

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



**Agenda of:** March 11, 2010  
**Item No.:** 9  
**Staff:** Pierre Rivas

**PLANNED DEVELOPMENT/PARCEL MAP**

**FILE NUMBER:** PD08-0020/ P08-0029/Serrano Village J5 Commercial Center Phase II

**APPLICANT:** Serrano Associates, LLC

**ENGINEER:** R.E.Y. Engineers

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

1. Development Plan to allow four buildings totaling 32,584 square feet. The buildings would consist of three retail buildings and a fueling station.
2. Parcel Map to allow the creation of four parcels ranging in size from 0.90 acres to 1.43 acres and two remainder parcels.

**LOCATION:** On the south side of Bass Lake Road, east of the intersection with Serrano Parkway in the El Dorado Hills Area, Supervisorial District II (Exhibit A).

**APN:** A portion of 123-040-07 (Exhibit B)

**ACREAGE:** 24.91 acres

**GENERAL PLAN:** Adopted Plan- El Dorado Hills Specific Plan (AP) (Exhibits C-1 & C-2)

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

**ENVIRONMENTAL DOCUMENT:** Statutorily Exempt Pursuant to Section 15162(a) of the CEQA Guidelines

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

1. Certify that the project is Statutorily Exempt from CEQA pursuant to Section 15162(a) of the CEQA Guidelines, based on the findings in Attachment 2;
2. Approve Planned Development PD08-0020, adopting the Development Plan as the official Development Plan, subject to the conditions in Attachment 1, based on the findings in Attachment 2; and
3. Approve Tentative Parcel Map P08-0029 subject to the conditions in Attachment 1, based on the findings in Attachment 2.

**BACKGROUND:** The El Dorado Hills Specific Plan (EDHSP), Development Agreement (DA) and Environmental Impact Report (EIR) were adopted by the El Dorado County Board of Supervisors on July 18, 1988 (Exhibit E). The EDHSP was designed to be consistent with the El Dorado Hills/Salmon Falls Area Plan. The anticipated land uses included residential, commercial, open space, and golf courses. The Plan officially authorized the creation of 6,160 dwelling units. It is projected that approximately 4,950 dwelling units would be developed at build out.

The proposed project is the second and final phase of commercial development within the Village J area. Phase I (PD07-0008/ P07-0013) was approved by the Planning Commission on August 14, 2008 to allow for approximately 115,000 square feet of improvements. A Revision to the Development Plan (PD07-0008-R) was approved on December 10, 2009 to adopt final elevations, signage and lighting plans for the project.

The project is one of five projects currently in process or recently approved within the Village J Area (Exhibit K). The project site is bordered to the east by a residential project Village J5/J6 (PD08-0019/ TM08-1479). The project and the approved residential project Village J5/J6 would utilize the future extension of Sienna Ridge Road and include common road improvement requirements as conditions of approval.

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

**Project Description:** The project includes a request for a Development Plan and a Parcel Map for the second phase of the commercial development within Village J5 which includes a four acre portion of the 24.91 acre parcel.

The Parcel Map would create four parcels, ranging in size from 0.90 acres to 1.43 acres in size. Two remainder parcels would also be created as part of the Parcel Map and one right-of-way parcel. "Remainder 1" would include portions of the future Village J5/J6 residential project (TM08-1479) totaling 7.79 acres. "Remainder 2" would include Phase 1 of the J5 commercial site approved August 14, 2008 (P07-0013) approximately 12.65 acres.

The Development Plan would allow for the construction of three retail buildings and a fueling station totaling 32,584 square feet.

The building square footages would correspond to the table below:

<b>Parcel Number</b>	<b>Use</b>	<b>Improvements (Square Feet)</b>	<b>Net Area (Acre)</b>
1	Retail A	5,750	1.18
2	Retail B	14,500	1.43
3	Fuel Station C	3,134	0.90
4	Retail D	9,200	0.95

Approval of the Development Plan would adopt a Sign Program, Landscaping Plan, Outdoor Lighting Plan, Building Elevations, and Color Palette for the proposed project. These plans have been included as attached exhibits to the Staff Report.

