

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



Agenda of:	October 27, 2011
Item No.:	8
Staff:	Shawna Purvines

**GENERAL PLAN AMENDMENT/REZONE/PLANNED
DEVELOPMENT/TENTATIVE MAP**

FILE NUMBER: A08-0015/Z08-0039/PD08-0025/TM08-1485/Tilden Park

APPLICANT: Real Returns, LLC (Mike Kharram)

AGENT/ENGINEER: Gary Davis Group

REQUEST: The project consists of the following request:

1. General Plan Amendment to change the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) and Commercial (C);
2. Rezone from One-Acre Residential (R1A) to One-Family Residential-Planned Development (R1-PD), Commercial-Planned Development (C-PD), and Open Space-Planned Development (OS-PD);
3. Planned Development with the intention to allow clustering of lots and allow building within setbacks required for One-Family Residential (R1);
4. Tentative Map and phasing plan to create 14 single family residential lots, ranging in size from 5,151 to 9,590 square feet (total of 2.97 acres), two commercial lots, which would be 3.28 acres and 4.94 acres in size, and two open space lots totaling 35,506 square feet (0.82 acre); and
5. Design Waivers have been requested for the following:
 - a. The roadway width for Crosswood Drive along the project frontage be reduced from 28 feet to 18 feet from edge of pavement to edge of pavement with type 2 vertical curb, gutter and sidewalk on the project side only;
 - b. The roadway width for Crosswood Drive offsite from the project to Wild Chaparral Drive be reduced from 28 feet to 18 feet from edge of pavement to edge of pavement with one-foot shoulders; and

- c. Frontage improvements, including curb, gutter and sidewalk, along Crosswood Drive be eliminated.

LOCATION: Approximately 500 feet from the northwest corner of the intersection of Crosswood Drive and Wild Chaparral Drive, in the Shingle Springs area, Supervisorial District 4 (Exhibit A).

APNs: 070-280-59 and 070-280-60 (Exhibit B)

ACREAGE: 12.01 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: One-Acre Residential (R1A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074(d) incorporating the Mitigation Measures in the Conditions of Approval as listed in Attachment 1;
3. Approve General Plan Amendment A08-0015 based on the Findings in Attachment 2;
4. Approve Rezone Z08-0039 based on the Findings in Attachment 2;
5. Approve Planned Development PD08-0025, adopting the Development Plan as the official Development Plan, based on the Findings in Attachment 2, subject to the Conditions of Approval in Attachment 1;
6. Approve Tentative Map TM08-1485 based on the Findings in Attachment 2, subject to the Conditions of Approval in Attachment 1; and
7. Approve the following Design Waivers addressed in the Staff Report as appropriate Findings have been made in Attachment 2:
 - a. The roadway width for Crosswood Drive along the project frontage be reduced from 28 feet to 18 feet from edge of pavement to edge of pavement with type 2 vertical curb, gutter and sidewalk on the project side only;
 - b. The roadway width for Crosswood Drive offsite from the project to Wild Chaparral Drive be reduced from 28 feet to 18 feet from edge of pavement to edge of pavement with one-foot shoulders; and

- c. Frontage improvements, including curb, gutter and sidewalk, along Crosswood Drive be eliminated.

BACKGROUND: The subject tentative map, planned development, zone change and general plan amendment applications were submitted on November 13, 2008. The project was deemed complete on December 30, 2008. The project has gone through design iterations, including requests for design waivers from road development standards and variations in access routes.

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.

Site Description: The project site is an undeveloped parcel within the Shingle Springs Community Region. The site lies within an elevation range of 1446 to 1474 feet above sea level. The topography on-site is relatively flat and contains a gentle southwestern aspect slope with no portions exceeding 10 percent. Vegetation communities on the project site include mixed oak woodland and arroyo willow woodland with wetland features within the oak woodland community. Approximately 0.01-acre channels and the 1.2-acre of wetlands do not appear to meet the “significant nexus” criteria for federal jurisdiction under the Clean Water Act. An additional 0.06 acre of isolated, non-jurisdictional wetlands occurs on site. The project site has development on the west and north sides, has an approved Planned Development (PD08-0016/Wild Chaparral Office Complex) on the east side for 7 commercial lots on 2 acres and is fronted by Wild Chaparral, a County road that parallels U.S. Route 50.

