



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Chris Chaloupka District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

2850 Fairlane Court • Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355
Fax: (530) 642-0508

MINUTES

Regular Meeting of the Planning Commission January 12, 2006 – 8:30 A.M. BUILDING C HEARING ROOM 2850 Fairlane Court, Placerville, CA

1. CALL TO ORDER

Chair Machado called the meeting to order at 8:35. The following persons were in attendance: Commissioners Knight, Mac Cready, Chaloupka, Tolhurst, and Machado; Trish Beck, County Counsel; Peter N. Maurer, Deputy Director of Planning; Roger Trout, Principal Planner; and Jo Ann Brillisour, Clerk to the Planning Commission.

2. ADOPTION OF AGENDA

ON MOTION OF COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE AGENDA, AS PRESENTED.

3. PLEDGE OF ALLEGIANCE

A Pledge of Allegiance was given by the Commission and those persons in the audience.

4. CONSENT CALENDAR (All items on the Consent Calendar were approved by one motion unless a Commission member requested separate action on a specific item.)

- a. **Minutes:** December 8, 2005

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO APPROVE THE CONSENT CALENDAR.

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

These items were considered during the day as time permitted.

Peter Maurer said at the last meeting Chair Machado asked about the Foothill Mini-storage. Staff is currently investigating the use to bring it into compliance with the approved conditions.

Mr. Maurer said there are workshops and General Plan implementation items coming before the Commission shortly. Pierre Rivas is working on the Winery Ordinance that will be on the next agenda along with a workshop on floor area ratios.

Chair Machado said he thought there would be another workshop on home occupations. Mr. Maurer said staff will be bringing the proposed ordinance amendments to the Commission shortly.

Mr. Maurer introduced Winnifred Wilson, Senior Planner, who started work last week. She is from southern California and will be working in Current Planning on more difficult projects.

Chair Machado asked about actions taken by the Board of Supervisors this past week. Mr. Maurer said the Department of Transportation Capital Improvement Plan was approved. The block wall was eliminated on the Wirtanen project, but gates are to be installed on each side of the project to control through traffic during off-hours. The gates for Euer Ranch were approved.

Mr. Maurer said there has been a significant increase in applications over the past several months. There will be more projects coming before the Commission.

Staff will be bringing a process to the Commission pertaining to General Plan amendments submitted by the public. The Commission will make a recommendation to the Board, and the Board will decide whether to proceed with the amendment. There have been some fairly significant changes submitted. There are approximately six that have been submitted and four or five more waiting to be submitted. Chair Machado said the City has that type of process. Mr. Maurer said we would not want to get into the project but what it would mean to change the General Plan. Chair Machado asked about the fee. Mr. Maurer said it would be a fixed fee unless it is a very complicated project. We would then probably go to time and materials.

Chair Machado asked about the level of staffing. Mr. Maurer said there are still several vacancies. We have focused on the Permit Center. Now, we are looking at Current Planning and Long Range Planning. An interview is being held this afternoon with one applicant. There is one Planner from San Diego that will be starting in March.

6. COMMISSIONERS' REPORTS

Commissioner Tolhurst said they are currently going through the Pathway 2000 process in the Tahoe area. Peter Maurer said Gina Hunter is currently our representative on the Core Group. He is also working with the group. The kick-off meeting will be held tomorrow.

Chair Machado gave staff some pictures of illegal signs. There is also some cutting of trees taking place again. A lube operation in Cameron Park has a car-lift in front of their operation.

PUBLIC FORUM/PUBLIC COMMENT - None

7. FINDING OF CONSISTENCY (Public Hearing)

- a. Request submitted by the PIONEER FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan on the annual update to their capital improvement plan.

Commissioner Tolhurst asked why the County does not hear a finding of consistency on the increase of school fees. Commissioner Knight said the County does not have jurisdiction. The fire districts are required to submit these Capital Improvement Plans by March or April of each year. Why are some not heard for quite some time after submittal? Roger Trout said these requests are heard as soon as they are received from the Chief Administrative Office.

Commissioner Knight asked the current fees for this fire district. Bob Signor, representing the fire district, said they are proposing a 50 percent increase. Commissioner Mac Cready asked the size of buildings where sprinklers are required. Commissioner Knight said it is usually 5,000 square feet or more. Commissioner Mac Cready said it seems that the commercial fee should be a fixed fee rather than a per square foot fee. Commercial structures seem to have more strict building requirements. Mr. Signor said the public is present in commercial structures and may not know the layout of the buildings, and that is why the requirements are higher. Commissioner Knight explained that residences do not get a break for sprinklers on insurance whereas commercial structures do.

There was no one else in the audience wishing to give input.

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE ANNUAL UPDATE TO THE PIONEER FIRE PROTECTION DISTRICT CONSISTENT WITH THE GENERAL PLAN.

8. SPECIAL USE PERMITS (Public Hearings)

- a. **S05-0018/Verizon Wireless (Agent: Complete Wireless)** to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 120-foot monopine tower with 12 antennas. The property, identified by Assessor's Parcel Number 101-201-80, consists of 2.12 acres, is located on the south side of Pony Express Trail, approximately 1,900 feet east of the intersection with Blair Road, in the **Pollock Pines area**. (Negative declaration prepared)

Tom Dougherty presented this item with a recommendation for conditional approval.

Jennifer Walker was present but had nothing to add. They agree with the proposed conditions.

Commissioner Knight asked for clarification on the exhibit showing the tree pole. He complimented the applicant on their towers.

There was no one in the audience wishing to give input.

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-0018 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

Findings

Special Use Permit S05-0018 has been requested by Verizon Wireless for the purpose of installing a 120-foot steel mono-pine with 12 panel antennas mounted at a centerline of 110 feet at 5940 Pony Express Trail in Pollock Pines. This special use permit authorizes Verizon Wireless to place the mono-pine and ground equipment within a 30 by 50-foot lease area to be enclosed by a 6-foot-high chain link fence with barbed wire atop and a 12-foot wide gate on the north side of the enclosure. The special use permit may be approved or conditionally approved based on the following findings:

1. The proposed project will not have a significant effect on the environment, based on the analysis contained in the staff report, Environmental Questionnaire, and site visit. Further, the project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
2. The proposed use is consistent with the policies in the El Dorado County General Plan, because the applicant has designed the cellular facility in compliance with County regulations, addressing aesthetics, environmental issues and health and safety concerns, as required by the General Plan.

