



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court
Placerville, CA 95667

<http://co.el-dorado.ca.us/planning>

Phone: (530) 621-5355
Fax: (530) 642-0508

Pre-application Worksheet PA 09-0011

Prepared by: Gina Hunter

1. Project Preparation

All parcels (except APN 107-180-10) within Town Center West are located within Village U of the El Dorado Hills Specific Plan. The development of Town Center West is governed by Development Plan PD95-02. The Development Plan and Design Guidelines and Development Standards for Town Center West were approved by the Board of Supervisors on May 23, 1995. The zoning of the site includes General Commercial-Planned Development (CG-PD) and Research and Development-Community Design Review (RD-DC). Town Center West is divided into five distinct Planning Areas A through E. This Pre-application involves several parcels within Planning Area E only.

1.1 Drug Store Proposal- 14,900 square feet

APN: 117-180-10- 1.37 acres

General Plan: Research and Development

Zoning: Research and Development-Community Design Review

1.2 Other Commercial Uses- 20,100 square feet

APN: 117-160-59- 1.61 acres
117-160-15- 1.02 acres (Wetland Preserve)
117-160-58- 0.41 acres
117-160-17- 0.057 acres

General Plan: Area Plan (AP) - El Dorado Hills Specific Plan
Located within Village U

Zoning: General Commercial-Planned Development

1.3 Other resources to consider:

- a. El Dorado Hills Specific Plan
- b. APN page (attached)
- c. GIS layers (attached)
- d. LMIS data (attached)
- e. Determination of other Departments staff: DOT

2. Project Description/Location:

The project applicant proposes to develop a 14,900 square foot drug store use on a 1.37 acre site (APN 117-180-10) within Planning Area E of Town Center West. The Drug Store would be a 24-hour facility, which would include a drive-thru pharmacy, the sale of beer and wine,

EXHIBIT A

and a retail health facility. The store would face the north east, with the truck delivery area facing southwest. Access to the site would be from White Rock and Latrobe Roads.

The remaining approximate 3 acres would be developed with 20,100 square feet of Category C uses, as provided within the Development Plan.

3. General Plan Land Use Designation/Specific Plan/Consistency:

The El Dorado Hills Specific Plan (EDHSP) Land Use Map anticipated Village U to be developed as a regional commercial center. The area was to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area. Village U uses were to include but not be limited to hotel/convention center, restaurants, medical facilities, highway commercial, and office parks. The project would be subject to the 2004 General Plan.

4. Zoning Consistency:

Planning Area E presently contains two different zoning classifications.

4.1. Research and Development/Community Design Review (RD-DC)- Assessor's Parcel Number 117-180-10 is zoned Research and Development/Community Design Review. This parcel was not a part of the EDHSP; however, it was included in the Development Plan for Town Center West, therefore, the provisions of the Development Plan (PD95-02), would be applied to the project parcel. This parcel was not rezoned to Planned Development, as other Village U parcels had been through Ordinance No. 3849 on July 18, 1988.

4.2. General Commercial-Planned Development (CG-PD)- The remaining parcels in Town Center West are zoned General Commercial-Planned Development. The Phased Development Plan for Town Center West (PD95-02) planned for an employment center with commercial, office, research development and light manufacturing uses. Planning Area E was to be 7.1 acres with a planned 35,000 square feet of building area. Because of roadway improvements and wetland preserve areas, the development area within Planning Area E has been reduced well below 7.1 acres.

5. Development Plan Uses:

The Development Plan for Town Center West included uses consistent with the EDHSP and the CG zone district. It was recognized at the time of approval that not all appropriate and viable uses could be listed. Additional uses could from time to time be found to be consistent with the intent and purpose of the Town Center West Planned Development. The Development Plan categorized the site uses in four distinct land use categories, Light Manufacturing (LM), Research and Development (RD), Business and Professional (BPO) and Commercial Service and Retail (C), as further detailed below:

Research Development Uses

Blueprint services	Computer technologies
Data Processing	Digital Information Transfer Processes
Information Systems Research	Laboratories-scientific, research and testing
Materials research	Photocopying and Printing Services
Electronics component manufacture and assembly	
Precision instruments assembly and manufacturing	

Ancillary and support uses such as restaurants and retail sales may be approved from time to time in accordance with the regulatory framework of the Design Guidelines and Development Standards.

