

**Findings**

**1.0 CEQA FINDING**

- 1.1 The Planning Commission has considered the Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.
- 1.2 The Planning Commission finds that the proposed project could not have a significant effect on the environment.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.
- 1.4 The proposed project will not have a significant effect on the environment, based on the analysis contained in the Initial Study and the mitigation measures identified therein, and a Negative Declaration has been filed. A de minimis finding on the project's effect on fish and wildlife resources cannot be found and the project is therefore subject to the payment of State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).

**2.0 ADMINISTRATIVE FINDINGS**

**2.1 Planned Development PD05-0004 Findings**

Issuance of a Planned Development Permit (PD05-0004) for a 64,079 square foot commercial shopping center known as the "Green Valley Station" on a 12.94-acre parcel within the Planned Commercial-Design Control-Planned Development (CP-DC-PD) Zone District.

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

The project is for retail purposes. Walkways along Green Valley and Cambridge Roads within existing setbacks will comply with County and community standards, to create a pedestrian friendly street frontage. The design of the interior parking provides the best possible circulation. Bicycle lockers are to be provided within the development. Bulletin boards will be provided within the development for community use. Local artists will be encouraged to contribute works of art for use within the Project and areas will be designated for their display. The project does provide appropriate circulation for pedestrian traffic within the center.

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

The exceptions to the standard requirements of the zone regulations include relief from the loading zone requirements. Due to the nature of the businesses within the center, the traditional loading zone or docks have been determined not to be necessary. One loading dock has been provided for the pharmacy retailer and all other businesses will be receiving deliveries during non-business hours or will receive deliveries at the rear of the southern buildings. Relief from the loading requirements has been justified by the hours of deliveries and the variety of tenants that will occupy the center.

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

The relatively large, gently sloping lot is suited for the proposed uses. The lot has been cleared and is ready for development. The Cameron Park neighborhood is a desirable location for a pharmacy retailer and for restaurant and personal service establishments.

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

The El Dorado Irrigation District has provided a Facilities Improvement Letter indicating that water and sewer services can be provided to the site. The El Dorado County Department of Transportation has recommended approval of the Project with road improvements made as a requirement of project approval.

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

The project is not within a scenic corridor and is surrounded by urban development. The developer is required to plant a significant amount of trees on the site to increase the scenic value of the site, as project mitigation.

**2.2.0 The issuance of the permit is consistent with the General Plan**

The 2004 General Plan designates the subject site as Commercial (C). The purpose of 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. It can be found through the discretionary planned development permit process that the project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan. Staff finds that the project, as conditioned, will be compatible with the adjacent and surrounding properties, and conforms to the General Plan.

**2.2.1 The proposed use is consistent with the policies in the 2004 El Dorado County General Plan.**

The El Dorado County 2004 General Plan designates the subject site as Commercial (C). The following General Plan policies apply to this project:

Policy 2.2.1.5: The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3.

<b>Excerpt from Table 2-3: BUILDING INTENSITIES</b>		
<b>Land Use Designation</b>	<b>Floor Area Ratio</b>	<b>Maximum Impervious Surface in %</b>
Commercial	.25	85

The site area is 563,666 square feet, with a floor area of 64,079 square feet, which equates to a floor area ratio of 0.11. The impervious surface area has been determined to be 280,465 square feet, which is 49 percent of the site area. As proposed, the project complies with the 0.25 floor area ratio and the 85 percent maximum impervious surface intensity allowed by General Plan Policy 2.2.1.5. It can be found that the project complies with the General Plan Policy 2.2.1.5, with the conditions that have been imposed on the project.

Policy 2.5.2.1: Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, continuous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance:

- A. Maximum first floor building size should be sized to be suitable for the site;
- B. Residential use on second story;
- C. No outdoor sales or automotive repair facilities;
- D. Reduced setback with landscaping and walkways;
- E. Interior parking, or the use of parking structure;
- F. Bicycle access with safe and convenient bicycle storage area;
- G. On-street parking to reduce the amount of on-site parking;
- H. Community bulletin boards/computer kiosks;
- I. Outdoor artwork, statues, etc., in prominent places; and
- J. Pedestrian circulation to adjacent commercial centers.