Finding/Discussion: The proposed site currently supports a 26-unit motel. Verizon Wireless proposes a monopine to provide enhanced cellular service within the Pollock Pines/U.S. Highway 50 corridor area. The main use of the site is for tourist residential purposes. The cellular facility would be incidental to the main tourist residential use of the property when developed. The design of the monopine and location on the site has been carefully considered and will blend with the surroundings as best as possible. Therefore, it is found that the project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan and is consistent with the development standards contained within the El Dorado County Zoning Ordinance. It can be found that the project, as conditioned, conforms to the General Plan.

3. The use is found to comply with the requirements of County Code Section 17.14, Wireless Communication Facilities, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report.

Finding/Discussion: This is a new wireless proposal designed as a multi-carrier facility, to allow for future co-location, which is encouraged by the County. To address maintenance issues, the applicant proposes to have a technician service the wireless facility and equipment approximately once or twice a month to ensure proper performance of the facility. It is found that the use will not conflict with the adjacent uses and will provide a benefit to the area by improving cellular service. After review of the submitted site plan and visual simulations, it has been determined that the proposed project meets the standards contained in Section 17.14.200 F through J of the County Code. The aesthetic impacts associated with the project have been fully considered. There will be no discernable visual impact from the addition of the monopine under existing conditions in the Community Region of Camino/Pollock Pines.

Conditions

El Dorado County Planning Services

1. This special use permit approval is based upon and limited to compliance with the approved project description 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.

The project description is as follows:

Construction and operation of a new wireless communications facility. Construction includes 12 panel antennas to be placed on a 120 foot tower designed to resemble a pine tree, often called a monopine, with associated ground support equipment, within a 30 by 50 foot lease area on the Choi property at the 3,874-foot elevation above sea level at 5940 Pony Express Trail in Pollock Pines. The antennas will be located 110 feet up from ground level. The antennas will be painted green and the tower will be painted flat brown and faux bark covering it up to 47 feet. The branches start at 42 feet above ground level. The tower will accommodate four total carriers with the potential that each one can place 12 antennas. The 1,500 square foot lease area is to be surrounded by a six-foot-high chain-link fence with barbed wire atop for security, along with a 12-foot entrance closed by two six-foot gates. Utilities will be trenched from existing receptacles to the lease area along an existing parking area just south of the existing motel and the existing 20-foot wide access and utility easement along the eastern parcel boundary. A fire district approved hammerhead-type turnaround is to be provided at the lease area.

Access to the site is provided off of Pony Express Trail to an access easement on a 530-foot driveway which dead ends into a hammerhead design at the site.

This special use permit authorizes maintenance personnel to visit the site approximately once or twice a month, at which time the facilities would be inspected to ensure proper operation.

2. All site improvements shall conform to the site plan and elevations attached as Exhibit D.
3. All equipment shelters, cabinets, or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection of the facility.
4. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the four proposed carriers installs no more than 12 panel antennas per carrier are placed on the mono-pine, and there shall not be any increase in the overall height of the tower and branches.
5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
6. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.
7. All obsolete or unused communication facilities shall be removed by the applicant within six (6) months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify the Planning Department at the time of abandonment, and all disturbance related to the communication facility shall be restored to pre-project condition.
8. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part o the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to

reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Deputy Director of Planning to cover the cost of processing a five-year review.

9. 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 the appropriate measures are taken or the site is determined not to be of significance.
10. 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.

El Dorado County Fire Protection District

11. The applicant shall be subject to a site plan review fee of \$150.00. The site plan review fee shall be due to the District prior to commencement of any work performed.
12. The applicant shall install a minimum 12-foot wide all weather access road with a vertical clearance of 13 feet 6 inches, and any turn in the road shall have a minimum inside turning radius of 40 feet. The road shall be capable of supporting a 40,000 pound load and shall not exceed a road grade of 16 percent. El Dorado County Fire Protection District shall review and approve the location and design of the access road prior to issuance of a grading permit.
13. The applicant shall provide a Fire District approved turn-a-round within 50 feet of the project site. As an alternative to a turnaround, the applicant may install a clean agent system in the equipment shelter. The system shall be approved by the Fire District prior to issuance of the building permit.
14. The applicant shall provide high priority Knox access padlock for emergency access through the 12-foot gate and into the fenced enclosure site. The gates shall comply with the Fire Prevention Officer's standard. The El Dorado County Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.
15. Vegetation control is required at site.

El Dorado County Air Quality Management District:

16. If the project construction will involve grading and excavation operations which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust, District Rules 223, 223.1 and 223.2 which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust and asbestos shall comply with the requirements of Rule 223, 223.1 and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive dust Plan (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) application shall be submitted to and approved by the District prior to the start of project construction.
17. Burning of wastes that result from Land Development Clearing must be permitted through the District. Only vegetative waste material may be disposed of using an open outdoor fire (Rule 300).
18. Project construction may involve road development and shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the County ordinance concerning asbestos dust.
19. Prior to construction/installation of the back up generator or any other new point source emission units or non-permitted emission units (i.e. gasoline dispensing facility, boilers, internal combustion engines, emergency generators, etc.) authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s) equipment specifications and emission factors.

Chair Machado said the action today could be appealed to the Board of Supervisors within ten working days.

- b. **S88-0026R2** submitted by THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS (Agent: Patrick Elmer) to revise the subject special use permit to allow two 400 square foot additions to the existing meeting house and add 42 new parking spaces to the parking area. The property, identified by Assessor's Parcel Number 067-270-32, consists of 11.068 acres, is located on the north side of Green Valley Road, 100 feet east of the intersection with Loch Way, in the **El Dorado Hills area**. (Categorically exempt pursuant to Section 15301(e) of the CEQA Guidelines)

Tom Dougherty presented this item with a recommendation for conditional approval. There were two letters received in opposition. Mr. Dougherty gave the Commission a map indicating where the individuals in opposition reside.

Commissioner Knight said one of the letters referenced a 60-foot steeple on this property. He remembers that they only were replacing the existing steeple. Mr. Dougherty replied that is correct. However, that application has been withdrawn.

Commissioner Mac Cready asked if staff has verified the comments about calls to the Sheriff's Department. Mr. Dougherty said staff has not looked into this issue but will do so.