Light Manufacturing Uses

Data Processing technologies
 Digital information components manufacture and assembly manufacturing
 Electronics components manufacture and assembly
 Plastics molding processes and assembly
 Precision instruments assembly and manufacturing
 Printing and publishing plants

Ancillary and support uses such as restaurants and retail sales may be approved from time to time in accordance with the regulatory framework of the Design Guidelines and Development Standards.

Business and Professional Offices

Accountant	Architect	Attorney
Engineer	Financial Brokerage	Financial Institution
Graphic Designer	Investment Brokerage	
Medical/Dental Professional Associations	Land Planner	
	Surveyor	

Ancillary and support uses such as restaurants and retail sales may be approved from time to time in accordance with the regulatory framework of the Design Guidelines and Development Standards.

Commercial Uses

Barber Shop	Newsstand	Boxing/Shipping Service
Office Supplies	Delicatessen	Restaurant
Dry Cleaner	Service Station	Fast Food Restaurant
Shoe Repair	Florist	Stationers
Hair Salon	Copy Printing Service	Hotel

Planning Area E was allocated 35,000 square feet of commercial use. Upon request of any project proponent, the Development Services Director could determine, based on the information requested and submitted through the Planned Development Site Plan Process, that a re-allocation of uses within or between Planning Area(s) would be appropriate. In no event shall the allowed square footage of Category C uses exceed 60,000 square feet throughout the Planning Area. See table below for clarification purposes:

Planned Square Footage by Use and Planning Area

	LM	RD	BPO	C	TOTAL
Planning Area A	250,000	200,000	27,000	10,000 ¹	477,000
Planning Area B	300,000	47,000			347,000
Planning Area C			237,000	250 room hotel	237,000
Planning Area D		150,000	194,000	15,000 ¹	344,000
Planning Area E			(60,000)	35,000 ¹	60,000
Total	550,000	397,000	458,000	60,000 ¹	1,465,000 ²

¹ The total planned square footage of Category C use throughout all the Planning Areas shall not to exceed 60,000 square feet. When allocated to a Planning Area other than Planning Area E, the number of square feet of Category C uses shall be deducted from Category BPO from that designated Planning Area and re-allocated to BPO within Planning Area E.

² The total Planned Square Footage, whether by use or Planning Area (except Category C), may be exceeded provided any project proposing such adheres to all other development standards of the Town Center West Planned Development and the impacts of such a proposed project do not preclude the development of the planned square footage of the remaining Uses or Planning Areas as determined by the Development Services Director.

6. Development Agreement

On January 3, 1989, the County entered into a Development Agreement (“Agreement”) with the El Dorado Hills Investors which established improvement obligations and entitlements for the Specific Plan area. The term of the Agreement was twenty years. Town Center West is within Village U of the Specific Plan area. The terms of that Agreement have expired.

7. Staff observations, issues and notes

- The maximum Category C uses allowed within Planning Area E would be 35,000 square feet. Any deviations from this would require further review and re-allocation.
- Staff has concluded that although a Drug Store use is not a use specified within the Development Plan, it is similar in nature to other uses established within the Development Plan. The proposed 14,900 square foot Drug Store would be permitted within Planning Area E.
- The remaining 3 acres shall be permitted 20,100 square feet of Category C uses.
- A rezone clean-up of Parcel Number 117-180-10 should occur and will be forwarded to the advanced planning section to be included on the County list of rezones that need to be cleaned up in the future.

8. Other Affected Agencies

Submittal of a formal application would be routed to the following agencies which were not consulted as part of this application:

- Resource Conservation District: Review of grading impacts and soil types
- Environmental Management
- Air Quality Management District: Review of short and long term air quality impacts
- Utility Companies: ATT&T, PG&E, Comcast, etc. to review impacts to utilities in area.
- Building Department: review of plans for streamlined permitting process upon approval
- EID
- Department of Transportation
- Surveyor
- Fish and Game
- California Department of Alcohol and Beverage Control

Disclaimer: The preliminary analysis by Planning Services is based upon the documentation provided at the Pre-Application Meeting. While Planning Services makes every attempt to provide a comprehensive review for future formal applications, often the information submitted by the applicant's changes over time. Additional information and studies may be required by the application at the time of submittal. Any re-design of the project or potential impacts not known at the time of Pre-Application may require additional information in order to process formal applications. A full review of a formal application may present issues and impacts not addressed in the Pre-Application Meeting.

