



## EL DORADO COUNTY PLANNING SERVICES

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### MEMORANDUM

**DATE:** August 17, 2005  
**TO:** El Dorado County Planning Commissioners  
**FROM:** Jason R. Hade, AICP, Senior Planner  
**SUBJECT:** **DR05-0017 - Revised Conditions of Approval**

Pursuant to project comments submitted by the Department of Transportation and El Dorado County Pioneer Cemeteries Commission (attached), staff recommends the following revisions to the project's conditions of approval:

### ATTACHMENT 1 CONDITIONS OF APPROVAL

FILE NUMBER DR05-0017

August 25, 2005

#### Planning Services

1. This design review approval is based upon and limited to compliance with the project description, an 884 square foot office building, dated August 25, 2005 and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
2. All site improvements, building location, building orientation, and materials shall comply with the approved site plan. The approved plans shall consist of Exhibits E and F, as attached. Changes shall not to exceed 10 percent of the square footage of buildings, minor location changes, and architectural feature changes may be approved by the Deputy Director of Planning or his designee. Major changes in building sizes or features will require an amendment to the approved design review application.

3. The applicant shall provide a minimum of three on-site parking spaces prior to project implementation and at all times during project operation. The submitted site plan shows three parking spaces one of which is shown as handicapped only parking. All on-site parking shall meet the parking lot design standards contained in Section 17.18.030 of the County Code.
4. All outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.
5. The Parking Lot Landscaping and Buffering Standards (Section 17.18.090, El Dorado County Zoning Ordinance) shall be incorporated into any proposed landscaping. All landscape plans must be consistent with El Dorado County water conservation concept statement standards.
- ~~6. All utilities, including proposed air conditioning units, shall to be roof-mounted and hidden from ground view at all times.~~
6. 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.
7. 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 an 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.
8. Prior to the commencement of project construction, orange mesh fencing, or a similar suitable alternative, shall be installed along the property line of the subject site (Assessor's Parcel Number: 054-372-04) and the cemetery and along Locust Road to prevent the parking and equipment staging of construction vehicles on Assessor's Parcel Numbers: 054-372-01 and 054-372-02.

#### **Department of Transportation (DOT)**

9. The applicant shall provide a drainage report at time of grading permit application identifying appropriate storm water quality management practices to the satisfaction of the Department of Transportation

10. The applicant shall be subject to encroachment permit, modified Standard Plan 103C, on Locust Road. In order to place the easterly limit of the driveway onto Locust Road as far from China Garden Road as is practical, the proposed driveway width of 35-feet shall be reduced to 24 feet. In addition, the existing encroachments onto China Garden Road and Pleasant Valley Road shall be removed and the removal work shall be included in the improvement plans. The improvement plans for this work shall be submitted with the application for on-site grading/improvement plans, and construction shall be complete prior to occupancy of the project.
11. Consistent with the 2004 General Plan Policy TC-4i, the project shall provide a pedestrian path through the site in order to accommodate pedestrian travel from Locust Road to Pleasant Valley Road prior to final building occupancy to the satisfaction of the Department of Transportation. The path shall be a minimum of six-foot wide asphalt and shall extend from Locust Road to the vicinity of the existing crosswalk in Pleasant Valley Road. The applicant shall dedicate a public pedestrian easement encompassing the path.

cc: Todd Cunningham  
501 Main Street  
Diamond Springs, CA 95619

Orvin Lambert, Department of Transportation

### **ATTACHMENTS**

Memo from Department of Transportation dated August 8, 2005 (Revised August 17, 2005)  
Faxed letter from Sue Silver, EDC Pioneer Cemeteries Commission dated August 10, 2005