The developer has proposed a building coverage of 11 percent. This coverage allows for optimal circulation and ensures that the project will blend with the surroundings. The project is for retail purposes and does not include a residential component. No auto repair or outdoor sales are included in the shopping center. Walkways along Green Valley and Cambridge Roads within existing setbacks will comply with County and community standards, to create a pedestrian friendly street frontage. The design of the interior parking provides the best possible circulation. Bicycle lockers are to be provided within the development. Due to the location of the project, on-street parking is not feasible and will not be provided. Bulletin boards will be provided within the development for community use. Local artists will be encouraged to contribute works of art for use within the project and areas will be designated for their display. There are

currently no other commercial retail establishments adjacent to the site in which to provide walkways and sidewalks for pedestrians. The project does provide appropriate circulation for pedestrian traffic within the center. The developer has demonstrated that the development plan complies with the requirements of this General Plan policy and it can be found that the project is consistent with General Plan Policy 2.5.2.1.

Policy 2.2.5.2: Applications for discretionary projects or permits, including land divisions and rezones, shall be reviewed to determine consistency with General Plan policies. No approvals shall be granted unless a finding is made that the Project or permit is consistent with the General Plan.

The project is for a planned development and has been reviewed according to the General Plan policies and it can be found that the Project is consistent with General Plan Policy 2.2.5.2.

Policy 2.2.5.20: Development involving any structure greater than 120 square feet in size or requiring a grading permit shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstration compliance.

The developer has applied for the required planned development permit, which requires Planning Commission approval. The developer has demonstrated that the development plan complies with all the General Plan policies applicable to the project.

Policy 2.8.1.1: Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be give to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

A photometric plan has been provided which shows the location of each fixture and the candle power. The lights to be located on the southern most building are located adjacent to apartment buildings. The proposed lights are wedge style and are to be mounted on the building. These luminaries are designed in a curvilinear form, with tapered sides and are down mounted, with cutoff features. No light spillover onto the adjacent property is expected. All lighting will comply with County requirements that no off-site light migration occur. It can be found that the lighting plan is consistent with General Plan Policy 2.8.1.1.

Policy 5.4.1.1: Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties,

minimize impact to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian area.

A Preliminary Drainage Report has been prepared for the project site and has been reviewed by the Department of Transportation. Final approval of a drainage plan and site improvements will be required prior to issuance of a grading permit for the site, as required by the Department of Transportation. It can be found that the Final Drainage Plan for the site will be in compliance with General Plan Policy 5.4.1.1.

Policy 5.7.2.1: Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development.

The Cameron Park Fire Department has reviewed the project and can provide service to the project site. It can be found that the project is in compliance with General Plan Policy 5.7.2.1.

Policy 6.5.1.2: When 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 project design.

An Acoustical Analysis has been prepared for the Project. It can be found that the project is in compliance with General Plan Policy 6.5.1.2.

Policy 6.6.1.11: The standards outlined in Tables 6-3, 6-4, and 6-5 shall apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Construction activities associated with the project could generate noise levels exceeding El Dorado County General Plan standards. However, the temporary and transitory nature of this noise source would result in a less than significant impact with the included limitation on construction activity. A project mitigation measure has been included in the Mitigated Negative Declaration which states that construction activity shall be limited to the hours of 7 a.m. and 7 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends, and on federally recognized holidays. With the project mitigation measure, it can be found that the Project is in compliance with General Plan Policy 6.6.1.11.

Policy 7.3.2.2: Project requiring a grading permit shall have an erosion control program approved, where necessary.

A preliminary erosion control plan has been prepared for the project. The final erosion control plan will be reviewed and approved by both the Department of Transportation and the El Dorado County Resource Conservation District prior to issuance of a grading permit. With the project conditions, it can be found that the Project is in compliance with General Plan Policy 7.3.2.2.

Policy 7.3.5.1: Drought-tolerant plant species, where feasible, shall be used for landscaping of commercial development. Where the use of drought-tolerant native plant species is feasible, they should be used instead of non-native plant species.