**Road Improvements/ Utilities:** The project would be required to construct a new segment of Sienna Ridge Drive from the boundary of the Bass Lake Hills Specific Plan to the intersection of Serrano Parkway and Bass Lake Road. A traffic signal would be installed at the intersection of Sienna Ridge Drive and Serrano Parkway. The unused portion of Sienna Ridge Drive “Old Bass Lake Road,” would be removed once the required road improvements have been constructed.

The commercial development would be served by EID for water, sewer and recycled water services. Existing infrastructure located at the intersection of Bass Lake Road and Serrano Parkway would be extended within the new segment of Sienna Ridge Drive to provide service to the project. The Facilities Improvement Letter prepared for the project indicated that the existing infrastructure would have adequate capacity to serve the project.

**Site Description:** The parcel is an undeveloped portion of land within the El Dorado Hills Specific Plan Area. Slopes on-site are generally flat with a high point near the center of the parcel. Approximately one percent of the slopes are greater than 30 percent and exist as a result of previous blading for a fire road. Vegetation on-site is comprised of oak woodland and native grasses. A tree canopy analysis performed for the entire Village J5 area identified approximately 1.11 acres of oak canopy, mostly located on the Phase 1 site to the south. Jurisdictional wetlands on-site have been addressed pursuant to a previously issued 404 permit.

The project site is located within Village J5 of the El Dorado Hills Specific Plan. The Specific Plan describes the area as follows:

*Village “J” also includes 45 acres of neighborhood commercial sites on the west and east sides of Bass Lake Road. These uses are intended to serve the daily shopping needs of future residents in the vicinity. Village “J” would accommodate approximately 342 dwelling units.*

The original Zoning Map of the Specific Plan designated the commercial portion of Village J as being located on both sides of Bass Lake Road. Previously approved maps in the Village J area relocated the commercially-zoned lands to the current location. The Specific Plan identified a total of 45 acres of commercial sites within the Village J area. The project would develop approximately 25 acres of the Village which includes a 12 acre remainder parcel. The 342 dwelling units to be located within the Village J area would be located within Villages J-6 and J-7 and would not be approved through this application.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	CP	El Dorado Hills Specific Plan	Undeveloped
<b>North</b>	RF	El Dorado Hills Specific Plan	Bass Lake
<b>South</b>	RE-10	Bass Lake Hills Specific Plan	Undeveloped
<b>East</b>	CP	El Dorado Hills Specific Plan	Undeveloped
<b>West</b>	R1-PD	El Dorado Hills Specific Plan	Residential/Single-Family Residences

The project is located within the El Dorado Hills Specific Plan and borders the Bass Lake Hills Specific Plan. The proposed commercial development would be consistent with the El Dorado Hills Specific Plan and the El Dorado Hills Specific Plan EIR. As discussed below the project includes road improvements and design elements to reduce the impacts to the surrounding existing and future residential land uses and to match the future road and sidewalk improvements within the Bass Lake Hills Specific Plan Area.

**El Dorado Hills Specific Plan:** The project site is located within Village J5 which is designated for commercial use. The Specific Plan outlines typical commercial uses allowed in Village J:

- Grocery Store
- Drug Store
- Variety Store
- Beauty- barber shop
- Restaurant/ coffee shop
- Cleaners

Multifamily uses are specifically prohibited within the commercial portions of Village J.

**Zoning:** The project site is zoned Planned Commercial (CP) which permits a range of retail, office, and restaurant uses. The proposed Development Plan would propose uses which would be consistent within the CP zone. County Code Section 17.32.160 establishes development standards within the CP zone including, setback, building heights, and lot dimensions. The proposed Parcel

Map and Development Plan would be consistent with the development standards of the CP Zone District.

**Development Plan:** The project request includes a Development Plan (PD) Application. Adoption of the PD would approve the proposed on-site improvements including buildings, signage, landscaping, parking, and lighting. The PD would allow flexibility in the Development Standards of the CP Zone District. As discussed below, flexibility is requested to deviate from the signage requirements of the CP zone. Planning Services staff has determined the modifications to the Development Standards are acceptable and Findings of Approval have been included in Attachment 2 of the Staff Report.