Douglas Spohn, representing the applicant, briefly explained their proposal. There are three wards currently using this facility. There is a new building on the eastern edge of Folsom that will alleviate some of the crowding at this site.

Referring to Page 2 of the staff report, Chair Machado asked if the 180 to 256 members is for each ward. Mr. Spohn said that is correct. Chair Machado said he understands each ward has its own time. It is very rare they would all meet at the same time. Mr. Spohn said the larger groups meet at a stake building. There are three wards, each with a one-hour time block. Occasionally, they may overlap by half an hour. Chair Machado asked if the Rescue ward would move to this site if this application is approved. Mr. Spohn said he is not sure at this time.

Commissioner Knight said there are two 400 square foot additions. One will be on the north side of the building. The other will be on the south side basically towards the entrance. The additional parking structure is also included. He asked about the removal of the oak trees. Mr. Spohn said a few trees would be removed for the buildings. The only major item is the parking; otherwise, the request might have been approved by staff. Commissioner Knight said it does not appear there are many other places to expand to on this site. Mr. Spohn said they probably will not be developing any further on this site.

Commissioner Mac Cready asked how many events they have that go 24-7. Mr. Spohn said he is not aware of any such events. They use the church on Sunday, there are some classes on Sunday, and there are several evenings during the week where they have classes. Chair Machado said the activities are over by 9:00 PM. There may be some cars parked on the site if there is a teen event where they go on a trip overnight and leave their cars at the church.

Craig Stoker, member of the congregation, asked for support from the Commission. There are currently three wards on this site. Commissioner Knight asked if this is the most impact that will be on the site. Mr. Stoker commented on how they limit the size of their wards. When the changes are made, he does not believe anyone will be able to see a difference in the building. There are youth nights three days a week for about one and a half hours. They are finished about 8:30 PM. The church is against 24-7 activities.

Chris Henry, member of the church, asked for the support of the Commission.

Craig Chamberlain spoke in favor of the project. He is a Bishop of one of the wards. Chair Machado asked where the surrounding residences are located. Using the photographs held by Chair Machado, Mr. Chamberlain explained. Commissioner Mac Cready asked Mr. Chamberlain if he is aware of the Sheriff having to kick people off the site. Mr. Chamberlain said there have been a few instances where they have had problems with skate boarders.

Kevin, member of the church, asked for support. There are three wards meeting in the building with a three-hour block each. Three wards are typically the maximum number because of the three-hour block.

Dean Davis, member of the church, said he built the building and is currently one of the managers. His family has attended this church since it was constructed.

Pat Elmer, representing the church, said he is one of the managers and takes care of the building. He is there on the weekends. He is not aware of any water ponding. They go by the building on a weekly basis to take care of the landscaping. They want their facilities to be pleasing to the neighborhood. The only Sheriff's visits he is aware of are calls they make because of break-ins or vandalism. Looking at one of the pictures, Mr. Elmer said it was the gravel parking area. There is a large oak tree to the right. The design is to go around the oak trees and include them in the landscaping.

There was no one else in the audience wishing to give input.

Chair Machado asked the Department of Transportation if they are aware of any drainage problems. Chuck Collins said it appears there is a pond on the southeast corner for temporary drainage, but he does not believe that would be a problem.

Chair Machado asked if staff has talked to the people that wrote the letters. Mr. Dougherty said he just received one letter this morning, and the other was received yesterday.

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTION 15301(e) OF THE CEQA GUIDELINES AND APPROVE S88-0026R2 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

Findings

1. The project has been found to be Categorically Exempt from CEQA pursuant to Section 15301 (e) which states that minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination lead to the determination that the project is exempt from CEQA review. *The key consideration is whether the project involves negligible or no expansion of an existing use and that additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.*
2. The proposed use is consistent with the policies in the 2004 El Dorado County General Plan as discussed in the General Plan section of this staff report.

Institutional uses, including churches, are permitted in residential areas by issuance of a special use permit pursuant to Policy 2.2.5.9.

3. The proposed use is a permitted use in the One-Acre Residential Zone District upon issuance of a special use permit pursuant to Section 17.28.070G of the County Code.
4. The use is found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and from the comments received from other agencies.

The proposed expansion is consistent with the uses previously approved for the parcel by the Planning Commission for DR88-0026 on July 28, 1988.

Conditions

Planning Division:

1. This special use permit approval is based upon and limited to compliance with the approved project description 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.

The project, as approved, includes the addition of two 400-square foot additions, one to the northeast corner and the other on the southwest corner of the existing meetinghouse building. The exterior of the additions are to be finished with brick veneer with brick accent bands and the roofing is to be concrete tiles, all to match the existing building. All concrete flatwork is to be broom-finished. There will be an expansion of the existing lightly graveled overflow parking area located in the southwest portion of the parcel to include the grading, blacktopping, and landscaping for 42 new parking spaces. Two non-native 6 to 8inch diameter alder trees will be removed from the existing landscaping at the southwest corner of the meetinghouse. The maximum capacity for the main assembly room is 256 occupants. The additional parking is intended to be used for the non-fixed seating areas during the periods of time when the attendance of the two member Wards overlap.

2. All site improvements, sign locations, paints, and materials shall comply with the approved site plan. The approved site plan shall consist of Exhibit D, attached. Changes 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 designee. Major changes in building sizes or features will require an amendment to the approved special use permit.

3. The project shall comply with the requirements of El Dorado County Zoning Ordinance Sections 17.28.050-080, (One-Acre Residential).
- ~~1.~~ Obtain a building permit from the County Building Division for the proposed structure.
- ~~2.~~ 4. Obtain approval of the proposed septic system from the County Environmental Health Division.
- ~~3.~~ 5. ~~Comply with all requirements of the El Dorado Hills Fire Department.~~ The project shall conform to all requirements set forth in the California Building and Fire Code for this assembly type occupancy.
- ~~4.~~ 6. Submit a grading and drainage plan to the County Department of Transportation.
- ~~5.~~ 7. Construct the access connection to Green Valley Road to County Standards.
- ~~6.~~ 8. Pay the El Dorado Hills/Salmon Falls Area Plan Road mitigation Fee of \$168.67 per daily trips generated based on the ratio of 10.7 trips per 1,000 square feet of building area.
- ~~7.~~ 9. Provide an irrevocable offer of dedication a 60-foot right-of-way on Green Valley Road as measured from the existing centerline in a form acceptable to the County.
8. 10. Submit a final landscape plan. The final landscape plan is required to meet Zoning Code Chapter 17.18.090 and General Plan Policy 7.3.5.1, 7.3.5.2 and 7.4.4.4 and be approved by Planning Director before a final building permit can be issued. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.

