

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



Agenda of: April 23, 2009
Item No.: 7
Staff: Jonathan Fong

SITE PLAN REVIEW

FILE NUMBER: SPR07-0036/The Portico at Carson Crossing

APPLICANT: Portico El Dorado Hills Business Park Investors, LLC

AGENT: Anthony Scotch

REQUEST: Site Plan Review to allow the construction of four buildings totaling 40,115 square feet. The project would allow a range of retail, office, and medical uses within the Carson Creek Specific Plan.

Two Design Waivers are requested as part of this request:

1. To allow a reduction in the tree canopy coverage from 75 percent to 52 percent; and
2. To waive the loading space requirement for commercial development.

LOCATION: On the east side of White Rock Road, north of the intersection with Carson Crossing Drive in the Carson Creek Specific Plan Area, Supervisorial District II (Exhibit A).

APN: 117-490-01 (Exhibit B)

ACREAGE: 4.11 acres

GENERAL PLAN: Adopted Plan- Carson Creek Specific Plan (AP-CC) (Exhibit C)

ZONING: Carson Creek- Local Convenience Commercial (CC-CC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Planning Services staff recommends the Planning Commission take the following action:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve SPR07-0036 based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 1;
3. Approve Design Waivers 1 and 2 based on the Findings in Attachment 2.

BACKGROUND: The project request would construct a mix of commercial, office and retail uses on the Local Convenience Commercial (CC) zoned lands within the Carson Creek Specific Plan. Section 6.3 (2) of the Carson Creek Specific Plan (Specific Plan) requires Planning Commission review and approval for all commercial development within the Plan Area. Below is an excerpt of the Specific Plan which establishes the intended development within the CC-CC land use designation:

The Local Convenience Commercial land use designation is intended to permit small convenience shopping sites serving individual neighborhoods. There is a total of 4.6 acres of CC-CC located along White Rock Road. Approximately 40,000 square feet of commercial space, accommodating delis, cleaners, cafes, general stores, and other local services such as beauty and barber shops, with the potential for office space above will be provided. Commercial buildings will be designed so that the architecture is consistent with the residential neighborhood theme. Access to the site should be provided for cars, pedestrians, and bicyclists. Walkways, overhangs, and benches should be incorporated into the site design to provide a small gathering area for neighbors to meet. The entrance to the centers should include sidewalks leading directly to the building entrances so that pedestrians do not have to cross parking areas to enter. Design should include central areas for notice and bulletin boards. Bicycle stands should be provided in front of buildings. Residential uses may be incorporated into spaces above ground floor retail uses by right.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the Carson Creek Specific Plan and applicable County policies. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	CC-CC	AP	Undeveloped
North	RM-DC	HDR/MFR	Undeveloped
South	CC-6K	AP	Single-family residence
East	CC-6K	AP	Single-family residence
West	City of	City of Folsom	Undeveloped

	Zoning	General Plan	Land Use/Improvements
	Folsom		

The project site is located at the county line between El Dorado County and Sacramento County. The project is located adjacent to existing residential uses to the east and potential multi-family development to the north. Lands to the west of the project site are within the City of Folsom and are undeveloped and currently used for grazing of livestock.

Project Description: The project would construct four buildings totaling 40,115 square feet. A table of the proposed buildings and uses has been provided below:

	Building Number	Proposed Use	Building Size (sf)
	A Northwest	Retail	11,611
	A Northeast	Retail	7,501
	B	Medical	6,050
	C	Office	8,030
	D	Office	6,923
Totals	-	-	40,115

The four buildings would be constructed along the project frontage on White Rock Road and Carson Crossing Drive. The parking areas would be located central to the project which would buffer the noise and lighting associated with parking areas away from the existing and future residential land uses in the area.

Access: The project would be accessed via two driveways onto Carson Crossing Drive. Each of the proposed buildings would be accessible directly from the internal parking area. The Specific Plan encourages accessibility of the development through non-motorized means. The project includes bicycle racks and a pedestrian access to the site adjacent to Building A Northeast which would be accessible directly from the sidewalk along Carson Crossing Drive.

Architectural Design: The Specific Plan encourages development within the LC land use designation to provide for gathering areas for neighbors to meet and to blend in with the themes of the residential uses in the area. A prominent design feature of the project would be a plaza connecting Buildings A Northeast and A Northwest. The plaza would provide for a gathering place and would provide a focal point at the intersection of Carson Crossing Drive and White Rock Road.