**Signage:** The project request would include adoption of a sign package (*Graphics and Signage Criteria*) for the entire project. The proposed signage includes two, free standing monument signs which would be located adjacent to Sienna Ridge and Bass Lake Roads. The commercial center would have identification letters which would be 36 inches high and would be installed on proposed retaining walls located at the intersection of Bass Lake Road and Sienna Ridge Road. The sign package would also adopt signage standards for tenant signage which would be located on the architectural towers and building fascias.

The proposed monument signs would be approximately 140 square feet in size and would provide for two lines of copy for major tenants and three lines for minor tenant copy. The proposed signage would exceed the maximum signage allowed within the CP Zone District. This exception to the Development Standards of the CP Zone District have been included as part of the Planned Development application. The proposed signage would consolidate the commercial center tenant signage. The CP Zone would allow each of the four proposed parcels to have either two signs not exceeding 50 square feet or one sign not exceeding 80 square feet. The two proposed monument signs would replace the allowed monument signage for each parcel. The proposed signage would be consistent with the approved signage approved as part of the Phase I commercial project (PD07-0008-R) approved by the Planning Commission on December 10, 2009. The proposed monument sign size and design would be consistent with existing signage located throughout the Specific Plan Area. Special Use Permit S95-0012 was approved for subdivision directional signage throughout the Specific Plan area. The largest of the approved signs are approximately 120 square feet in size. The proposed signage would be consistent with the existing signs in the Specific Plan area. Findings for approval of the signage exception are included in Attachment 2 of the Staff Report.

**Parking:** As shown on the Site Plan (Exhibit F) a total of 159 parking spaces would be provided which would be in excess of County requirements. Chapter 17.18 of the Zoning Ordinance establishes three off-street parking ratios for shopping centers. Review of the proposed commercial center and its location between the El Dorado Hills and Bass Lake Hills Specific Plan would establish the project as a District/ Community Shopping Center and would be required to meet a parking ration of 1 space per 250 square feet of retail space. The proposed 32,584 square feet of commercial space would require the 130 parking spaces. The project would provide for 159 parking spaces which would be consistent with the requirements of the Zoning Ordinance.

The County Code would also require the provision of two loading spaces based on the proposed building square footage. The proposed Building B would include adequate space along the northern side of the building to accommodate the required loading spaces. Additional parking areas would be sufficient to ensure that no loading activities would extend into public rights-of-way.

Lighting: Outdoor lighting would be installed within the parking areas and drive aisles. As required by the County outdoor lighting requirements, all lighting would be required to be full cut-off and downward shielded to prevent glare.

Landscaping: Both the County Code and the El Dorado Hills Specific Plan encourage the use of landscaping to buffer commercial parking areas from adjoining streets and as screening from residential land uses. As shown on the landscaping plan, the project would include landscaping buffers along Bass Lake Road and the future Sienna Ridge. To the east of the project site where the project would abut potential residential development, the project would use evergreen trees and shrubs to screen the project from view. All ground mounted equipment and trash enclosures would be screened with additional trees, shrubs and vines.

Building Elevations/ Materials: The proposed commercial project has been designed to complement the Village J5 Phase I Commercial Center on the west side of Sienna Ridge Drive that has been approved by the Planning Commission. The proposed project would continue a similar Prairie style architectural theme and utilize similar colors and building materials. Elevations and a color palette have been included as an attachment to the Staff Report.

**General Plan:** The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a designation in reference to areas where specific plans have been adopted. These plans and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan Land Use map for such area. Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2, the proposed tentative map is found to be consistent with the General Plan. As shown on the El Dorado Hills Specific Plan Land Use Map in Exhibit C-2, the proposed project is consistent within the Village J area which designates the site as Commercial.