Landscaping consisting of a variety of low- to moderate-water-using shrubs, ground cover, and trees would be installed in at-grade planters along the rear and side property lines and throughout the parking areas. A majority of the trees (202) are to be 15 gallon, with an additional 23 trees to be 24 inch box to be scattered throughout the development. Although the development appears to have provided many trees, it does not appear that the draft plan complies with the required parking lot shade and buffering requirements. A Final Landscape Plan will be required which will need to comply with the County Standards. It can be found that the Project is in compliance with General Plan Policy 7.3.5.1.

Policy 7.5.1.3: Cultural resource studies (historic, prehistoric, and paleontological resources) shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, the Museum of Paleontology, University of California Berkley, field surveys, subsurface testing, and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

A Cultural Resource Assessment and a records search were conducted for the project area. The site had been previously surveyed by Dana Supernowicz in 1993, who recorded the remains of the Green Valley House as CA-ELD-1256-H. The site was further evaluated by Peak and Associates, Inc. to determine significance for CEQA purposes. The team met a backhoe operator at the site on August 17, 2005, and began the tasks designed to adequately test the mounded areas for the possible presence of concentrated historic period trash deposits or artifacts signifying the presence of prehistoric period archeological site. The backhoe trenching did not produce any significant complete artifacts and what was recovered as garments was of little value in interpretation of past activities at the site. It is entirely possible that site had been the focus of previous vandalism and all in tact or compete bottle and ceramics had been collected and removed. The site does not meet the criteria of the California Register of Historical Resources and cannot be considered a significant site. There was absolutely no evidence of any prehistoric period occupation or use of the area. It can be found that the project is in compliance with General Plan Policy 7.5.1.3.

**Conditions/Mitigation Measures**

1. This planned development permit approval is based upon and limited to compliance with the project description, dated January 26, 2006, and Conditions of Approval set forth below.

**The project description is as follows:**

Approval of Planned Development PD05-0004 for a commercial shopping center, to include 8,000 square feet of restaurant use, two drive-up fast food establishments and 56,079 square feet of commercial retail space, which may include a 15,678 square foot major pharmacy retailer with a drive-up pharmacy window. The following table provides the shopping center details:

SHOPPING CENTER DETAILS					
Bld. #	Parcel Size (sq. ft.)	Building Size (sq. ft.)	Floor Area Ratio	Proposed Use	Number of Parking Spaces Required
Major D		15,678		Major Pharmacy Retailer	63
Pad E		4,000		Restaurant (max. seating capacity =120)	40 regular 4 recreational
Pad F		4,000		Restaurant (max. seating capacity =120)	40 regular 4 recreational
Shop C		6,750		Retail	27
Shop D		4,800		Retail	19
Shop E		28,851		Retail	115
<b>Totals</b>	563,666	64,079	.11		312

\*Impervious Areas: 63,273 sq. ft (bldg. coverage) + 217,192 sq. ft. (parking/driveways) =280,465 sq. ft (50 percent)

The proposed structures are to be slab-on-grade stucco buildings. The finish is to be plaster with moldings for trim and cornices and stone veneer finish along the store fronts. Fabric and steel awnings are to be used throughout the shopping center. Accent steel features are also proposed. The shopping center has been designed with pop-outs, tower elements and a varying color scheme to add visual relief and interest throughout the center. Shop B has an entry tower element, with a maximum height of 38 feet, and additional elements at heights of 31 feet and 28 feet. Shop C has an entry element with a height of 29 feet. Shop D has an entry element, with a maximum height of 30 feet. Major D has an entry element with a height of 30 feet. Pad F has an entry element with a maximum height of 31 feet.

A color palette for the site has been proposed and is extensive. The colors include: Colonial Revival Green Stone (similar to sage green), Nuthatch (brown), Eastlake Gold, Interactive Cream, Biscuit and Roycroft Adobe (similar to brick red). The roof is to be flat concrete tile and the windows are to have green reflective tint.

