

Proposed General Development Plan

for the *Carmel Properties Company (Foothill Partners) Project,*

County Planning File Number PLN150668.

Requested uses (Drawn from the applicable Code Section for the Zoning District)

- Appliance store
- Barber shop
- Beauty shop
- Book store
- Clothing and apparel store
- Drug store
- Banks less than 5,000 square feet
- Shoe shop
- Shoe store
- Art gallery
- Convenience market
- Stationery and office supply store
- Photography studio
- Florist
- Gift and card store
- Office
- Locksmith, key and lock shop
- Bicycle shop
- Hardware store, excluding lumber sales and outside storage of materials;
- Accessory structures and uses appurtenant to any permitted use provided there is not intensification of the permitted use
- Small water system facilities including wells and storage tanks for landscape irrigation
- Picture framing business
- Other uses of a similar character, density and intensity to those listed in this Section
- Pet shop
- Grocery Store
- Open Air Retail Sales
- Restaurants
- Fitness Studios
- Winetasting Rooms
- Any use consistent with the customary character of a first-class retail shopping center.

Uses not to be considered

- Movie Theater
- Bowling Alley
- Dance Hall
- Billiard Parlor
- Gasoline or service station
- Automotive service or repair business
- Any coin operated laundry
- Children's recreational, educational or day-care facility
- Tattoo and Piercing Parlors

Description of Proposed Site Improvements (Attach written descriptions *and* graphic details for each component below)

- **Formal Site plan** – The property was previously developed as an apartment complex that was torn down in the 1980's. Currently the site is unimproved except for two wells and utility connections.
- **Materials and Colors** – See the project site plan and color boards.
- **Parking Areas** – See the project site plan.
- **Exterior Lighting** – See the project site plan.
- **Trash and Recycling Bin enclosures** – See project landscape plan.
- **Landscaping Plan** – See the project landscape plans. The project civil drawings include a survey with a list of trees that will be need to removed

For Industrial Sites and Uses

- **None**

Address the Long-Range Development and Operation of the Facilities: (Attach written descriptions *and* graphic details for each component below.)

- No development is proposed beyond what is shown on the project plans.
- No operational changes are anticipated beyond the functioning of a retail shopping center.
- Circulation and Transportation Improvements are shown on at the project site plan.
- No Alternative Development Opportunities are anticipated
- Environmental Considerations – To be determined.
- Potential Mitigation of Adverse Environmental Impacts – To be determined.
- Conformance to the Policies of the Local Area Plan – To be determined.

Sign Program

A detailed sign criteria will be submitted for review.

Proposed Number of Employees:

The number of employees will vary depending on the number and type of tenants that will occupy the retail space, the number could range from 200 to 250.

Operations

Hours of Operation: Each retail store will set its hours.

Delivery Hours: Most deliveries will be during the day but the market may have overnight deliveries.