Noise: The El Dorado Hills Specific Plan EIR required a noise assessment for any commercial development within the Specific Plan Area. The Acoustical Analysis prepared by The Acoustics & Vibration Group dated March 2007, analyzed the existing and future impacts of road traffic and the potential noise impacts of development of the project. The analysis concluded that future development of the site would require the construction of sound walls to buffer the surrounding residential land uses from future noise level increases due to the project. The proposed site improvements include:

- Fueling station-convenience store & carwash construction:

The proposed carwash would be located adjacent to future residential development to the east. The submitted Acoustical Analysis would require soundproofing construction materials to be used to reduce potential noise impacts of the fueling station and carwash. Due to the

operational nature and noise generation associated with a carwash, staff is recommending that the carwash be deleted from the Development Plan as a permitted use.

- Sound walls for fueling station:

A six foot soundwall would be required along the eastern side of the fueling station to reduce the potential noise impacts future residential development.

- Mechanical equipment:

Installation of mechanical equipment could potentially create noise levels in excess of established standards. The submitted Acoustical Analysis requires that a separate analysis be submitted as part of the building permitting process for Building D which is located directly adjacent to the future residential development to the east.

- Trash collection:

Hours of operation for trash collection would be limited to 7:00am to 10:00pm to limit potential noise exposure of the future adjoining residences.

The project has been conditioned to construct the sound walls as recommended by the acoustical analysis. The sound walls would be required to be shown on the improvement plans for the gas station and would be reviewed by Planning Services prior to issuance of a building permit. Future sound studies would be required prior to approval of the building permits for each of the buildings.

Biological Resources: The project site is located within Mitigation Area 2. Mitigation Area 2 is defined as lands not known to contain special status species, but located within the EID service area. The EIR prepared for the Specific Plan did not identify any special status species within the J5 area. The existing drainage channel located on the project site has been previously impacted under an approved permit.

During the 30-day agency comment period, the El Dorado Resource Conservation District (RCD) identified that the project site contains habitat which could be suitable for sensitive wildlife species. The RCD has recommended that the applicant perform pre-construction surveys during nesting seasons to determine the presence of sensitive habitat. This requirement has been included as a condition of approval in Attachment 1.

Traffic/Circulation: A traffic study was prepared by Fehr and Peers which provided an analysis of three scenarios for a potential of a mix of commercial and residential land uses within the Village J area. The study recommended that a signalized intersection be constructed at the intersection of Serrano Parkway and Bass Lake Road.

The Department of Transportation has reviewed the Traffic Study and has required the project construct a signalized intersection as recommended by the study and perform additional road improvements. The road improvements would include road widening and sidewalk improvements to match the proposed road improvements within the Bass Lake Specific Plan Area. These requirements have been included as conditions of approval in Attachment 1 of the Staff Report.

**ENVIRONMENTAL REVIEW:** The project site is located within the El Dorado Hills Specific Plan and is subject to the certified Environmental Impact Report (EIR), State Clearinghouse Number 86122912, and mitigation measures included in the Mitigation and Monitoring Program. Pursuant to Section 15162(a) of the CEQA Guidelines, once an EIR has been prepared for a project, a subsequent environmental document is not required unless substantial changes to the project or the project circumstances occur. The proposed project would be consistent with the commercial development anticipated in the El Dorado Hills Specific Plan and EIR. The proposed project would develop approximately four acres with Village J. The proposed Phase I and Phase II commercial projects would develop a total of 16 acres which would be less than the 45 acres previously analyzed by the EIR. No changes to the circumstances have occurred. No further environmental review is necessary. A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings of Approval
Exhibit A .....	Location Map
Exhibit B .....	Assessors Parcel Map
Exhibit C .....	General Plan Land Use Map
Exhibit C-2 .....	El Dorado Hills Land Use Map
Exhibit D .....	Zoning Map
Exhibit E .....	Tentative Parcel Map
Exhibit F .....	Site Plan
Exhibit G .....	Elevations
Exhibit H .....	Building Colors and Materials
Exhibit I .....	Landscaping Plan
Exhibit J .....	Sign Package – <i>Graphics and Signage Criteria</i>
Exhibit K .....	Village J Map
Exhibit L .....	El Dorado Hills APAC Comment Letter
Exhibit M .....	Applicant Response to APAC Comment Letter