As shown on the Elevations (Exhibit F), the project would utilize the following materials:

Color Item	Color Type	Manufacturer Code/ Color
P1	Base Color	ICI A0766 Ivory Sampler
P2	Accent	ICI A0733 Grand Canyon
P3	Accent	ICI A0609 Copper Penny
P4	Accent	ICI A1722 Cottage Chocolate
P5	Accent	ICI A0525 Chippendale
P6	Accent	ICI A1874 Courtyard Stone

Each of the buildings would be a single-level and would be accessed from the parking area within the project. Building A Northwest would be accessible via a pedestrian walkway via Carson Crossing Drive.

Signage: The project request would include Planning Commission approval of a Master Sign Program. The Sign Program establishes design criteria for future tenant signage on the proposed buildings. One Identity Sign would be installed below the proposed plaza at the intersection of Carson Crossing Drive and White Rock Road. The tenant signage would be limited to wall signs, retaining wall signs, and tower signage on Building B. One identity sign would be proposed in front of the portico at the intersection with White Rock Road and Carson Crossing Drive. The sign would be approximated 64 square feet in size and would be illuminated with in-ground lighting. The sign would correspond to the table below:

Building	Sign Type	Text Size	Sign Area
-	Identity Sign	22"/ 15"	64sf
A	Wall Sign	2'/ 4' stacked	1 ½ per 100 lineal foot of frontage
B,C,D	Wall Plaque	P3	18 square inches
C,D	Retaining Wall	24"	varies
B	Tower	2'/ 4' stacked	1 ½ per 100 lineal foot of frontage

Landscaping: The project would include landscaping along all project boundaries. Additional shade tree landscaping would be included within the on-site parking areas. The existing landscaping buffer along White Rock Road is located outside the project site and would remain. (Exhibit G)

Lighting: The project would include parking lot lighting, building mounted lighting, and in-ground lighting for the signage. The submitted photometric plan demonstrates that the project lighting would not result in excessive glare or light spill in the surrounding area.

Utilities: The project would be served by EID public water and sewer services. The Facilities Improvement Letter (FIL) dated November 29, 2007 determined that adequate services would be available for the project.

Site Description: The project site consists of 4.11 acres of commercially designated land within the Carson Creek Specific Plan. The site is moderately sloped with a relative high point near the center of the site. Vegetation is limited to native grasslands. The project frontage along White Rock Road and Carson Crossing Drive has been improved with existing curb, gutter, and sidewalk improvements. The project site is buffered from White Rock Road via a 20-foot wide landscape buffer as required by the Carson Creek Specific Plan.

Carson Creek Specific Plan: Section 4.8 of the Carson Creek Specific Plan establishes permitted uses and Development Standards for the CC-CC land use designation. Included below is an analysis of the standards applicable to the project:

Maximum Lot Coverage: 40 percent (including accessory buildings): The 4.11-acre site would allow up to 40 percent coverage (70,612 square feet). The four proposed buildings would total 40,115 square feet of improvements which would result in a lot coverage of 22.4 percent. The proposed improvements would not exceed the lot coverage requirements.

Minimum Setbacks: Front: Fifteen feet (15') to building; fifteen feet (15') to parking.

Rear: Five feet (5') to first story; fifteen feet (15') to second story; Five feet (5') to parking.

Side: Five feet (5'): The project site is uniquely configured and roughly conforms in dimension to a double-frontage lot with frontage on Carson Crossing Drive and White Rock Road. However, due to the landscaping lot which is located between the project site and White Rock Road, for the purposes of determining setbacks, this portion of the site would be considered the side. The proposed buildings would meet the minimum setback requirements established by the Specific Plan. A table including the setbacks for each building has been incorporated in the Conditions of Approval in Attachment 1.

The Specific Plan also establishes front and rear setback requirements for any parking areas. As shown on the Site Plan (Exhibit H), the parking areas are located centrally to the project and would comply with the setback requirements. A table including the parking area setbacks has been incorporated in the Conditions of Approval in Attachment 1.

Maximum Building Height: Thirty-five feet (35') and 2 stories: The proposed buildings would be single-level and would not exceed 22 feet in height.