**EL DORADO HILLS
TOWN CENTER**

**DESIGN GUIDELINES
and
DEVELOPMENT STANDARDS**

TOWN CENTER WEST

Approved
April 27, 1995
El Dorado County Planning Commission

Approved
May 9, 1995 (Development Plan)
May 23, 1995 (Master Signage Program)
El Dorado County Board of Supervisors

Prepared by:
THE MANSOUR COMPANY
1241 Hawks Flight Court, Suite 205
El Dorado Hills, California 95762
(916) 933-3013

Planning and Architectural Consultant:
MURRAY & DOWNS AIA Architects, Inc.
3025 Sacramento Street
Placerville, California 95667
(916) 626-1810

Signage Consultant:
DAVIES ASSOCIATES
9424 Dayton Way, Suite 217
Beverly Hills, California 90210
(310) 247-9572

Landscape Consultant:
CAPITAL DESIGN GROUP
1913 Capitol Avenue, Suite B
Sacramento, California 95814
(916) 973-0283

TABLE OF CONTENTS

Figure 1: Planning Areas and Planned Building Square Footage

	Area Acreage	Planned Building Square Footage
Planning Area A	36.3	477.000
Planning Area B	29.7	347.000
Planning Area C	24.4	237.000
Planning Area D	22.7	344.000
Planning Area E	7.1	60.000
Roads	10.9	
Totals	131.1	1,465.000

1. The Land Uses

Proposed by the Town Center West Planned Development are those uses consistent with the El Dorado Hills Specific Plan and the CG - General Commercial zoning granted at the time of adoption of the Specific Plan and the approval of the Development Agreement vesting the development rights. While the uses described below are intended to create a quality environment of complementary and compatible uses, it is recognized that not all appropriate and viable uses can be "listed" at any given time. Within the regulatory framework of the Design Guidelines and Development Standards, additional uses may from time to time be found to be consistent with the intent and purpose of the Town Center West Planned Development. Types of uses proposed are described below and tabulated in Figure 2.

1.1 "LM" - Uses of a light manufacturing and assembling nature including the warehousing and distribution of such goods when fully enclosed within the building and of a type which do not ordinarily cause more than a minimal amount of dust, smoke, odor, air or water pollutants, noise or electrical interference or other factors tending to disturb the peaceful enjoyment of the adjacent residential use will be permitted in those Planning Areas having the LM designation. Permitted uses include:

Data Processing Technologies	Plastics Molding Processes and Assembly
Digital Information Components Assembly and Manufacturing	Precision Instruments Assembly and Manufacturing
Electronics Component Assembly and Manufacturing	Printing and Publishing Plants

Ancillary and support uses such as restaurants and retail sales may be approved from time to time

in accordance with the regulatory framework of the Design Guidelines and Development Standards.

1.2 "RD" - Uses of a service, research or product development nature when fully enclosed within the building of a type which do not ordinarily cause more than a minimal amount of dust, smoke, odor, air or water pollutants, noise or electrical interference or other factors tending to disturb the peaceful enjoyment of the adjacent residential use and which cannot be accommodated within traditional office buildings will be permitted in those Planning Areas having the RD designation. Also permitted are uses of a light manufacturing nature which may generate a greater number of trip ends than those assumed for areas designated LM. Permitted uses include:

Blueprint Services	Information Systems Research
Computer Technologies	Laboratories - scientific, research and testing
Data Processing	Materials Research
Digital Information Transfer Processes	Photocopying and Printing Services
Electronics Component Assembly and Manufacturing	Precision Instruments Assembly and Manufacturing

Ancillary and support uses such as restaurants and retail sales may be approved from time to time in accordance with the regulatory framework of the Design Guidelines and Development Standards.