# ATTACHMENT 1

## CONDITIONS OF APPROVAL

PD08-0020/ P08-0029/Serrano Village J5 Commercial Center Phase II  
March 11, 2010 Planning Commission Hearing

### CONDITIONS OF APPROVAL

#### Planning Services

1. This Planned Development and Parcel Map is based upon and limited compliance with the project description, the Staff Report Exhibits E through I, and conditions of approval set forth below. Any deviations from the project description; exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The project allows for a Commercial Development Plan and Parcel Map. The Parcel Map allows four parcels, one right-of-way parcel and two remainder parcels. The Development Plan allows a commercial building on each of the numbered parcels. The parcel sizes and improvement square footages shall be substantially consistent with the table included below:

Parcel Number	Use	Improvements (Square Feet)	Net Area (Acre)
1	Retail A	5,750	1.18
2	Retail B	14,500	1.43
3	Fueling Station C	3,134	0.90
4	Retail D	9,200	0.95

The Development Plan includes the following components:

- a. **Site Plan & Parking:** The location and arrangement of the buildings and uses shall be as shown on the approved Site Plan. A total of 159 parking spaces and two commercial loading zones shall be provided.
- b. **Sign Package:** All signage installed as part of the project shall demonstrate consistency with the approved Sign Package – *Graphics and Signage Criteria*.
- c. **Buildings and Elevations/ Color Palette:** All buildings shall substantially conform to the approved elevations and color palette. Planning Services shall verify consistency with the approved exhibits prior to issuance of a building permit.

- d. **Outdoor Lighting:** All outdoor lighting shall substantially conform to the Lighting Plans approved as part of the Development Plan. Planning Services shall verify consistency with the approved plans prior to issuance of building permit.
- e. **Landscaping:** All landscaping shall be substantially consistent with the approved Landscaping Plans. Planning Services shall verify consistency with the approved plans prior to issuance of a building permit.
- f. **Uses:** All uses shall conform to the table included above which may include the following or similar uses: grocery store, drug store, variety store, beauty-barber shops, restaurant- coffee shops, cleaners, and fueling station-convenience store, excluding a car wash. Minor modifications may be allowed consistent with the approved uses within Section 3.2.2 of the El Dorado Hills Specific Plan.

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

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

- 2. **Meter Award Letter:** 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 issuance of a building permit or filing of the parcel map.
- 3. **Acoustic Mitigation:** The applicant shall implement the acoustical mitigation measures as recommended in the noise impact analysis prepared by The Acoustics & Vibration Group dated August 5, 2008. Planning Services and the acoustical engineer shall review and approve the sound barriers prior to issuance of any building permit for the project.
- 4. **Subsequent Acoustical Analysis:** The applicant shall submit an acoustical analysis for any outdoor mechanical equipment proposed on the Fueling Station or Building D. Planning Services shall review and approve the acoustical analysis prior to issuance of a building permit.

5. **Oak Canopy:** The project shall remove 1.112 acres of oak canopy. The required 20 % retention of oak canopy as established by the El Dorado Hills Specific Plan EIR shall be achieved through limited development of Village J6 and J7 areas.
6. **Pre-Construction Survey:** A minimum of 30 days prior to initiating any construction activities during raptor nesting season (February 1 to July 31), the developer shall have a qualified biologist complete a nest survey on the site and within 0.25 miles of the proposed grading and construction areas. The nesting survey shall be completed following the California Department of Fish and Game guidelines, and completed copies of the survey report shall be forwarded to the El Dorado County Planning Services and the Resources Conservation District. Planning Services shall review and approved the survey report prior to issuance of a grading permit.
7. **Payment of Processing Fees:** Development Services shall verify that all fees have been paid prior to issuance of a building permit or filing of the parcel map.
8. **Fish and Game Fee:** The applicant shall submit to Planning Services the required Department of Fish and Game fee and filing fee prior to filing of the Notice of Determination by the County. No permits shall be issued or Parcel Map filed until said fees are paid.
9. **Conditions Compliance:** Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.
10. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees from any claim, action, or proceedings against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