Soils on the site are classified in the Josephine, Mariposa, and Placer series. The soil types are Josephine silt loam (JtD), Josephine very rocky silt loam (JuE), Mariposa very rocky silt loam (MbE), Mariposa-Josephine very rocky loam (McE), and Placer diggings (PrD). Josephine very rocky silt loam and Mariposa-Josephine very rocky loam are the predominant soil types onsite. The onsite soil types have a slow to medium runoff potential with slight to moderate erosion potentials. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RIA	MDR	Undeveloped
North	R1A	MDR	Residential/Single Family Residence
South	C	C	Developed (U.S. Route 50)/Commercial
East	R1A/C-PD	C	Developed/Undeveloped (SFR/Approved Commercial PD)
West	R1A	MDR	Developed (Church)

The subject project is located within the Shingle Springs Community Region. 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, bike lane and sidewalk improvements within the area. The project includes a six-foot tall split-faced concrete block screening wall and landscape trees and shrubs to buffer the proposed residential uses to the north and existing residential to the east from significant impacts from the project parking and commercial loading area.

Project Description:

General Plan Amendment: The project proposes a General Plan Amendment from Medium Density Residential (MDR) to High Density Residential (HDR) on the northern portion of the site and Commercial (C) on the southern portion of the site.

Rezone: The project proposes a Zone change from One-Acre Residential (R1A) to a mix of One-Family Residential - Planned Development (R1-PD), Commercial - Planned Development (C-PD) and Open Space - Planned Development (OS-PD).

Planned Development: The Planned Development (PD) proposes an infill project to include a horizontal mix of single family detached residential, integrated with a mixed commercial component comprising of a hotel, restaurant and retail/office use. The Planned Development request includes modification to the development standards of the One-Family Residential (R1) Zone District, and approximately 30% of the residential portion of the site would be set aside within dedicated open space lots.

Tentative Map: The Tentative Map creates 14 residential lots, 2 Commercial lots and 2 open space lots, on an existing 12.01-acre parcel. The residential lots would range in size from 5,151 to 9,590 square feet. The residential portion of the project includes 2 open space lots, landscaping, lift station and future right-of-way. The residential open space lots would consist of 0.82 acre. The project site proposes access from Wild Chaparral Drive and Crosswood Drive.

The project as proposed will be phased as market demands. Phase I includes the development of the hotel site, followed by Phase II, the retail/office commercial site and Phase III the development of the residential component of the project. Phases may take place in any sequence with staff approval. Civil improvements required for each phase of development are as follows: Phase I, II or III will include development of the sewer lift station, water and dry utility connections in Wild Chaparral Drive, all proposed frontage improvements along Wild Chaparral Drive and storm treatment devices on-site. The Residential component of the project will include the street improvements at Crosswood Drive, including off-site improvements.

General Plan:

The General Plan designates the subject site as Medium Density Residential (MDR). This land use designation establishes areas suitable for detached single-family residences with larger lot sizes, generally applied in areas with reduced or without infrastructure, roads, water and sewer lines or lands that do not justify higher densities due to topography constraints. This land use is

also used as a transitional land use between more rural areas of the County. The maximum allowable density is one dwelling unit per acre.

The requested General Plan Amendment would change the land use designation to High Density Residential (HDR) in the northern portion of the site and Commercial (C) along Wild Chaparral. HDR is appropriate in areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. The Commercial land use category is to provide a full range of commercial, retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. The project parcel is located within the Shingle Springs Community Region. General Plan Policy 2.1.1.2 states that Community Regions “define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries.”