Required Parking: County parking standards shall apply: Chapter 17.18 of the Zoning Ordinance establishes off-street parking requirement based on the proposed use. The project would construct four which would allow a range of retail, medical and office uses. Based on the proposed retail, medical and office uses a total of 196 spaces would be required. As shown on the Site Plan, the project would provide 196 spaces which would comply with this requirement. A table of the required parking spaces has been included in the Conditions of Approval in Attachment 1.

Design Waivers: Two Design Waivers have been requested as part of the project:

1. To allow a reduction in the tree canopy coverage from 75% to 52%;
2. To waive the loading space requirement for commercial development.

Section 4.1 of the Carson Creek Specific Plan establishes that all discretionary approvals of the County shall adhere to the provisions of the Specific Plan. Deviation of the standards would require approval of a Design Waiver.

1. To allow a reduction in the tree canopy coverage from 75 percent to 52 percent;

Discussion: The Carson Creek Specific Plan requires that all commercial parking areas provide 75 percent canopy coverage. Based on the parking requirements of the County Code and the canopy coverage requirements of the Specific Plan, the applicant has been unable to provide the required parking and canopy coverage. During the initial review of the project, Development Services staff identified the canopy coverage requirement and required a re-design of the parking lot configuration to meet the canopy coverage requirements. The maximum canopy coverage that could be provided while meeting the parking space requirements would be 52 percent. Development Services staff has determined that the maximum canopy coverage that could be achieved would be 52 percent and has recommended approval of the Design Waiver.

2. To waive the loading space requirement for commercial development;

Discussion: Section 17.18.080 of the Zoning Ordinance requires the provision of two 12 feet by 40 feet loading spaces for the project. Based on the unique parcel configuration and the proposed uses, the applicant has requested a Design Waiver to waive this parking requirement. The County Code would require two loading spaces for the proposed 40,115 square feet of proposed building area. The applicant has requested to waive the loading space requirement based on the constraints of the project site. In order to meet the minimum parking space requirements of the County Code and to meet the maximum shade canopy possible on the site, the applicant would not be able to accommodate the additional loading spaces.

Based on the range of office, medical and light retail uses, the project site would not likely require loading spaces built to the County Code standards. Any loading activities would generally occur during off-peak hours of operation and can be accommodated within the on-site parking. All loading activities could occur on the project site and would not interfere with the roadway system in the project area. Development Services has recommended approval of the Design Waiver.

Findings of Approval: Section 6.2(b) establishes specific Findings of Approval which must be determined by the Planning Commission prior to approval of a Site Plan. These Findings have been made and are included in Attachment 2.

ENVIRONMENTAL REVIEW: The project site is located within the Carson Creek Specific Plan Area which was subject to review through an Environmental Impact Report (EIR). Section 6.3(b) (3) of the Specific Plan requires the County to make the appropriate environmental determination for any discretionary review applications. In order to make the environmental determination, an initial study was prepared. Based on the Initial Study prepared by Planning Services, staff finds that the project would not have a significant impact on the environment. Therefore, a Negative Declaration has been prepared (Exhibit J).

Mitigation Measures: The Specific Plan was approved with Mitigation Measures applicable to future development within the Plan Area.

Mitigation Measures 29 and 31 require supplemental acoustical analyses for any projects which may increase noise in the area either due to increased traffic or stationary noise sources. The Acoustical Analysis determined that no additional mitigation measures would be required as a result of the project.

Mitigation Measure 33 would require preconstruction surveys for the presence of Bogg's hedge-hyssop on the project site. The survey would be required prior to any grading activities and has been included as a Condition of Approval in Attachment 1.