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

## Department of Transportation

### DOT Project Specific Conditions

11. **Sienna Ridge Road Improvements:** The applicant shall construct realigned Sienna Ridge Road from the boundary of the Bass Lake Hills Specific Plan to form a 4-way intersection with Serrano Parkway and Bass Lake Road. The improvements shall be as follows (starting on the north side of Sienna Ridge Road):
  - a. 6-foot sidewalk with Type 2 vertical curb and gutter
  - b. 8-foot shoulder to include a type II Bike path
  - c. 11-foot AC travel lane
  - d. 12-foot striped median
  - e. 11-foot AC travel lane
  - f. 4-foot shoulder to include a type II Bike Path
  - g. 6-foot sidewalk with Type 2 vertical curb and gutter

A transition to the existing road (Sierra Ridge Road) must be provided to the satisfaction of the Department of Transportation. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior the filing of the parcel map.
12. **General Vacation:** An application for general vacation shall be filed for the unused segment of Sienna Ridge Road from the intersection of the proposed local road to Bass Lake Road prior to occupancy.
13. **Irrevocable Offer of Dedication:** The applicant shall irrevocably offer to dedicate in fee, 60-foot wide on-site road and public utility easement for the on-site portion of Sienna Ridge Road, prior to the filing of the parcel map. This offer will be acknowledged but rejected by the County, subject to completion of said improvements.
14. **Encroachment Restriction:** The easterly driveway encroachment onto Bass Lake Road shall have a restricted turn movement to a right-in and right-out only. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing of the parcel map.
15. **Left Turn Pocket:** A left turn pocket shall be provided on Bass Lake Road for the driveway between Buildings B and C. A letter from the traffic engineer shall be provided stating the required length of the turn pocket. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

16. **Traffic Signal:** A traffic signal shall be placed at the intersection of Serrano Parkway/Sienna Ridge Road and Bass Lake Road. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
17. **Bus Turnout:** The location of the bus turnout located on Sienna Ridge Road shall be located as shown on the preliminary plans submitted September 10, 2007 by R.E.Y. Engineers, Inc. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
18. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment(s) from the driveways onto Bass lake Road to the provisions of County Design Std 110, or as required by the approved traffic study. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
19. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment(s) from the driveways onto Sienna Ridge Drive the provisions of County Design Std 110, or as required by the approved traffic study. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
20. **Sidewalk, Curb and Gutter:** In Accordance with Policy TC-5 of the County of El Dorado General Plan, sidewalks and curbs shall be required along the future road as well as along Bass Lake Road per DISM 101A. The concrete curb and gutters shall be in accordance with DISM Standard Plan 104 Type 2. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
21. **Class II Bike Lane:** Pursuant to the Bicycle Transportation Plan, a Class II Bike Lane is to be provided along both sides of Bass Lake Road. The applicant shall verify or construct the Bike Lane, or provide striping for this improvement (if sufficient pavement exists), or, at the discretion of DOT, contribute funds towards its construction, prior to filing of the parcel map.
22. **Off-Site Easements:** Applicant shall provide all necessary recorded easements for any drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.

### **DOT Standard Conditions**

23. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
24. **Vehicular Access Restriction:** Prior to filing of the final map, the applicant shall record a vehicular access restriction along the entire frontage of Bass Lake Road and Sienna Ridge Drive, excluding the locations of the approved access encroachments.
25. **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.
26. **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.
27. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. 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, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.
28. **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 Conditions, Covenants and Restrictions (CC&Rs).
29. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
30. **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.
31. **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 the filing of the parcel map.

32. **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 filing of the parcel map.
33. **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.
34. **Grading Permit/ Plan:** 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 fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the DOT prior to the filing of the parcel map.
35. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
36. **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 shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
37. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such

reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

38. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation. The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:
- a. The site can be adequately drained;
  - b. The development of the site will not cause problems to nearby properties, particularly downstream sites;
  - c. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
  - d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security.

39. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), 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 filing of the parcel map.
40. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and on the parcel map.



41. **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.
  
42. **Off-site Improvements (Security):** Prior to the filing of a parcel map, 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.
  