The site is to include two, 4,000 square foot restaurant uses, with a maximum seating capacity of 120 seats. Based on the seating capacity, each restaurant would be required 80 regular or compact parking spaces and four recreational parking spaces. Both restaurants also propose drive-thru facilities; therefore, parking space credit is given for the stacking lane (each 24 foot length). The remaining 56,079 square foot shopping center is to be retail shopping, with one major pharmacy retailer, which will also have a drive-thru facility. The parking required for the retail users is 224 spaces. The total number of parking spaces required is 312 spaces, with six spaces required to be available for the disabled and eight for recreational vehicles. The developer has provided 320 parking spaces, 171 standard parking spaces, 110 compact spaces, 14 disabled spaces, eight recreational vehicle spaces and 17 drive-thru stacking lane spaces. The following table provides details on the required and provided on-site parking:

PARKING REQUIREMENTS		
Parking Stall Standard	Number of Spaces Required	Number of Spaces Provided
Standard Space	298	171
Compact Space	35 percent allowed	110
Disabled Space	6	14
Recreational Vehicle Space	8	8
Drive-Thru Stacking Space	1 space credit for each 24 feet of stacking lane	17
Loading Zone	3	1 (plus behind Shop E)
Totals	315	320

The project has been designed to include one dedicated loading space for the major pharmacy retailer. The loading dock for the pharmacy has been designed to be 14 feet wide and 58 feet long, exceeding the County Standards for loading docks. The developer has not designed truck loading docks for the bulk of the shopping center because it does not necessitate the use of loading docks due to the individual tenant sizes and needs. The drive aisle/service lane behind and to the south of Shops B, C, and D will be utilized for deliveries.

Detailed Lighting and Sign Programs have been provided for the shopping center and are provided as Exhibits H and I. A preliminary landscape plan has been provided and will be finalized for the site.

**MITIGATION MEASURES FROM PROPOSED MITIGATED NEGATIVE DECLARATION**

2. The developer shall plant 30, ~~15-gallon~~ 24 inch oak trees on the site, in addition to the required parking lot and buffer landscape requirements. **All replacement trees shall be planted as part of Phase I development.** A Certified Arborist shall prepare an Oak Tree Replacement and Management Plan, with the site locations for the oak trees identified, with specific planting and care requirements specified. The program shall also include at a minimum a five year monitoring program to ensure that the trees remain healthy and free from disease. The property owner shall monitor replacement oaks for



five years or until the success criteria described in the final approved Oak Tree Replacement and Management Plan are met, whichever is greater. The property owner shall submit a monitoring report by a Certified Arborist to Planning Services for each year of the five-year monitoring period by October 1 of each year.

**MONITORING:** Planning Services shall review the Project plans and the Oak Tree Replacement and Management Plan prepared by a Certified Arborist prior to issuance of a building permit. The five year monitoring contract with a Certified Arborist shall be provided to the County prior to issuance of a building permit.

3. During all grading activities in the project area, an archaeologist or historian approved by the Deputy Director of Planning Services shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

**MONITORING:** Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

4. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

**MONITORING:** Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

5. The project shall comply with all the geotechnical engineers' requirements for moisture Transmission through slab-on-grade construction and with the recommended pavement construction standards. The County shall review the project improvement plans and construction details to verify compliance with the geotechnical engineers requirements prior to issuance of a building permit.

**MONITORING:** The Department of Transportation shall review the improvement plans to verify compliance with the project geotechnical report.

6. The project shall include a six-foot tall property line noise barrier to be constructed along the truck delivery route behind the proposed retail buildings along the south property line of the project site, adjacent to the existing residential uses. The noise barrier shall extend from Cambridge Road adjacent to the daycare use to the end of retail Shop B, or as detailed in Figure 1 in the Environmental Noise Assessment prepared by Bollard Acoustical Consultants, dated August 10, 2005. The noise barrier shall be constructed of concrete masonry materials such as a CMU (Concrete Masonry Unit) wall. An alternative noise barrier material may be used at the discretion of El Dorado County and upon review and approval of and acoustical consultant. The noise barrier shall not be constructed of wood material. The location of the noise barrier and material of the noise barrier shall be reviewed and approved by Planning Services prior to issuance of a building permit.

**MONITORING:** Planning Services shall verify the noise barrier material and location prior to issuance of a building permit.

7. The Project shall include screening of all HVAC mechanical equipment by rooftop parapets. Planning Services shall review the project plans prior to issuance of a building permit to ensure that the appropriate screening has been provided.

**MONITORING:** Planning Services shall review the project elevations to verify the screening of the HVAC equipment prior to issuance of a building permit.