1.3 "BPO" - Uses of a business and professional nature which can be accommodated within traditional office settings including administrative and governmental offices and corporate offices of businesses not otherwise allowed within the Town Center West Planned Development such as construction and engineering firms will be permitted in those Planning Areas having the BPO designation. These uses shall provide a transition and buffer zone between the adjacent residential use and the more intense uses within the Town Center West Planned Development. Permitted uses include:

Accountant	Financial Brokerage	Land Planner
Architect	Financial Institution	Medical/Dental
Attorney	Graphic Designer	Professional Associations
Engineer	Investment Brokerage	Surveyor

Ancillary and support uses such as restaurants and retail sales may be approved from time to time in accordance with the regulatory framework of the Design Guidelines and Development Standards.

1.4 "C" - Uses of a service and retail nature will be limited to those which are ancillary to

and in support of the primary uses within the development and will not exceed 60,000 square feet in total. Permitted uses include:

- | | | |
|-------------------------|----------------------|-----------------|
| Barber Shop | Fast Food Restaurant | Office Supplies |
| Boxing/Shipping Service | Florist | Restaurant |
| Copy/Printing Service | Hair Salon | Service Station |
| Delicatessen | Hotel | Shoe Repair |
| Dry Cleaner | Newsstand | Stationers |

Figure 2: Planned Square Footage by Use and Planning Area

	LM	RD	BPO	C	Total
Planning Area A	250,000	200,000	27,000	10,000 ¹	477,000
Planning Area B	300,000	47,000			347,000
Planning Area C			237,000	250rm Hotel	237,000
Planning Area D		150,000	194,000	15,000 ¹	344,000
Planning Area E				35,000 ¹	60,000 ¹
Total	550,000	397,000	458,000	60,000¹	1,465,000

Note 1. The total Planned Square Footage of Category C use shall not exceed 60,000 square feet. When allocated to a Planning Area other than Planning Area E, the number of square feet of Category C uses allocated shall be deducted from Category BPO.

1.5 Uses Not Specified

Additional uses may be permitted when, by determination of the Director of Planning, such uses are found to be similar in nature to those established within the Town Center West Planned Development. Should the Director of Planning be unable to make such a determination, the Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and, by resolution of record, set forth its findings and its interpretations.

1.6 Planned Square Footage

The Total Planned Square Footage for any Planning Area is shown in Figure 2. Total Planned Square Footage, whether by Use or Planning Area, may be exceeded provided any project proposing such adheres to all other development standards of the Town Center West Planned Development and the impacts of such a proposed project do not preclude the development of the Planned Square Footage of the remaining Uses or Planning Areas as determined by the Director of Planning. Should the Director of Planning be unable to make such a determination, the

Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and, by resolution of record, set forth its findings and its interpretations.

1.7 Allocation of Uses

Upon request of any project proponent, the Director of Planning may determine, based on the information requested and submitted through the Planned Development Site Plan Process, that a re-allocation of uses within or between any Planning Area(s) is appropriate. In no event shall the Allowed Square Footage of Category C uses exceed 60,000 square feet. See Figure 2. Should the Director of Planning be unable to make such a determination, the Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and, by resolution of record, set forth its findings and its interpretations.

1.8 Approval Process

Site specific project approvals shall be a ministerial act of the Director of Planning. Prior to submitting a building permit application to the County, site specific projects shall be approved by the Design Review Committee as defined in the Covenants, Conditions and Restrictions for the El Dorado Hills Town Center West. Prior to issuance of a building permit, County staff shall find the proposed site specific project has received approval from the Design Review Committee and is consistent with the Development Plan, the Development Standards and other conditions of approval of the Town Center West Planned Development.