43. **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 and within 120 days of filing the parcel map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any parcel map, the 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.

44. **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.

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

### **El Dorado Hills Fire Department**

46. The project was plan checked as “B” occupancy. All building occupancies 3,600 feet or greater shall have fire sprinklers installed in accordance with NFPA 13, 2007 Edition. Fire sprinkler plans shall be submitted to the El Dorado Hills Fire Department for review and approval prior to installation.
47. All building occupancies less than 3,600 square feet shall have a fire alarm system installed per NFPA 72, 2007 Edition. Fire alarm plans shall be submitted to the El Dorado Hills Fire Department for review and approval prior to installation.
48. A KNOX box shall be installed on this building, the exact location to be coordinated with the El Dorado Hills Fire Department prior to installation. A master key for all occupancies shall be placed in the Knox key box prior to occupancy. The purchase form for the Knox box is available at the El Dorado Hills Fire State 85 located at 1050 Wilson Blvd.
49. Address numbers shall be a minimum of 16 inches high with a 1 ½ inch stroke and shall be visible from Bass Lake Road and Sienna Ridge Roads. All exterior doors shall be numbered (3” stenciled) in accordance with the EDHFD standard. Coordinate exact location with El Dorado Hills Fire Department.
50. 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 any combustible members as specified by El Dorado Hills Fire Department Standard 103.
51. Any roadway shall be prohibited from installing any type of traffic calming devise that utilize a raised bump or a lower dip section of roadway. The District shall review and approve the roadways prior to approval of the improvement plans.
52. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department. The Department shall review and approve all hydrant locations prior to approval of the improvement plans.
53. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department

and the Fire Safe Regulations. The Department shall verify compliance with this condition prior to approval of the improvement plans.

54. All trash enclosures shall conform to the 2007 edition of the California Fire Code, Chapter 3, and section 304.3.3 and shall be approved by the El Dorado Hills Fire Department during the plan review process.

#### **Air Quality Management District**

55. The applicant shall make applications and pay appropriate fees for an Asbestos Dust Mitigation Plan. The District shall review and approve the Plan prior to issuance of a grading permit.
56. The applicant shall adhere to all District rules during project construction.

#### **Surveyor's Office**

57. All survey monuments must be set prior to filing the Parcel Map.
58. Situs addressing for the project shall be coordinated with the El Dorado Hills Fire Department and the County Surveyors Office prior to filing the Parcel Map.
59. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on Tentative Parcel Map P08-0029 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

# **ATTACHMENT 2 FINDINGS**

## **PD08-0020/ P08-0029/Serrano Village J5 Commercial Center Phase II March 11, 2010 Planning Commission Hearing**

### **1.0 CEQA Findings**

- 1.1 The project is a commercial project and a part of an adopted El Dorado Hills Specific Plan and as addressed in the certified El Dorado Hills Specific Plan EIR. This project is statutorily exempt from the requirements of CEQA pursuant to Section 15162(a) which states that once an EIR has been prepared for a project, a subsequent environmental document is not required unless substantial changes to the project or the project circumstances occur. The proposed project would be consistent with the commercial development established within the El Dorado Hills Specific Plan. No changes to the circumstances have occurred, therefore, no further environmental analysis is necessary.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

### **2.0 Administrative Findings**

#### **2.1 The project is consistent with the El Dorado Hills Specific Plan**

The proposed neighborhood commercial center would be consistent with the permitted uses and development standards established for Village J within the El Dorado Hills Specific Plan.

#### **2.2 The project is consistent with the Zoning Ordinance**

The project site is zoned Planned Commercial (CP). The proposed neighborhood commercial center will be consistent with the parking requirements and the development standards of the CP Zone District. All outdoor lighting will be designed in conformance with the County Code. The proposed signage exceeds the maximum square footage allowed within the CP Zone District, but is authorized through approval of the Development Plan.