The amendment from MDR to HDR/C would allow for a full range of single-family residential and commercial uses and would permit a mix of uses on the commercial parcels. This would allow for an increase in both residential and commercial development from the current potential residential density under MDR for 24 dwelling units (one primary dwelling unit and one second dwelling unit per parcel). As proposed, the High Density Residential/Commercial General Plan land use designation and zone district would be compatible with the existing and proposed surrounding commercial and residential land uses and would not create land use conflicts with surrounding properties. The site is in close proximity to the areas designated for commercial uses along Wild Chaparral and Ponderosa Road. The site is suitable for single-family residential/commercial development and the initial study did not find any significant environmental impacts that could be associated with development of the site. Additionally, the following General Plan policies also apply to this project:

Policy 2.2.5.3 *directs that the County shall evaluate future rezoning: (1) To be based on the General Plan’s general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:*

1. *Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;*
2. *Availability and capacity of public treated water system;*
3. *Availability and capacity of public waste water treatment system;*

General Plan Policies 5.1.2.1 and 5.1.2.2 require that prior to approval of any discretionary development a determination of the adequacy of the public services and utilities to be impacted shall be made, and the development shall not result in a reduction of services below minimum established standards.

Discussion: General Plan Policy 5.2.1.3 requires that commercial development projects be required to connect to a public water system when located within a Community Region. El Dorado Irrigation District would provide water to the project site. According to the FIL letter dated July 23, 2010, the project would require approximately 28 EDUs (equivalent dwelling units) of water. At this time, there are approximately 1,315 EDUs available in the Western/Eastern Water Supply Region as of January 1, 2009. The system would connect to an existing 8-inch waterline located in Wild Chapparal Drive and also in Crosswood Drive near the project site which would provide the necessary fire flow.

4. *Distance to and capacity of the serving elementary and high school;*

Discussion: Under Policy 5.8.1.1, school districts affected by a proposed development shall be relied on to assess any impacts on school facilities. Schools in the area have experienced a decrease in enrollment and therefore there is existing capacity. Future commercial or mixed use development of the project area would not result in a significant increase in demand on existing services for the local elementary and high school district.

5. *Response time from nearest fire station handling structure fires;*

Discussion: El Dorado Fire Station No. 89, staffed by the County of El Dorado Fire Protection District is approximately 3 miles from the subject parcel.

6. *Distance to nearest Community Region or Rural Center;*

Discussion: The project parcel is located within the Shingle Springs Community Region.

7. *Erosion hazard;*

Discussion: Under Policy 7.3.2.2, projects requiring a grading permit shall have an erosion control program approved, where necessary. Development must adhere to the County's grading and erosion control requirements. Grading and drainage improvements associated with the project appear to be only those associated with the required infrastructure improvements, which includes all site development and roadway(s) to and within this site. The submitted Preliminary Drainage Report dated January 2008, reports that the effects of this proposed construction will moderately increase water runoff amounts (4.6% and 3.1% for the 10 year and 100 year event respectively), but will not change times of concentration, and will have a minimal affect to the natural drainage patterns of the surrounding areas. Therefore, the project will require a detention system to maintain peak flows to the pre-development stage. Preparation and approval of a Grading Plan and an erosion control program would be required.

8. *Septic and leach field capability;*

9. *Groundwater capability to support wells;*

Discussion: The project parcel would be required to connect to existing public water and sewer. Public water and sewer capability is discussed under criteria 1-3 above.

10. *Critical flora and fauna habitat areas;*

11. *Important timber production areas;*
12. *Important agricultural areas;*
13. *Important mineral resource areas;*

Discussion: The applicant submitted a *Biological Resources Evaluation and Botanical Inventory* dated November 10, 2008 which determined the site was a potential habitat for the California horned lizards, although none were observed, special-status plant species, including the observation of 66 Pine Hill ceanothus plants, and is a potential nesting site for birds of prey and birds listed under the Federal Migratory Bird Treaty Act. The site is located within Rare Plant Mitigation area 1, which is defined as the rare plant soils study area. The project as proposed, as designed, avoids any impact to the identified 66 ceanothus plants and minimizes impacts to any potential nesting sites. The site is not in a timber production area, within the County's identified agricultural district boundaries, nor has it been identified as an important mineral resource area.