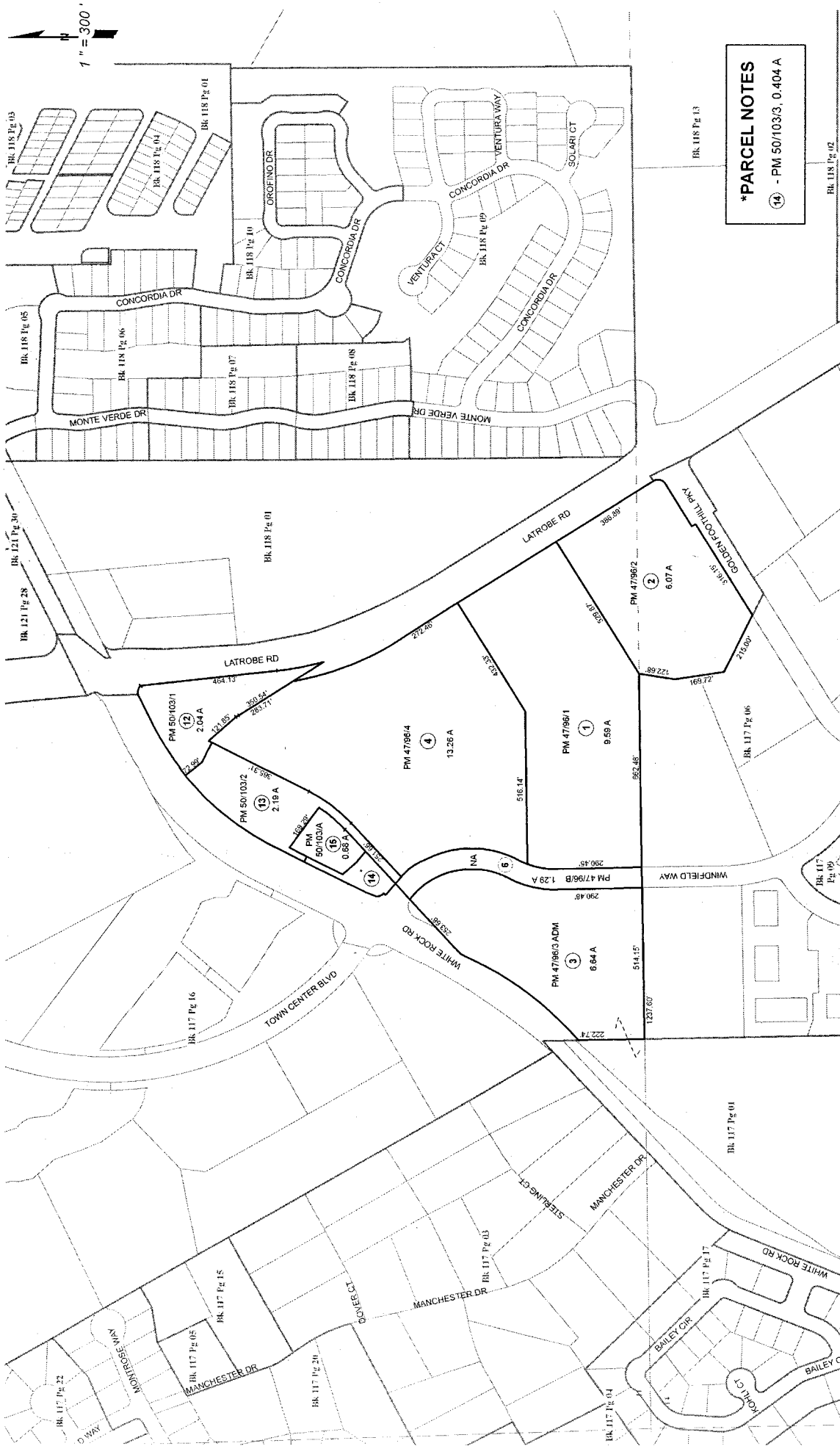
2. The Development Standards

(Refer to the Improvements Phasing Plan for Planning sub-Areas.)

2.1 Planning Area A

2.1.1 Building Height - Buildings situated in Planning sub-Area A1 and A2 shall be limited to 35 feet in height whereas buildings in Planning sub-Area A3 shall have a maximum height of 65 feet.

2.1.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 - Street Cross Section criteria.