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 \$2,043 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION:

Attachments:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Parcelization Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Site Plan
Exhibit F	Elevations
Exhibit G	Landscaping
Exhibit H	Photometric Plan
Exhibit I	Master Sign Program Exhibits
Exhibit J	Artist Rendering
Exhibit K	Initial Study

ATTACHMENT 1 CONDITIONS OF APPROVAL

SITE PLAN REVIEW The Portico at Carson Crossing FILE NUMBER SPR07-00036

April 23, 2009 Planning Commission Hearing

CONDITIONS OF APPROVAL

Planning Services

- This Site Plan Review is based upon and limited compliance with the project description, the Planning Commission hearing exhibit marked Exhibit E-I dated April 29, 2009 and conditions of approval set forth below. Any deviations from the project description; exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The parcel sizes and improvement square footages shall correspond to the table included below:

	Building Number	Proposed Use	Building Size (sf)
	A Northwest	Retail	11,611
	A Northeast	Retail	7,501
	B	Medical	6,050
	C	Office	8,030
	D	Office	6,923
Totals	-	-	40,115

Building Setbacks: The proposed buildings setbacks shall correspond to the table below:

Building	Front Required	Front Proposed	Front Proposed	Side Required	Side Proposed	Rear Required	Rear Proposed
A NE	15'	15'	15'	5'	5'	5'	25'
A NW	15'	15'	15'	5'	51'	5'	280'
B	15'	16'	16'	5'	16'	5'	280'

Building	Front Required	Front Proposed	Front Proposed	Side Required	Side Proposed	Rear Required	Rear Proposed
C	15'	15'	15'	5'	15'	5'	145'
D	15'	15'	15'	5'	15'	5'	65'

Building Materials/ Colors: The proposed buildings shall adhere to the colors listed below and shall utilize the materials listed below:

Color Item	Color Type	Manufacturer Code/ Color
P1	Base Color	ICI A0766 Ivory Sampler
P2	Accent	ICI A0733 Grand Canyon
P3	Accent	ICI A0609 Copper Penny
P4	Accent	ICI A1722 Cottage Chocolate
P5	Accent	ICI A0525 Chippendale
P6	Accent	ICI A1874 Courtyard Stone

Materials	Color/ Type
Decorative Stone Veneer	Cultured Stone/ Drystack LedgeStone
Doors/Windows (retail)	Clear Glass
Doors/Windows (office)	Visteon Green Tint
Awnings	Sunbrella Style 4640 Black Cherry
Retaining Walls	Basalite D113 Split-Face Block
Roof Tiles	Monier Lifetile. Slate, Charcoal Blend Concrete. Class A Roof Tiles

Signage: All signage shall be consistent with Sign Package approved as part of this Site Plan Review and the table listed below:

Building	Sign Type	Text Size	Sign Area
-	Identity Sign	22"/ 15"	64sf
A	Wall Sign	2'/ 4' stacked	1 ½ per 100 lineal foot of frontage
B,C,D	Wall Plaque	P3	18 square inches
C,D	Retaining Wall	24"	varies
B	Tower	2'/ 4' stacked	1 ½ per 100 lineal foot of frontage

Parking Requirements: The project shall provide the following off-street parking spaces:

	Proposed Use	Square footage (sf)	Parking Ratio Required	Parking Required	Parking Proposed
	Retail	19,112	1:150	40	-
	Medical	6,050	1:250	60	-
	Office	14,953	1:250	196	-
Totals	-	40,115	-	196	196

Parking Setbacks: The proposed off-street parking setbacks shall correspond to the table below:

Front to Parking Required	Front to Parking Proposed (min-max)	Rear to Parking Required	Rear to Parking Proposed (min-max)
15'	65'-80'	5'	20'-250'

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

Minor modifications may be administratively approved by the Development Services Director or designee. Major modifications shall constitute a revision to this Site Plan Review and shall be approved by the Planning Commission.

2. The project shall connect to EID services for water and waste water services. The applicant shall submit an EID Water Meter Award Letter or similar document to Planning Services prior to building permit issuance.
3. All signage shall comply with the Master Sign Program approved as part of this Site Plan Review. Planning Services shall review and approve all signage prior to issuance of a building permit.
4. Prior to issuance of a building permit, all Development Services fees shall be paid.
5. This Site Plan Review shall be valid for one year from the date of approval. If project construction does not commence within one year, the Planning Commission may grant a two

year extension. The applicant shall be required to make appropriate applications and pay applicable fees for the extension request.