The use authorized by this permit shall conform to the following conditions at all times:

- ~~9.~~ ~~The location of structures and uses shall conform to the approved site plan.~~
- ~~10.~~ ~~The pre-cast concrete tower shall not exceed 50 feet in height.~~
11. The monument sign shall be located outside of the proposed Green Valley Road right-of-way.
12. The temporary construction sign must be removed prior to final occupancy.
13. ~~All exterior lighting shall be designed and located to prevent glare onto adjacent properties.~~ All outdoor lighting shall conform to §17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. The three pole lights on the western edge of the parking lot with the new 42 spaces shall have an extra shield installed on the light head box just below the main

box portion on the west side that shields all light from shining outside the western perimeter of the parking area. Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

14. ~~Minor modifications may be approved by the Planning Director.~~
15. 14. The use shall commence and be diligently pursued within one year from the approval of this special use permit or the permit shall be declared null and void.
15. Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption
16. The applicant shall clearly identify at all building sites the location of the building sewer pipe prior to construction of the addition or the removal of any tree so all workers will not disturb the sewer pipe.
17. Temporary fencing or ropes shall be required around the septic system disposal field during construction to prevent driving over the top of it.
18. The project shall have seven designated handicapped spaces, and one shall be van accessible.

Chair Machado said the action today could be appealed to the Board of Supervisors within ten working days.

- c. **S05-0020** submitted by the AMERICAN RIVER FOLK SOCIETY, KFOK-LPFM Georgetown Radio Station/Patrick H. Leeds, AMP Chairman, to allow the construction of a new 60-foot radio antenna tower and an unmanned radio equipment transmitter shelter within a 10 by 10 foot lease area. The property, identified by Assessor's Parcel Number 061-490-02, consists of 3.32 acres, is located on the south of Hotchkiss Hill Road, approximately 1.25 miles east of Wentworth Springs Road and approximately 2.44 miles from State Route 193, in the **Georgetown area**. (Exempt pursuant to Section 15305 of the CEQA Guidelines)

John Heiser presented this item with a recommendation for conditional approval.

Pat Leeds gave the Commission some background information on KFOK.

Commissioner Knight asked if the parcel was donated to them. Mr. Leeds said just the 10 by 10-foot lease area was donated.

John Foley, currently station manager for KFOK and officer on the Board of the American River Folk Society, asked for approval of the project.

David Bolonsky, one of the managers of the station, spoke about the low impact of the tower.

There was no one else in the audience wishing to give input.

ON MOTION OF COMMISSIONER CHALOUPKA, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTION 15305 OF THE CEQA GUIDELINES AND APPROVE S05-0020 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

Findings

1.0 CEQA FINDING

1. The proposed project will not have a significant effect on the environment, based on Section 15303 of the CEQA Guidelines finding the proposed project Categorical Exempt and the mitigation measures identified therein.
 - 1.1 The Planning Commission has considered the Categorical Exemption together with the comments received and considered during the public hearing process. The Categorical Exemption 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 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.

2.0 ADMINISTRATIVE FINDINGS

2.1 Special Use Permit S05-0020 Findings

Special Use Permit S05-0020 has been requested by KFOK-LP FM for the purpose of installing a 60-foot steel lattice tower with up to one panel antenna mounted at the top of the tower at 4901 Hotchkiss Hill Road. This special use permit authorizes KFOK-LP FM to place the steel lattice tower and ground equipment within a 10 by 10-foot lease area to be enclosed by a 6-foot-high chain link fence. The radio facility is an allowed use in the Estate Residential Ten-acre Zone District by special use permit pursuant to Section 17.14.200.D.5.b of the County Code. The special use permit shall only be approved or conditionally approved if all of the following findings are made:

2.1.1 The use is found to comply with the requirements of County Code Section 17.14.200, Wireless Communication Facilities, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood.

This is a new radio tower proposal designed as a single -carrier facility, not designed for future collocation, which collocation, is encouraged by the County. To address maintenance issues, the applicant proposes to have a technician service the radio facility and equipment when needed to ensure proper performance of the facility. It is found that the use will not conflict with the adjacent uses, and will provide a benefit to the area by improving local radio programming to the community. After review of the submitted site plan(s) and photographs it has been determined that the proposed project meets the standards contained in Section 17.14.200 F through J of the County Code. The aesthetic impacts associated with the project have been fully considered. There will be no discernable visual impact from the addition of the radio tower within the Georgetown area.

2.1.2 The proposed use is consistent with the policies in the El Dorado County General Plan, and the radio facility has been designed in compliance with County regulations, addressing aesthetics, environmental issues and health and safety concerns, as required by the General Plan.

The proposed site is currently developed with a single family home. KFOK-LP FM proposes a steel lattice tower to provide enhanced radio service within the Georgetown community. The main use of the site is a single family residence, with the radio facility incidental to the main use. The design of the steel lattice tower and location on the site has been carefully considered. Findings can be made by the Planning Commission through the discretionary special use permit process that the project is consistent with General Plan policy 5.6.1.4 in that the proposed 60-foot radio tower placed in a residential area has addressed siting, aesthetics, environmental issues, surrounding land uses, and health and safety concerns. Furthermore, the proposed project is consistent with the development standards contained within the El Dorado County Zoning Ordinance. It can be found that the project, as conditioned, conforms to the General Plan.

Conditions

1. This special use permit approval is based upon and limited to compliance with the project description, dated October 21, 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.

The project description is as follows:

Issuance of a Special Use Permit (S05-0020) for a 60-foot steel lattice tower with up to one antenna mounted at the top of the tower at 4901 Hotchkiss Hill Road. The radio antenna and support structure are to be made of non-reflective materials. The pole is to be painted a flat color that blends into the surrounding year round vegetation to avoid reflective surfaces.