14. *Capacity of the transportation system serving the area;*

Discussion: Crossroads Drive is a private roadway. Wild Chaparral Drive is a County maintained roadway. A *Traffic Impact Study* dated April 15, 2011 has been approved by DOT (Tilden Park Wild Chaparral WO#19) and the mitigation measures have been incorporated into the project Conditions of Approval. The Study identifies the potential project traffic-related impacts and concluded these impacts are less than significant. The recommended Conditions of Approval include payment of TIM fees and construction of all roads to County standards, and are included in the Conditions of Approval.

15. *Existing land use pattern;*

Policy 2.2.5.21 directs that *development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the project is proposed.*

Discussion - Land Use Compatibility: As previously discussed and shown in the "adjacent land uses table" above, the High Density Residential/Commercial General Plan land use designation and related zone districts would be compatible with the existing and proposed surrounding commercial and single family residential land uses and would not create land use conflicts with surrounding properties. As such, the project would be consistent with General Plan Policy 2.2.5.21.

16. *Proximity to perennial water course;*

Discussion - Wetland/Riparian setbacks: The project site is not located near perennial water courses. The project as proposed substantially meets the requirements for wetland and intermittent stream setback per General Plan Policy 7.3.3.4, which requires a minimum setback of 50 feet from intermittent streams and wetlands. The project layout does identify three areas where the 50 foot setback requirements are not met. The interim interpretive guideline for General Plan policy 7.3.3.4, adopted June 22, 2006, allows a project to demonstrate that a different setback is necessary and would be sufficient to protect the particular riparian area at issue. The three areas where the 50 foot setback could not be met include the northwest and

northeast corners of the proposed hotel underground parking and a portion of 3 parking spaces adjacent to the hotel site. Sycamore Environmental Consultants, Inc. letter dated December 17, 2010, evaluated proposed design alternative setbacks requested by the project. With mitigation and conditions described in the Conditions of Approval, sufficient protections to wetlands on Channel 1 can be achieved. The area identified in the Jurisdictional Delineation Report as seasonal wetland 3 (SW3) may not achieved sufficient protection through redesign or mitigation, as SW3 is an isolated area by the proposed project design, therefore a design that maintains project density and does not isolated SW3 was determined to not be feasible.

17. Important historical/archeological sites;

Discussion: A cultural resources investigation of the project site did not identify any archaeological or historic features.

18. Seismic hazards and present of active faults; and

Discussion: As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure, or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.

19. Consistency with existing Conditions, Covenants, and Restrictions.

Discussion: The project parcel does not have any existing CC&Rs. CC&Rs may be required for future development.

Conclusion Policy 2.2.5.3: As discussed above, staff finds that the project, as proposed/conditioned, conforms to the General Plan requirements for rezone.

Lighting Impacts: Policy 2.8.1.1 directs that excess nighttime light and glare be limited from the parking area lighting, signage and buildings.

Discussion: 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. The outdoor lighting poles have been conditioned to remain under 14-foot tall and those around the perimeter to include extra shielding to prevent light trespass into the residential neighborhood.

The applicants have submitted a lighting plan that shows the proposed locations, as well as specification sheets for the proposed exterior pole lights for the parking lot. That plan is included as Exhibit F on the *Project Plan Lighting Layout Plan*.

Planning staff recommends that the project be conditioned for all lighting to conform to Section 17.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation with further

restrictions for height of pole lighting, motion sensors for security lights and hours of operation. Lighting is discussed in more detail below in the Planned Development section.

Pedestrian/Bike Paths: Policy TC-4i directs that *within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible.* **Sidewalks:** Policy TC-5b requires curbs and sidewalks on all roads in commercial subdivisions.