***PARCEL NOTES**
 ⑬ - PM 501031, 0.404 A

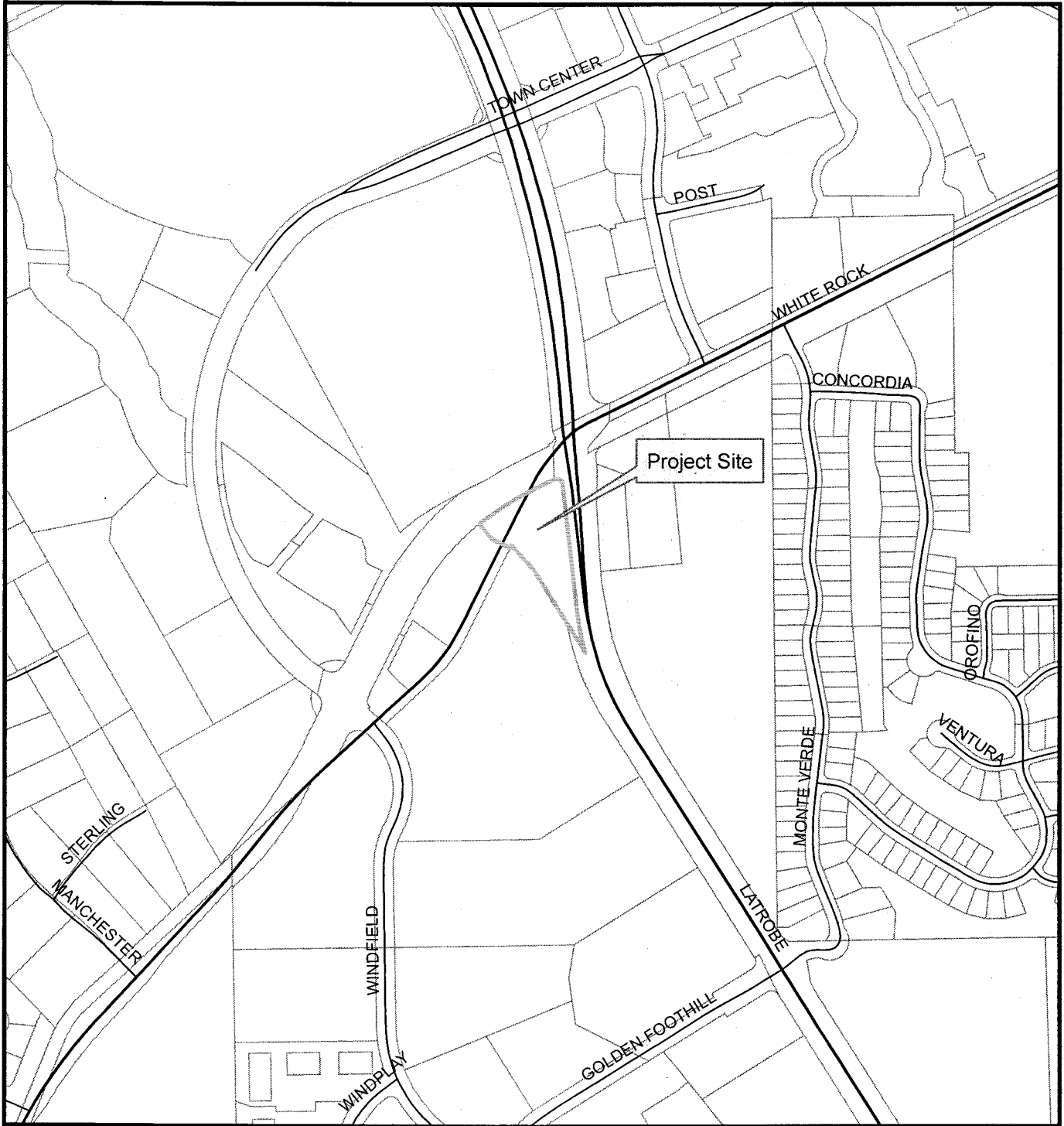
Rev. Aug. 16, 2010
 Assessor's Map Bk. 117, Pg. 18
 County of El Dorado, CA

Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office. Dimensions and acreages are not guaranteed. Users should verify items such as dimensions and acreage.

Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Location Map



PA09-0011-Town Center West
APN-117-180-12

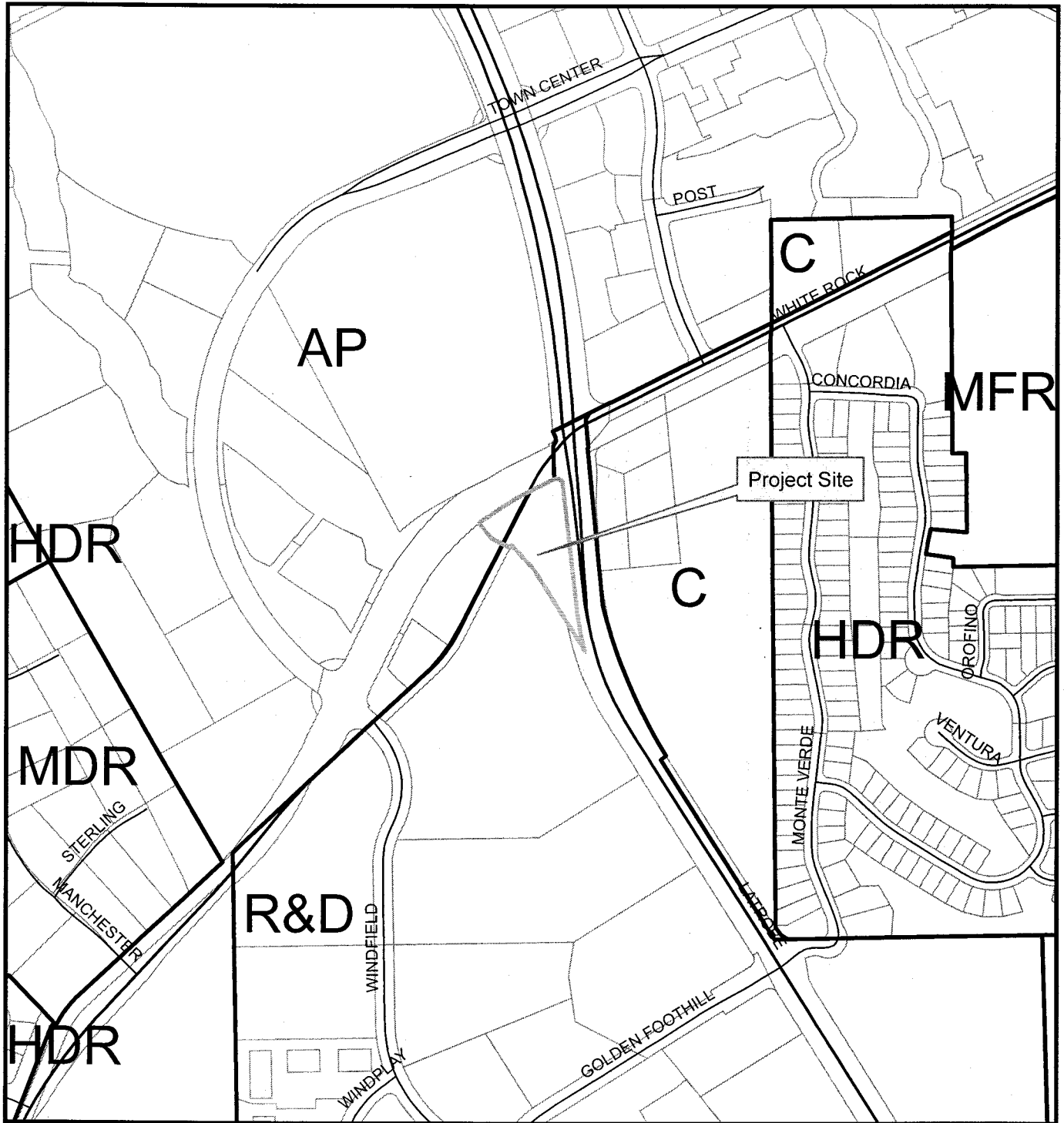
0 0.03 0.06 0.12 Miles

1:6,500

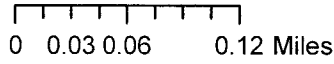


Prepared By:
Gina Paolini
Planning Services Department
December 21, 2010

General Plan Map



PA09-0011-Town Center West
APN-117-180-12



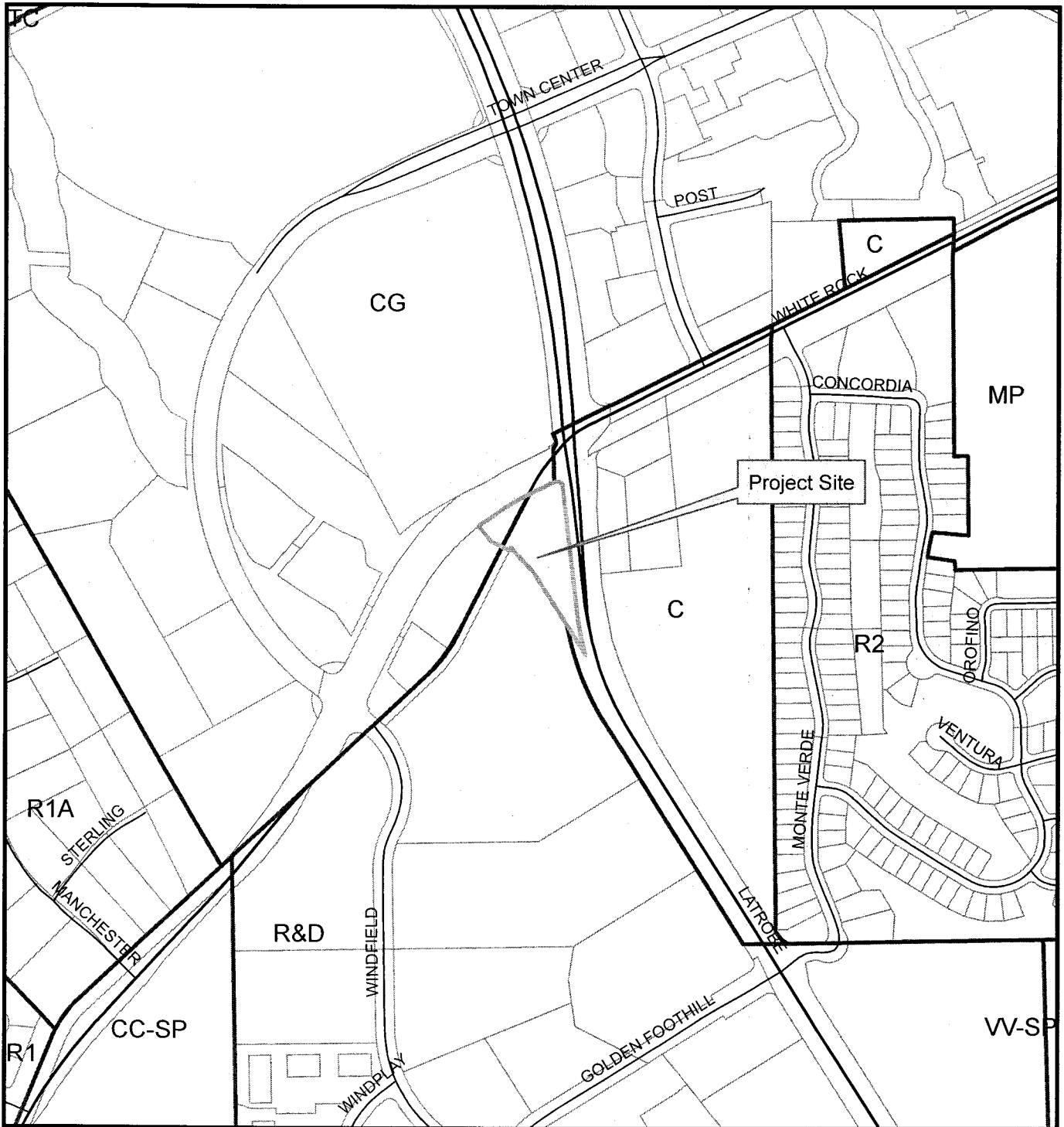
Land Use
AP- Area Plan - El Dorado Hills Specific Plan
C- Commercial
RD- Research and Development

1:6,500

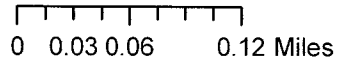


Prepared By:
Gina Paolini
Planning Services Department
December 21, 2010

Zoning Map



PA09-0011-Town Center West
APN-117-180-12



Zoning Districts
CG- General Commercial
C- Commercial
RD- Research and Development

1:6,500

Prepared By:
Gina Paolini
Planning Services Department
December 21, 2010