This special use permit authorizes KFOK-LP FM to place the radio tower and ground equipment within a 10 by 10-foot lease area to be enclosed by a 6-foot-high chain link fence. The equipment for the facility would include one cabinet. A solar panel will be placed on top of the equipment cabinet to provide power for the radio transmitter. There would be a personal gate, with a padlock on the enclosure.

Access to the site is provided from Hotchkiss Hill Road to a paved driveway. The portion of unimproved road leading to the new radio facility will require compliance with fire and safety regulations.

This special use permit authorizes maintenance personnel to visit the site occasionally, at which time the facilities would be inspected to ensure proper operation.

Project Specific Conditions

2. All site improvements shall conform to the site plan attached as Exhibit D and elevations shown on Exhibit E.
3. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection of the facility.
4. All improvements associated with the radio facility, including the equipment shelter, antennae, and fencing shall be properly maintained at all times. Planning Services requires that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
5. The applicant shall assume full responsibility for resolving any radio or television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.
6. All obsolete or unused FM radio facilities shall be removed by the applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.

El Dorado County Building Services

7. The applicant shall obtain a building permit from the El Dorado County Building Services for the project facilities prior to the commencement of construction.

El Dorado County Department of Environmental Management

8. The project shall comply with all requirements of the El Dorado County Air Pollution Control District.

Chair Machado said the action today could be appealed to the Board of Supervisors within ten working days.

9. SPECIFIC PLAN/SPECIAL USE PERMIT (Public Hearing)

- a. **SP04-0023/S04-0043** submitted by LENNAR COMMUNITIES (Agent: Don Barnett) to amend the Valley View Specific Plan text to modify the Multi-Use Open Space (MOS) land use category district of the Specific Plan to allow commercial and private recreation centers by special use permit. A special use permit for the construction of a 9,350 square foot recreation center to serve the residents at Blackstone El Dorado (formerly Valle View) will also be considered. The recreation center is proposed to be located on property identified by Assessor's Parcel Number 108-730-21, which consists of 2.91 acres. The Valley View Specific Plan area consists of approximately 2,037 acres which lie east of Latrobe Road and south of the Town Center commercial area in the southern part of the El Dorado Hills area. The recreation center project site is located within the proposed West Valley Village development on the east side of Latrobe Road, approximately two miles south of the intersection with U.S. Highway 50, in the **El Dorado Hills area.** (Tiered mitigated negative declaration prepared pursuant to Section 15152 of the CEQA Guidelines)

Jason Hade presented this item with a recommendation that the Commission forward a recommendation of approval to the Board of Supervisors. He gave the Commission an addendum to the staff report along with revised project plans. Mr. Hade explained the proposed modifications.

Commissioner Knight asked if this will be for private use of the residents of Blackstone. Mr. Hade replied in the affirmative.

Commissioner Tolhurst asked the definition of open space. He thought it was an area that is not developed. Mr. Hade said in the Specific Plan this property is designated as Multi-Use Open Space. He explained some of the uses allowed in this designation.

Commissioner Mac Cready said it seems like 20 percent increase at the last minute is quite a bit. Mr. Hade said staff did not receive the changes until January 5 and tried to respond for the Commissions information this morning. Commissioner Mac Cready said he would like to have more time to review this late information.

Chair Machado referred to Page 3 of the staff report, Primarily Uses and Accessory Uses. Under which category does this use fall? Mr. Hade said this use would fall under a special use permit. It would not be a by-right use.

Commissioner Tolhurst asked what portion of the West Valley map is Blackstone. Roger Trout said it is the entire village. There are 1,143 lots, a public school, and other open space lots. Commissioner Tolhurst said normally these types of facilities are developed by the Community Services District. Is there a member of the Community Services present today? Mr. Trout replied in the affirmative.

Don Barnett said the clubhouse will be owned and operated by the homeowner's association. They will build and donate the facility to the homeowner's association. This is the fifth facility they will be building in the area.

Mr. Barnett thanked staff for their work on this project. He briefly explained the proposal.

Commissioner Knight asked if there was a community center proposed when Lennar got involved in this project. Mr. Barnett said this site was planned for a small two and a half-acre park. There are two other parks that will be constructed. Commissioner Knight asked who would manage the parks. Mr. Barnett replied the Community Services District. Commissioner Knight asked if there would be a requirement that all the homeowners belong to the association and pay a fee. Mr. Barnett replied in the affirmative. It will be quite a large association. The facility could be rented. Mr. Trout said staff would suggest the language be changed to public and homeowner's association under a special use permit.

Chair Machado asked for further clarification on the two parks. Mr. Barnett said they would be meeting with the Community Services District next week. The CSD is working with the school district about joint activities.

Dianna Hillyer, El Dorado Hills Community Services District, said they have been working for at least a year on this project. This facility will help off-load some of the other facilities in the area. They do not like to see the loss of the flat land; however, there is sufficient park area in this village. There is a park in Eastridge also. When they go to build the 52-acre park, they will be putting in lighting for the ballpark. Lighted fields are spoken to on Page 62 of the Specific Plan but are not listed as an allowed use. Chair Machado asked if the CSD is satisfied that they are getting enough ball fields in this area. Ms. Hillyer said if they could get the land by the school. Mr. Trout said this item would go the Board of Supervisors in March, so we will know if an agreement has been worked out by that time. Chair Machado asked staff if there should be additional language for the lighting. Mr. Trout does not believe additional language should be added. That should be a separate item. He believes it is covered in the Specific Plan.

There was no further public input.

Mr. Barnett said they will have the lighting included in the white paper and CC&Rs. Mr. Hade read some revised language for "Uses Requiring a Special Use Permit." Chair Machado asked if the revised language would go into the Specific Plan text. Mr. Trout replied in the affirmative. Staff will also amend the conditions and/or findings appropriately.