Discussion: In compliance with General Plan Policies TC-4i and TC-5b, DOT has recommended that Class II bike lanes and six-foot wide sidewalks with curbs be included in the project requirements. The sidewalks and curbs along the project frontages already exist from a past commercial map approval. The project is conditioned to provide a Class II Bike Lane along both sides of Wild Chaparral Drive meet that Policy requirement.

Traffic Levels of Service: Policy TC-Xf requires projects that “worsen” traffic levels of service on the County road system must either construct the improvements to lessen the impact or ensure that adequate funding exists to assure the improvements are completed.

Discussion: The impacts of this project can be mitigated with completion of County Capital Improvement Project (CIP) #71333 US 50/Ponderosa Road/South Shingle Road Interchange Improvements, #71339 North Shingle Road Realignment and #71338 Durock Road Realignment. In accordance with General Plan policy TC-Xf the project will be responsible for paying the required Traffic Impact Mitigation (TIM) Fee to mitigate their impacts. As discussed above in the Traffic/Circulation section above, as conditioned, the project would comply with this policy.

Wastewater: Policy 5.3.1.1 states that *high-density and multifamily residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval...In the Community Region of Camino/Pollock Pines...development projects will not be required to connect to wastewater facilities where such connection is infeasible, based on the scale of the project.* Policy 5.3.1.7 states that *in Community Regions, all new development shall connect to public wastewater facilities. In Community Regions where public wastewater facilities do not exist, applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.*

Discussion: The EID has stated in their letter dated July 23, 2010 that there is a 4-inch sewer force main located in Wild Chaparral Drive. In order to receive service from this line, an extension of facilities of adequate size must be constructed, as well as a District owned sewer lift station. This sewer line has adequate capacity at this time.

Fire Protection: Policy 5.7.1.1 requires the applicant “*demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development*”.

Discussion: El Dorado Irrigation District would provide domestic water and fire-flow service. The Facilities Improvement Letter stated the current facilities available in Wild Chaparral Drive are adequate to supply the project with the 1,500 gallons per minute for two-hour duration while

maintaining the 20-psi residual pressure required by the El Dorado County Fire Protection District. The Fire Protection District has requested a Condition of Approval addressing fire protection issues for the project site. These conditions have been incorporated into the project. As conditioned, the project would comply with this Policy.

Adequate Access for Emergencies: Policy 6.2.3.2 directs the applicant to *demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area.*

Discussion: The project would comply with the El Dorado County Fire Protection District minimum Fire Safe standards for the access driveway and turnaround capacity with project conditions. As conditioned, the project would be in compliance with this Policy.

Noise Impacts: Policy 6.5.1.2 states that *where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.* Policy 6.5.1.7 states that *noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.*

The County's General Plan Noise Element establishes exterior and interior noise level standards for land uses affected by transportation noise sources. To quantify existing ambient noise levels on the project site j.c. Brennan & Associates, Inc. conducted continuous 24-hour noise level measurements on January 14-15 2008, and 4 short-term noise assessments on January 11 and 14, 2008 on the project site. Noise levels from the adjacent Highway 50 and project-related commercial uses are predicted to exceed the County's noise standards at the nearest proposed and existing residential lots. Therefore, noise reduction mitigation measures discussed in the Initial Study and including in Attachment 1 would be required.

Oak Canopy Coverage: Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards.

Discussion: The submitted Biological Resources Assessment, dated November 10, 2008 reported that two sensitive natural communities, gabbroic northern mixed chaparral and valley foothill riparian, occur on site. The project has exercised Option A of General Plan Policy 7.4.4.4, replacing 28 of the 48 trees being removed. As conditioned, the project would be in compliance with this policy.

Bicycle Transportation: Policies 9.1.2.4 and 9.1.2.8 direct that discretionary projects be evaluated with regard to their ability to implement, integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use.

