk would provide an upgrade to the existing pedestrian connectivity with the contiguous surrounding uses, where there are currently no sidewalks. Therefore, the waiver would not be injurious to adjacent properties or detrimental to the health of the public.

- 2.5.4 The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the project.

Consideration of this waiver is limited to the orderly development and operation of the proposed facility and would not have any nullifying effects to any applicable standard or codes for which the project has been verified for conformance.