8. The project acoustical consultant shall conduct follow-up noise assessment after installation of the mechanical equipment to verify compliance with the El Dorado County 2004 General Plan exterior noise policies. A letter verifying compliance or noting deficiencies in the noise levels shall be provided to Planning Services within 30 days following installation of the HVAC mechanical equipment. If deficiencies in the exterior noise levels are noted in the acoustical consultant letter, the developer shall be provided 30 days to bring the noise levels into compliance with the El Dorado County 2004 General Plan exterior noise policies. Planning Services shall verify that all HVAC equipment has been installed according to the acoustical consultant's standards prior to final occupancy.

**MONITORING:** Planning Services shall receive a follow-up noise assessment after installation of the mechanical equipment.

9. As an alternative to providing a follow-up noise assessment following installation of the HVAC mechanical equipment, the developer shall have the option to provide a detailed mechanical noise analysis to Planning Services prior to installation of the HVAC mechanical equipment when the specific mechanical plans become available. The

supplemental noise analysis shall be reviewed and approved by Planning Services prior to issuance of a building permit.

**MONITORING:** If a follow-up noise assessment is not to be provided, the developer must provide a detailed mechanical noise analysis prior to installation of the HVAC equipment.

10. The project construction activity shall be limited to the hours of 7 a.m. and 7 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends, and on federally recognized holidays. Planning Services shall verify that the construction hours have been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.

**MONITORING:** Planning Services shall verify that the hours of construction have been placed on the grading and construction drawing prior to issuance of grading and building permits.

11. The project construction equipment engines shall be fitted with appropriate mufflers and kept in good working condition, as required by El Dorado County. Planning Services shall verify that this notation has been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.

**MONITORING:** Planning Services shall verify that the required notation has been placed on the plans prior to issuance of grading and building permits.

12. The developer shall widen Green Valley road to provide a right turn lane for eastbound traffic from Green Valley Road onto the site. The developer shall construct frontage improvements consistent with County Standard Plan 101A along Green Valley Road based on one half of a nominally 40-foot wide roadway (12-foot wide travel lane and 8-foot wide shoulder) with additional width for stripped median (14-foot wide) and turn lane, right turn lane into both driveways (12-foot wide pavement). Improvements shall consist of additional road pavement sections necessary, appropriate traffic striping and concrete curb, gutter and 8-foot wide sidewalk to County standards. The sidewalk may meander and not be contiguous with the curb and gutter, provided that public pedestrian easements are dedicated as necessary. Turn lane pocket lengths shall be consistent with recommendations found in the approved "Traffic Impact Analysis, prepared by Farhad and Associated dated December 29, 2005."

The project's westerly access from Green Valley Road shall be right turn in and right turn out only; access shall be designed to preclude a left-turn out movement to the satisfaction of the Department of Transportation, and shall be constructed to a modified County Standard 103 C with signage and striping to the satisfaction of the Department of Transportation. The project's easterly, main entrance onto Green Valley Road shall be constructed to a modified County Standard 103 C with signage and striping to the satisfaction of the Department of Transportation.

The location of roadway improvements shall be submitted with the grading and improvement plans to the Department of Transportation for approval with a fully executed Road Improvement Agreement for the work, prior to issuance of project building permits. Road improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site. These improvements shall be funded by the developer and are not eligible for reimbursement from the County's traffic fee programs.

**MONITORING:** The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

13. The developer shall widen Cambridge Drive between the proposed driveway onto the site and the intersection of Green Valley Road to provide for a northbound right turn lane from Cambridge onto Green Valley Road. The developer shall construct frontage improvements consistent with County Standard Plan 101A along Cambridge Road based on one half of a nominally 40-foot wide roadway (12-foot wide travel lane and 8-foot wide shoulder) with additional width for stripped median and turn lanes pursuant to the project "Traffic Impact Analysis, prepared by Farhad and Associated dated December 29, 2005" and standard pavement taper at the main driveway access and a right turn lane (12-foot wide) for northbound Cambridge traffic to turn east of Green Valley Road which necessitates relocation of the southeast curb return area including some traffic signal facilities. Improvements shall consist of additional road pavement sections necessary, appropriate traffic striping and concrete curb, gutter and 8-foot wide sidewalk to County standards. The sidewalk may meander and not be contiguous with the curb and gutter, provided that public pedestrian easements are dedicated as necessary.