Discussion: As discussed above in the **Pedestrian/Bike Paths, Policy TC-4i** section, DOT has conditioned the project to provide a Class 2 bike lane along Wild Chaparral Drive. The applicants have proposed bike racks in three different locations on the project site, as shown in Exhibit I, to achieve consistency with these policies.

Shopping Local: Policy 10.1.5.5 directs that the County recognize and promote the need to create greater opportunities for El Dorado County residents to satisfy retail shopping demands in El Dorado County.

Discussion: The General Plan Amendment to a Commercial land use designation and related zone change request would designate additional land at an appropriate location to accommodate needed retail and commercial development.

Zoning:

The project includes a rezone request that would amend the zoning district from R1A to R1-PD & C-PD and is consistent with the request for a General Plan amendment from MDR to HDR and C. The subject parcel is consistent with the development standards for the proposed R1 and C zone districts. Specifically Ordinance section 17.28.040 for R1 requires a minimum parcel size of 6,000 square feet. Three of the 14 parcels are less than 6,000 square feet but greater than 5,000 square feet. Ordinance section 17.32.040 specifies a minimum parcel size of 5,000 square feet for Commercial parcels. The proposed commercial lots are 3.28 and 4.94 acres, which greatly exceeds the minimum. Staff recommends that the two open space lots totaling 0.82 acres be zoned OS-PD. With an approved Development Plan, the project would be consistent with the development standards of the R1 and C Zone District.

Planned Development Zone District: Policy 2.2.3.1 states that the Planned Development (PD) Combining Zone District allows commercial uses *consistent with the density specified by the underlying zoning district with which it is combined. The Districts are intended to be placed in areas, and on projects, furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize environmental impacts.*

Discussion: The project request includes a Planned Development (PD) Application. Adoption of the Development Plan would approve the proposed on-site improvements including noise barriers, buildings, exterior construction materials/colors, landscaping, bike racks, parking, and lighting. The PD would allow flexibility in the Development Standards of the C and R1 Zone District. The project is using clustering of the buildings to allow for more efficient access and circulation.

Tentative Map: The Tentative Subdivision Map would create 14 Residential Lots, 2 Commercial Lots and 2 Open Space Lots. The following provides lot details:

Lot Detail

Lots Number	Proposed Land Use/Zoning	Use	Improvements (Square Feet)	Net Area (Acre)
1	HDR/R1-PD	Residential	6,985	0.013
2	HDR/R1-PD	Residential	6,005	0.011
3	HDR/R1-PD	Residential	6,061	0.012
4	HDR/R1-PD	Residential	7,736	0.015
5	HDR/R1-PD	Residential	5,550	0.011
6	HDR/R1-PD	Residential	5,151	0.010
7	HDR/R1-PD	Residential	9,590	0.018
8	HDR/R1-PD	Residential	9,340	0.018

Lots Number	Proposed Land Use/Zoning	Use	Improvements (Square Feet)	Net Area (Acre)
9	HDR/R1-PD	Residential	5,891	0.011
10	HDR/R1-PD	Residential	6,262	0.012
11	HDR/R1-PD	Residential	6,904	0.013
12	HDR/R1-PD	Residential	6,000	0.011
13	HDR/R1-PD	Residential	6,000	0.011
14	HDR/R1-PD	Residential	6,070	0.012
15	HDR/OS-PD	Open Space	7,056	0.013
16	HDR/OS-PD	Open Space	28,450	0.054
17	C/C-PD	Commercial	142,997	0.273
18	C/C-PD	Commercial	215,302	0.412

Three residential parcels would be less than 6,000 square feet as required by the R1 Zone District. A Planned Development application allows for a reduced parcel size to accommodate site issues and compact and cluster design. Finding can be made that an exception to the standard requirement for a 6,000 square foot residential lot as required by the R1 Zone District is justified by the design of the project, existing topography and the necessity to meet General Plan requirement of 30% open space in the residential component of a Planned Development.