6. The applicant shall submit to Planning Services the required Department of Fish and Game fee and filing fee prior to filing of the Notice of Determination by the County. No permits shall be issued until said fees are paid.
7. Prior to issuance of a grading permit, the applicant shall prepare a biological survey for the presence of Bogg's hedge-hyssop. If the survey identifies significant populations, a mitigation plan shall be prepared to the satisfaction of the US Fish and Wildlife Service. Planning Services shall review the survey prior to issuance of a grading permit.
8. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

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

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

9. Prior to issuance of a building permit, 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.

El Dorado County Department of Transportation

Project Specific Conditions

10. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachments from the project onto White Rock Road to the provisions of County Design Standard 103G. The improvements shall be completed to the satisfaction of the Department of Transportation or Development Services (whichever is applicable) or the applicant shall obtain an approved improvement agreement with security, prior to issuance of a building permit.

11. **Vehicular Access Restriction:** Prior to issuance of a building permit, the applicant shall record a vehicular access restriction along the entire frontage of White Rock Road, excluding the locations of the approved access encroachments.
12. **Sight Distance:** (At proposed driveway encroachments). The sight distance from a vehicle parked at the edge of traveled way of Carson Crossing Drive with the driver's eye no more than 15-ft from the edge of pavement, shall be a minimum of 10 times the operational speed of traffic (measured in feet) ft in either direction, consistent with CalTrans AASHTO standards. Sight distance easements, if necessary, shall be obtained by the applicant and included on the improvement plans issuance of a building permit.

Standard Conditions

13. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
14. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to issuance of a building permit. 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.
15. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
16. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
17. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any private roads, parking facilities, landscaping, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to issuance of a building permit.
18. **Common Fence/Wall Maintenance:** 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).

19. **Water Quality Stamp:** 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.
20. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
21. **DISM Consistency:** 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 issuance of a building permit.
22. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to issuance of a building permit.
23. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
24. **Grading Permit / Plan:** A commercial grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT and/or Development Services (whichever is applicable) prior to occupancy clearance.
25. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation or Development Services (whichever is applicable). 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.

26. **RCD Coordination:** 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 or Development Services (whichever is applicable) shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
27. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation or Development Services (whichever is applicable). 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.
28. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation or Development Services (whichever is applicable).

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

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

The improvements shall be completed to the approval of the Department of Transportation or Development Services (whichever is applicable), prior to the issuance of a building permit or the applicant shall obtain an approved improvement agreement with security.

29. **Drainage, Cross-Lot:** 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. Any variations shall be approved by the County Engineer. 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. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the issuance of a building permit.
30. **Drainage Easements:** The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans.
31. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
32. **CEQA Review:** 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.
33. **Off-site Improvements (Security):** Prior to the issuance of a building permit, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.

34. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant 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 applicant's expense, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to the issuance of a building permit, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

35. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
36. **TIM Fees:** The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado Hills Fire Department

37. The proposed project shall have and maintain two points of egress. The Department shall review and approve all points of egress prior to issuance of a building permit.
38. This development shall install Mueller Dry Barrel Fire hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire

Department. The Department shall review and approve all hydrants prior to issuance of a building permit.

39. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations. The Department shall verify
40. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by the El Dorado Hills Fire Department Standard 103.
41. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
42. Each building shall be addressed in accordance with the Fire Department requirements.
43. The applicant shall provide the Fire Department with a CD that contains all the CAD files for the project.
44. The fire access roadways servicing all buildings shall be designed to accommodate a 40-foot inside and a 56-foot outside turn radius.
45. All buildings shall be fire sprinklered in accordance with NFPA-13, 2007 edition, and the Fire Department requirements.
46. This development shall provide a minimum of two unobstructed access roadways during the construction of any building.
47. All trash enclosures shall be located a minimum of 5 feet from a building wall.
48. The minimum ingress and egress width for emergency response vehicles shall be 20 feet.
49. A KNOX box shall be installed on each building to contain the master key to open all exterior doors.

ATTACHMENT 2

FINDINGS

SITE PLAN REVIEW The Portico at Carson Crossing File Number SPR07-0036

April 23, 2009 Planning Commission Hearing

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 pursuant:

1.0 CEQA Findings

- 1.1 El Dorado County has considered the negative declaration together with the comments received during the public review process. The negative declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 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.

2.0 Administrative Findings

2.1 That the proposed project is consistent with the Carson Creek Specific Plan.

The project would construct four buildings totaling 40,115 square feet of retail, office, and medical space. The proposed improvements would be consistent within the Local Convenience Commercial land use designation established by the Carson Creek Specific Plan. The proposed buildings will be consistent with the development standards of the CC-CC designation.