The project's two driveway accesses onto Cambridge Road shall be County Standard 103 C with signage and striping to the satisfaction of the Department of Transportation; driveway widths may be less than 35-feet but in no case less than 24-feet. The location of roadway improvements shall be submitted with the grading and improvement plans to the Department of Transportation for approval with a fully executed Road Improvement Agreement for the work, prior to issuance of project building permits. Road improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site. These improvements shall be funded by the developer and are not eligible for reimbursement from the County's traffic fee programs.

**MONITORING:** The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

14. The developer shall re-stripe Green Valley Road to provide for a westbound left turn lane at the proposed midway driveway onto the site. The location of roadway improvements shall be submitted with the grading and improvement plans to the Department of Transportation for approval with a fully executed Road Improvement Agreement for the

work, prior to issuance of project building permits. Road improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site. These improvements shall be funded by the developer and are not eligible for reimbursement from the County's traffic fee programs.

The Project's westerly access from Green Valley Road shall be right turn in and right turn out only; access shall be designed to preclude a left-turn out movement to the satisfaction of the Department of Transportation, and shall be constructed to a modified County Standard 103 C with signage and striping to the satisfaction of the Department of Transportation. The location of roadway improvements shall be submitted with the grading and improvement plans to the Department of Transportation for approval with a fully executed Road Improvement Agreement for the work, prior to issuance of project building permits. Road improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site. These improvements shall be funded by the developer and are not eligible for reimbursement from the County's traffic fee programs.

**MONITORING:** The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

**PROJECT SPECIFIC CONDITIONS**

- 15. All site improvements shall conform to the proposed colors and materials sample board and the following:

- Exhibit C .....Site Plan
- Exhibit D .....Elevations
- Exhibit E .....Draft Landscape Plan
- Exhibit F .....Photometric Plan
- Exhibit G .....Planned Lighting Program
- Exhibit H .....Planned Sign Program
- Exhibit I .....Art Design

- 16. The project site has <sup>232</sup>320 on-site parking spaces. The project site shall have restaurant, personal service and retail uses. A parking analysis has been completed for the site and it has been determined that there shall will be adequate parking for the uses specified. Deviations to the proposed uses may impact parking. Therefore, all uses shall be evaluated by Planning Services prior to establishing in the development to ensure that parking will be available for each use.
- 17. The lighting for the development shall comply with the Planned Lighting Program, as detailed in Exhibit G. Planning Services shall review and approve all light details within the development prior to issuance of a building permit.

18. The signage for the development shall comply with the Planned Sign Program, as detailed in Exhibit H. Planning Services shall review and approve all signage within the development prior to issuance of a Building permit.
19. The developer has proposed a draft landscape plan. The plan has been reviewed and it has been determined that the required shade trees have not been provided. The developer shall provide Planning Services with a copy of a Final Landscape and Irrigation Plan for review and approval prior to issuance of a Building permit, which shall comply with the required shade tree requirements.
20. The developer shall provide Planning Services with a Water Conserving Concept Statement prepared by the project landscape architect prior to issuance of a Building permit.
21. The developer shall provide 1 bicycle locker or rack for every 20 parking stalls ( $320/20=16$  bicycle lockers/racks). Half of the units provided shall be bicycle lockers. The location of the lockers and racks are to be designated on the site plan and reviewed and approved by Planning Services prior to issuance of a building permit.
22. The parking requirements contained in Section 17.18.070 (paving standards, striping, wheel stops, arrows and signage, etc.) and in Section 17.18.080 (loading areas) shall be met unless waivers have been approved by the Planning Commission. Prior to issuance of a building permit for each use the tenant or lessee shall submit a parking plan demonstrating that all the requirements specified in Section 17.18.070 have been complied with, or design waivers have been obtained. Planning Services shall review and approve the parking plan for each use prior to issuance of a building permit.
23. Minor changes in the adopted development plan may be approved by Planning Services provided that the changes:
  1. Do not change the boundaries of the subject property;
  2. Do not change any use as shown on the official development plan;
  3. Do not change the intent of the official development plan.

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

A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005B3 of the County Code.

Changes in land uses shall be considered by the special use permit process and shall be evaluated by Section 17.12 prior to approval.