The two commercial parcels propose a mix of commercial uses including a hotel, restaurant, grocery store and office/retail space all allowed under the General Plan and Zoning designation. Any future revisions to the Planned Development would require proposed commercial uses to be only those consistent with uses established through a Commercial (C) zone. The proposed design of the project fits within the existing and approved character of the area. The design is substantially consistent with the built Church on the adjoin parcel to the West of the site and shares similar color tones with the Commercial Condominium project recently approved for the adjoining site on the East.

Design Waivers Discussion: Traffic and Circulation waivers from the Design and Improvements Standards manual have been requested for the project. The Department of Transportation has reviewed the following request:

1. The roadway width for Crosswood Drive along the project frontage be reduced to 18 feet from edge of pavement to edge of pavement with type 2 vertical curb, gutter and sidewalk on the project side only.
2. The roadway width for Crosswood Drive offsite from the project to Wild Chaparral Drive be reduced to 18 feet from edge of pavement to edge of pavement with one-foot shoulders.
3. Frontage improvements, including curb, gutter and sidewalk, along Crosswood Drive be eliminated.

DOT recommends and supports the design waivers for reduced road widths for design waivers #1 and #2, given that the existing private roads are in an existing residential setting and required improvements would create an inconsistency with the rest of the area. In addition, total daily trips will remain below 300. However with respect to request #3 for elimination of frontage improvements, DOT concurs with removal of sidewalk but maintain that curb and gutter is required due to the small lot size and controlled access to the parcels.

Building Elevations/Materials: The architectural design concept for the commercial buildings follows the general mining era genre. The proposed buildings are of different scales, from one story, two stories, to three stories. The footprints are generally proposed to be of a smaller scale with individual uses similar to what might be found in older town. The finishes are chosen to mimic the historical basis rather than contemporary buildings. The buildings will be finished with a variety of materials using the pallet of red brick, native rock, wood siding, stucco in earth tone colors, colored pavers, and weathered looking colored roofing materials.

The buildings will be of different types of construction from simple wood frame for the smaller buildings to steel and concrete for the hotel. The finishes will be consistent throughout the development. Modern "Green" building techniques will be applied to utilize solar gain and energy efficiency.

All "roof-mounted" equipment, (if any), would be contained within a mechanical well and/or sufficiently screened from the view from the ground. All ground mounted equipment would be screened from view using small screen walls and/or landscaping. The trash enclosure and screening/sound wall are proposed to be constructed with tan colored, split-faced concrete block to blend with the building surfaces. Proposed Building Elevations and architectural design concepts for commercial as well as residential have been included as Exhibits F-H.

Landscaping: County Code Chapter 17.18 requires the use of landscaping to buffer commercial parking areas from adjoining streets and as screening from residential land uses. As shown on the landscaping plan in Exhibits L1 and L2, the project would include landscaping buffers along Wild Chaparral Drive. To the west of the project site where the project would abut the existing church development, the project would retain existing trees and shrubs, and use of evergreen shrubs to create a natural barrier. Separation between the commercial and residential components of the project will be with the six-foot tall screening/sound wall to buffer the commercial portion of the project from view. To the east a combination of trees, shrubs and a six to eight foot tall screening/sound wall will be used to buffer the commercial project from existing residential and proposed office developments. All ground mounted equipment and trash enclosures would be screened with additional trees shrubs and vines.

A Water Conservation Statement is to be included on the final approved Landscape Plan showing that the proposed landscaping would comply with County water conservation thresholds and prior to final inspection of installed landscaping the following will be required:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

Parking: As shown on the Site Plan (Exhibit C1.0), County Code Section 17.18.060 allows for 1 space per guestroom for hotel space, 1 space for per 300 square feet for shops, 1 space per 250 square feet for offices, 1 per 3 seats for restaurant, 1 per 250 square feet of food market, and requires 1 per 10 rooms and 1 per 10 seats for RV spaces. The submitted site plan shows that a total of 245 parking spaces would be provided. Section 17.18.040(E) allows for shared parking