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE TIERED MITIGATED NEGATIVE DECLARATION, AS PREPARED, ADOPT THE MITIGATION MONITORING PROGRAM IN ACCORDANCE WITH CEQA GUIDELINES, SECTION 15074(d), AND APPROVE SP04-0023/S04-0043 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

1.0 CEQA FINDING

- 1.1 The Board of Supervisors has considered the Tiered Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Tiered Mitigated Negative Declaration reflects the independent judgment of the Board of Supervisors and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Board of Supervisors finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially reduced.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in custody of Planning Services at 2850 Fairlane Court, Placerville, CA 95667.
- 1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE SPECIFIC PLAN TEXT AMENDMENT FINDINGS

Specific Plan Text Amendment SP04-0023 has been requested by the applicant for the purpose of amending the Multi-Use Open Space district within the Valley View Specific Plan to allow commercial and private recreation centers by special use permit. The intent of the MOS District is to provide a classification that “encompasses all actively used open spaces including parks, school sites and those open spaces which fulfill a complementary public utility function such as providing for drainage or storm water detention.” As such, a specific plan text amendment to allow commercial and private recreational facilities by special use permit is consistent with the intent of the MOS District and compliments the primary uses such as active parks and day care centers. The

~~special use permit request is to allow the construction of a 9,350 square foot private recreation center to serve the residents of Blackstone El Dorado. The proposed facility is to include a fitness center with exercise equipment, aerobics room and locker rooms. The social side of the clubhouse will include a large gathering living room, meeting room, restrooms, staff offices, and a courtyard. Outdoor facilities are to include a junior Olympic size swimming pool, fun pool, tot lot, spa, and outdoor gathering areas. Planned hours of operation for the fitness center are 6:00 AM to 10:00 PM and 9:00 AM to 10:00 PM for the social areas (including outdoor areas). The facility is to employ four employees, including an on-site manager, maintenance personnel, and two front desk staff members.~~

2.1 The proposed specific plan text amendment is consistent with the policies in the El Dorado County General Plan as well as the policies within the Valley View Specific Plan.

The proposed specific plan text amendment is consistent with the policies in the General Plan, as discussed in the General Plan section of this staff report. The Specific Plan Text Amendment is consistent with the policies and requirements within the Valley View Specific Plan, including the MOS District and Chapter 9, Community Design. As proposed, the project meets all applicable development standards contained within the MOS District of the Valley View Specific Plan.

3.0 SPECIAL USE PERMIT

3.1 The proposed use is consistent with the Zoning Ordinance and not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood.

The use is found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study. ~~As described above, the~~ The 11,520 square foot private recreation center is consistent with the MOS District of the Valley View Specific Plan, as amended by the subject specific plan text amendment. The recreational use will have no significant impact on adjacent land uses and will provide social and recreational opportunities to the residents of the surrounding homes. As such, the use is complimentary to the surrounding commercial and residential uses. Any future additional recreational centers proposed within the MOS District of the Valley View Specific Plan will require a special use permit and be subject to further environmental review under CEQA. No agency or community group objections were raised during the project review process.

Mitigation Measures/Conditions

1. This ~~Specific Plan Text Amendment~~ Special Use Permit approval is based upon and limited to compliance with the project description, dated January 12, 2006, 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

The project description is as follows:

Valley View Specific Plan Text Amendment

An amended ~~Valley View Specific Plan Multi-Use Open Space District~~ section to read, in part, as follows:

Uses Permitted (MOS District)

Uses Requiring Special Use Permit: The following uses are allowed only after obtaining a special use permit from the Planning Commission:

~~Commercial and private~~ Public and homeowner association owned and operated recreational facilities including health, athletic, and racquet clubs

Special Use Permit

A ~~9,350~~ 11,520 square foot private recreation center to serve the residents of Blackstone El Dorado. The facility is to include a fitness center with exercise equipment, aerobics room, and locker rooms. The social side of the clubhouse will include a large gathering-living room, meeting room, restrooms, staff offices, and a courtyard. Outdoor facilities are to include a ~~junior Olympic size swimming pool, fun pool, children's pool, pool, lap pool,~~ tot lot, spa, and outdoor gathering areas. Hours of operation for the fitness center are 6:00 AM to 10:00 PM and 9:00 AM to 10:00 PM for the social areas (including outdoor areas). The facility is to employ four employees, including an on-site manager, maintenance personnel, and two front desk staff members.

MITIGATION MEASURES FROM TIERED MITIGATED NEGATIVE DECLARATION

2. **Mitigation SG-1: Geologic and Geotechnical Investigation**

A detailed onsite geologic and geotechnical investigation will be conducted prior to development and should identify landslide activity and map in detail the extent of landsliding. Repair of identified landslides should be guided by each landslide's specific conditions and by the constraints imposed by its proposed future use, and be acceptable to the El Dorado County Building Services and Department of Transportation.

Monitoring: Prior to the commencement of any on-site grading, the applicant shall obtain a commercial grading permit from the Department of Transportation.

3. **Mitigation SG-2: Geotechnical Subsurface Exploration**

A geotechnical subsurface exploration will be performed in areas of the site that have unsuitable soil conditions for structural support and soil samples will be taken and analyzed to determine their engineering characteristics. Geotechnical earthwork or foundation design will be required to compensate for low density material, acceptable to the El Dorado County Building Services and Department of Transportation and in conformance with the County of El Dorado Design and Improvement Standards and Uniform Building Code.

Monitoring: The applicant shall obtain all required permits from Building Services and Department of Transportation.

4. **Mitigation SG-5: Trench Wall Shoring**

Trenches greater than five feet in depth will be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations. Trench excavations will conform to local ordinances, and shearing and high groundwater associated with the Bear Mountain fault will be monitored during trench construction and will require additional shoring and/or dewatering as necessary.

Monitoring: The Department of Transportation shall monitor all on-site grading and trenching.

5. **Mitigation SG-7: Compliance with Uniform Building Code Seismic Design Criteria**

The proposed project will comply with Uniform Building Code seismic design criteria and determine the exact location of the Bear Mountain fault prior to the siting of essential service buildings.

Monitoring: Building Services will monitor compliance with Uniform Building Code.

6. **Mitigation H-1 and H-2: El Dorado County DOT – Approved Drainage Plan**

The applicant will have a certified Civil Engineer prepare an El Dorado County Department of Transportation-approved drainage plan that is consistent with the Department of Transportation-approved Carson Creek Drainage Study and in conformance with the El Dorado County Drainage Manual. At a minimum, the drainage plan will include:

- Written text addressing existing conditions;
- Effects of project improvements;
- All hydrologic and hydraulic calculations;
- A watershed map;
- Potential increases in downstream flows;
- Proposed onsite improvements; and
- Necessary drainage easements to accommodate flows from the site and implementation/maintenance responsibilities.

Drainage facilities will also be constructed according to El Dorado County Department of Transportation standards and maintained through periodic annual inspections to ensure facility functionality and debris removal as necessary.