2.2 That all applicable provisions of the County Code are complied with.

The project is subject to the Development Standards of the Carson Creek Specific Plan and the County Code. The project is required to comply with County Code requirements with respect to outdoor lighting, parking and signage. The proposed outdoor lighting conforms to Section 17.14.170 requiring all outdoor lighting to be shielded and designed to reduce glare. The proposed off-street parking complies with the parking requirements of the County

Code. Upon approval of the Design Waivers to waive the loading space requirements and to reduce the shade requirements, the project complies with the parking requirements. The proposed signage is limited to wall signage which is exempt from the signage requirements of the County Code. The proposed identity sign complies with the sign area requirements of the County Code.

3.0 The Planning Commission has reviewed each of the following elements of the proposed project and all area consistent with the County Code and the Carson Creek Specific Plan.

(a) Facilities, improvements, and utilities

The project will be served by EID public water and wastewater services and all other utilities are located in the project area. The project will not exceed the service abilities of the facilities and utilities in the area.

(b) Vehicular ingress, egress and internal circulation

The project will be accessed via Carson Crossing through two encroachments. The proposed access meets the requirements of the Department of Transportation and the Fire Department. The internal circulation is consistent with the requirements of the County Code.

(c) Setbacks

The project meets the setback requirements of the Carson Creek Specific Plan.

(d) Location of service use areas

The project location is consistent with the Land Use Map adopted as part of the Carson Creek Specific Plan.

(e) Walls

The project utilizes retaining walls throughout the project due to the existing topography of the site. The proposed retaining walls have been designed with decorative stone veneers and other architectural treatments to enhance the design of the walls. Wall signage is proposed along the walls to minimize unused wall space to vary the signage location throughout the site.

(f) Landscaping

The project includes extensive landscaping along the project boundaries and within the internal parking areas. Upon approval of the Design Waiver, the project meets the shade parking requirements of the Carson Creek Specific Plan.

(g) Signs

The project includes a Master Sign Program which allows for wall signage for tenants on the face of buildings, retaining walls, and on the decorative towers. The sign criteria have been designed to establish uniform design criteria to establish consistent signage throughout the site. One identity sign is approved which will be the main signage for the project. All signs will be reviewed for consistency with the sign program during construction of site.

4.0 That proposed lighting is arranged so as deflect the light away from adjoining properties and will not cause a traffic hazard.

The photometric plan submitted with the project has demonstrated that the proposed lighting will be directed away from the adjacent properties. The exterior lighting will be limited to the parking areas only. The parking areas will be centrally located and will be buffered from existing and future residential properties through locating the buildings along the periphery of the site between the parking areas and the residential land uses.

5.0 Design Waiver Findings of Approval

5.1 Design Waiver 1: To reduce the parking lot tree canopy shade requirement from 75 percent to 52 percent.

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

The property is uniquely shaped and does not meet the minimum parcel size requirement of the CC-CC designation of the Carson Creek Specific Plan.

b. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property,

Strict application of the standard will require either a substantial reduction in the development size or deficient parking as required by the County Code.

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

The project parking is proposed within parking areas which are central to the site. The reduction in shade requirements will not result in aesthetic impacts or other detrimental impacts to the surrounding area.

- d. The adjustment or waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the division.**

The project landscaping has been designed to meet the maximum shade percentage possible while meeting the minimum parking requirements of the County Code.

5.2 Design Waiver 2: To waive the loading space requirement for commercial development.

- a. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver,**

The parcel is uniquely shaped and does not meet the minimum parcel size requirements of the Carson Creek Specific Plan. The Design Waiver is necessary to allow reasonable development of the site.

- b. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property,**

The project is proposed as medical, office, and light retail uses. The proposed project will not likely result in uses which require loading zones. The inclusion of loading zones will require a reduction in parking below the minimum requirements of the County Code.

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

The Design Waiver will not result in service vehicles impairing surrounding roadways or creating other vehicular hazards in the area. Any loading activities will occur on-site and will not be injurious to health, safety or welfare of the public.

- d. The adjustment or waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the division.**

The project will be consistent with the County Code by providing adequate off-street parking. Any loading activities will generally be after hours and will not create conflict with the off-street parking of the site.