### **3.0 Tentative Parcel Map Findings**

#### **3.1 The proposed map is consistent with the applicable general and specific plans;**

The project will be the second phase of commercial development within Village J5 of the El Dorado Hills Specific Plan. The project would be consistent with the Specific Plan objectives and guidelines for the establishment of a commercial center within the Plan area. The proposed Parcel Map will not violate any policies of the Specific Plan.

**3.2 The proposed map is consistent with the Development Plan;**

The Parcel Map will be complimentary to the Development Plan by creating a parcel for each of the proposed buildings. The Parcel Map will not create conflicts with the project design or configuration of the proposed buildings.

**3.3 The design or improvement of the proposed subdivision is consistent with the applicable general and specific plans;**

The proposed Parcel Map design will be consistent with the development standards of the Zoning Ordinance and design guidelines of the El Dorado Hills Specific Plan. The proposed road improvements will be consistent with the El Dorado Hills Specific Plan Circulation Element and will match the required road improvements within the Bass Lake Hills Specific Plan.

**3.4 The site is physically suitable for the type of development;**

The El Dorado Hills Specific Plan and EIR identify Village J as containing 45 acres of commercial lands. The 4.46 acre commercial development is consistent with the El Dorado Hills Specific Plan. The proposed project will be consistent with the design guidelines of the Specific Plan and the environmental impacts analyzed in the EIR.

**3.5 The site is physically suitable for the proposed density of development;**

The proposed project density will be suitable for the site. Adequate parking areas and encroachments onto access roads will allow for adequate circulation through the project.

**3.6 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and will not avoidably injure fish and wildlife or their habitat;**

The project will not likely result in substantial environmental damage. The existing jurisdictional wetlands on-site have been impacted pursuant to issued state water permits.

**3.7 The design of the subdivision or the type of improvements is not likely to create serious public health and safety problems or unacceptable fire risks to occupants or adjoining properties;**

The project will provide encroachments onto Bass Lake Road and will create a new extension of Sienna Ridge Drive to the Bass Lake Specific Plan area. The road improvements will provide adequate circulation and emergency access through the project site.

**3.8 The design of the subdivision or the type of improvements will not conflict with easement, acquired by the public at large, for access through or use of property within the proposed subdivision.**

The project includes an extension of Sienna Ridge Drive through the project site and improvements to Bass Lake Road. The project includes the necessary dedication for road right-of-way and will not conflict with public access through the site.

**4.0 Planned Development Findings**

**4.1 The Planned Development request is consistent with the Specific Plan;**

The El Dorado Hills Specific Plan requires that projects include submittal of a Planned Development application. The project request is consistent with the Specific Plan and would propose a range of uses that are consistent within the Village J area. The proposed project design would be consistent with the design guidelines of the Specific Plan.

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

The project has been designed with landscaping features throughout the project area and within the parking areas to provide shade and visual interest. Adequate parking areas and encroachments have been provided to allow for adequate internal circulation. The proposed buildings have been designed to allow a cohesive design theme throughout the site.

**4.3 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.**

The project would comply with the development standards of the Planned Commercial Zone District. An exception to the signage requirements of the CP Zone District is requested as part of the Sign Program. The exception would be allowed as the monument signage would consolidate the commercial signage on two monument signs. The proposed increase in allowable signage would be consistent with the Phase I commercial project and the existing subdivision signage throughout the Specific Plan area.

**4.4 The site is physically suited for the proposed uses.**

The project site is easily accessed from Bass Lake Road and the future extension of Sienna Ridge Road. The project will require road improvements and signal construction to reduce the future traffic impacts associated with the project. The construction of sound walls will reduce any impacts of site operation on the surrounding residential uses. The removed oak canopy will be mitigated through the preservation of additional oak canopy within the Village J area.

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

There is existing public water and sewer services are available to serve the project. The required infrastructure would be extended to the site and would be located within the future extension of Sienna Ridge Road. The project will include road improvements and signal construction to reduce the future traffic impacts associated with the project.

**4.6 That the proposed uses do not significantly detract from the natural land and scenic values of the site.**

The project site is currently undeveloped and does not contain any scenic value. The proposed commercial development will be consistent with the anticipated improvements in the Specific Plan area and will provide a benefit to the existing and future residential uses in the area.