Monitoring: Grading and drainage plans shall be reviewed and approved by the Department of Transportation prior to permit issuance.

7. **Mitigation H-5: Permits and Control/Prevention Plan**

A general construction activity stormwater permit under NPDES regulations will be obtained from the CVRWQCB to minimize pollution of stormwater discharge during construction activities and a County general grading permit will be obtained from the El Dorado County Department of Transportation. A county-approved erosion and sediment control plan will also be prepared in the project drainage plans and a storm water pollution prevention plan will be included as part of the NPDES permit.

Monitoring: The applicant to obtain all required Central Valley Regional Water Quality Control Board and Department of Transportation permits.

8. **Mitigation H-6: Compliance with an Urban Runoff Control Program**

Control measures specified in a specific stormwater management plan for the West Valley Village sub-area will be enforced for the proposed project and may include the use of vegetated buffer strips, water quality detention basins, site development restrictions, public education, and other design or source control management practices. Storm drain inlets should also be marked with signs proclaiming “No Dumping-Drains to Local Streams.”

Monitoring: Prior to the issuance of a commercial grading permit, the Department of Transportation shall review and approve all plans for catch basins and other proposed BMP measures on the project site.

9. **Mitigation BR-1: Invasive Non-Native Plant Species Prevention**

The introduction of invasive non-native vegetation will be prevented by using native plant species for landscaping to the greatest extent possible and using caution when selecting any non-native plants for landscaping purposes on the site to ensure that no potentially invasive plant species are selected.

Monitoring: Planning Services shall review and approve the project’s final landscape plan to ensure consistency with County Code and policies within the Valley View Specific Plan.

10. **Mitigation BR-2: Minimize Impacts of Grassland Losses**

Impacts of non-native annual grassland losses will be minimized by the use of temporary fencing and/or protective signage to prevent construction impacts and unauthorized access to grasslands and associated wildlife corridors not planned for development.

Monitoring: Planning Services shall monitor during construction process.

11. **Mitigation V-1: Compliance with Revised Specific Plan Design Controls**

Revised design standards and guidelines in the Community Design chapter of the Valley View Specific Plan will govern conventional development layouts of the proposed project and will implement the proposed landscape and vegetation management plan after being approved by the County Planning Services. Vegetative screening and landscaping controls as described in the revised Valley View Specific Plan landscaping standards will also be implemented to conserve the visual integrity of the Valley View Specific Plan hillsides and ridgelines.

Monitoring: Planning Services shall review and approve the project’s final landscape plan to ensure consistency with County Code and policies within the Valley View Specific Plan.

12. **Mitigation V-4(a): Streetscape Design Parameters**

Streetscape design parameters will be formulated and adopted for the Valley View Specific Plan area frontage along Latrobe Road to ensure a streetscape treatment that is balanced and harmonious with the existing business park development frontage on the opposite side of the route. The measures should be addressed both in onsite and offsite landscaping and other street design features (i.e., street lights, signage, etc.) that will affect the visual character of the route. The streetscape design guidelines shall address the need for consistent setbacks, consistent architectural controls, street landscaping, pedestrian, signage, and lighting treatments that unify the project frontage and are harmonious with the other side of the route.

Monitoring: Planning Services shall ensure compliance with Valley View Specific Plan design guidelines.

13. **Mitigation LU-3: Land Use Compatibility Impacts on Adjacent Mobile Homes**

The applicant shall work with the El Dorado Hills Community Services District to develop a community park plan that either (1) locates playing fields at least 300 feet away from the closest mobile home or (2) limits use of closer playing fields to daytime hours only, in order to avoid nighttime noise and lighting impacts

Monitoring: The El Dorado Hills Community Services District will develop and/or review a community park plan consistent with the above-referenced mitigation measure.

14. **Mitigation CR-6: Unanticipated Discoveries**

In the event of discoveries of buried or concealed heritage resources, project activities will cease in the area of the find and consultation with a qualified archaeologist will be initiated for recommended procedures. If human remains are inadvertently discovered, work will cease immediately and the county coroner will be notified in accordance with California law. A professional archaeologist will also be hired to assist in the development of appropriate mitigation of site impacts.

Monitoring: The Department of Transportation shall monitor the above-referenced activities as part of the issuance of a commercial grading permit. If deemed necessary, DOT shall issue a stop work order upon the discovery of any human remains on the project site and only allow grading activities to continue once the issue has been resolved.

Conditions – Project Specific

15. All site improvements shall conform to Exhibits D, E, F, G, H, I, and J, as revised January 5, 2006, which are in the project file in Planning Services.

16. The project, as approved, shall be operated and maintained consistent with the site plan (Exhibit D), as revised January 5, 2006.
17. The applicant shall provide 94 off-street parking spaces 5 of which are to be identified as van accessible handicapped parking spaces at all times while the project is in operation pursuant to the approved site plan. All on-site parking shall meet the parking lot design standards contained in Section 17.18.030 of the County Code.
18. The Parking Lot Landscaping and Buffering Standards (Section 17.18.090, El Dorado County Zoning Ordinance) and Valley View Specific Plan guidelines shall be incorporated into the site plan and final landscape plan to be approved by Planning Services prior to the issuance of a building permit. All landscape plans must be consistent with El Dorado County water conservation concept statement standards.
19. All future improvements associated with the facility, including painting, structural modifications, and landscaping shall be completed by the appropriate permit process and are to be properly maintained at all times. Colors of the facility and other improvements shall be maintained to ensure the appearance remains consistent with the current schemes.
20. All proposed 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 as determined by Planning Services prior to final occupancy of the recreation center. Valley View Specific Plan lighting guidelines shall be adhered to as well.
21. Project signage shall consist of one building identification sign with 40 square feet of display area and two monument signs with 40 square feet of display area as shown on the preliminary sign plan (Exhibit G). All project signage must be consistent with the provisions contained within the Valley View Specific Plan, Community Design Chapter.

Air Quality Management District

22. The applicant shall comply with all El Dorado County Air Quality Management District Rules and Regulations available at: www.co.el-dorado.ca.us/emd prior to the issuance of a building permit.

Environmental Management Department

23. Pursuant to California Health and Safety Code, Section 11603, a copy of the public swimming pool plans shall be filed with the Environmental Management Department, Environmental Health Division, prior to construction. Annual operating permits are required for all public swimming pools. Although the recreation center will be private, members only, facility intended to serve the residents of Blackstone El Dorado, the pool

facilities are considered to be public by the Environmental Management Department for regulatory purposes as they are not designed to serve a private single-family residence.

24. If the facility is to include a community or commercial kitchen for on-site food service, the facility must meet the minimum requirements of the Health and Safety Code, California Uniform Retail Food Facilities Law (CURFFL) prior to final building occupancy.

El Dorado Irrigation District (EID)

25. Under District Policy Statement No. 22, a Meter Award Letter and/or Facility Improvement Letter will be required prior to final project approval. The applicant must contact the EID Customer Service Department for specific information regarding this proposal.
26. A minimum of 20-foot easement will be required for any District water or sewer lines unless otherwise noted.
27. Recycled water shall be utilized for landscape irrigation.

El Dorado Hills Community Services District (EDH CSD)

28. In order to divert a minimum of 50 percent of trash generated on-site into recycling programs, the project shall include recycling containers throughout the grounds and a larger recycling container to be located near the waste container for the site prior to final building occupancy.
29. The applicant shall incorporate bicycle storage racks into the project. Appropriate Class II bikeway striping at the driveway entries to allow for safe bicycle and pedestrian access shall also be included in the project prior to final building occupancy.
30. The applicant shall provide for creation of a Lighting and Landscaping Assessment District "shell," subject to review and approval of the El Dorado Hills Community Services District for the purposes of maintenance of facilities, including streetscape, trails, and entry monuments in the event the Homeowner's Association is dissolved or unable to maintain the facilities.

Department of Transportation

31. The public improvements required for the West Valley Village Tentative Subdivision Map (TM 99-1359R); including 1st Street, 2nd Street, as well as the 1st Street intersection improvements with Latrobe Road; shall be substantially completed, as determined by the El Dorado County DOT, prior to issuance of the associated building permit for this project.

32. The applicant shall be subject to the County traffic impact mitigation fee program. Said fees shall be due upon the issuance of a building permit. The amount of fees shall be those in effect at the time of building permit application.

Environmental Management Department, Hazardous Materials Division

33. The applicant shall submit a hazardous materials/hazardous waste generator management plan for review by the Hazardous Materials Division and applicable fees paid for all hazardous wastes generated and for hazardous materials stored in excess of the reportable quantities (55 gallons, 500 pounds, and 200 cubic feet) at the recreational facility prior to the issuance of a building permit.

El Dorado Hills Fire Department

34. Prior to the issuance of a building permit, a set of engineering calculations reflecting the fire flow capabilities of the potable water system for the purpose of fire protection shall be submitted to the Fire Department for review and approval.
35. Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection shall be installed. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant shall be determined by the Fire Department.
36. To enhance the nighttime visibility, each fire hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and Fire Safe Regulations.
37. In order to provide this project with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.
38. The fire access roadways on both the north and south side parking areas shall be modified to comply with the Uniform Fire Code and Fire Department requirements to the satisfaction of the El Dorado Hills Fire Department prior to the issuance of a building permit. The minimum turnaround radius located within the parking lot areas shall be designed to a 40 foot inside and a 56 foot outside radius.
39. The construction of this project shall comply with all codes and regulations as required by the California Building and Fire Code and Fire Department requirements.

10. **TENTATIVE MAP/PLANNED DEVELOPMENT** (Public Hearing)

- a. **TM96-1321R/PD96-0006R/Bell Ranch** submitted by LAURA CROUL JEWETT LIVING TRUST (Agent: David Fletcher) to revise the approved tentative map/development plan changing the lot pattern, park location, and road alignments. The property, identified by Assessor's Parcel Number 108-010-45, consists of 112.14 acres, is located in Village O and a portion of Village Q in the southeast corner of the Bass Lake Hills Specific Plan area on the north side of Terra de Rios Drive, 1,600 feet west of the intersection with Country Club Drive, in the **El Dorado Hills area**. (Mitigated negative declaration previously prepared and adopted)

Jason Hade presented this item with a recommendation for conditional approval. Chair Machado asked if the modification to Condition 57 was based on action by the County or the applicant. Mr. Hade said the modification was suggested by County Counsel. Trish Beck, County Counsel, explained their intent.

Chair Machado asked if Condition 66 was applicant initiated or initiated by the Community Services District. Mr. Hade said the options have been agreed upon by the applicant and the Community Services District. The modifications firm up some of the timing issues.

Dave Crosariol, representing the applicant, explained the changes made since the original map was approved. The applicant is okay with any of the five options. The design waivers were requested by the previous owner of the property. The current owner and builder would probably choose to go back to the more standard curb. He believes that is allowed by the staff report but he would like language added that states: "Implementation is at the owner's option." Both Planning and the Department of Transportation of staff agreed to the modification. Mr. Crosariol explained the difference of the design waivers.

On Conditions 43 and 56, Mr. Crosariol said there were some changes made during the original approval. He would like the approved project conditions put in these conditions. Commissioner Mac Cready asked when the park site will be determined. Mr. Crosariol read the modified into the record. Fred Russell, El Dorado Hills Fire Marshall, said he has no problem with Condition 50 being modified to 20 percent, but if there are any driveways in excess of 20 percent, it has to go back to the fire district for review. Ms. Hillyer said she is fine with Condition 66.

There was no one else in the audience wishing to give input.

ON MOTION OF COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO APPROVE TM96-1321R/PD96-0006R BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

CEQA

1. Findings associated with the adoption of the Bell Ranch Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to State CEQA Guidelines Section 15074:

Finding: On the basis of the whole record, there is no substantial evidence that the project as designed, conditioned and mitigated, will have a significant effect on the environment. The Bell Ranch Mitigated Negative Declaration reflects the independent judgment and analysis of the County and has been prepared and completed in accordance with the CEQA.

Evidence: The Mitigated Negative Declaration (which included an initial study checklist and associated technical reports for the project) was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. The County distributed the Initial Study through the State Clearinghouse and at the County offices, pursuant to State CEQA Guidelines 15072. The County has considered the comments received during the public review period, and they do not alter the conclusions in the Mitigated Negative Declaration. The El Dorado County Planning Services, located at 2850 Fairlane Court, Placerville, CA 95667, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

Finding: The proposed mitigation measures described in the Bell Ranch Mitigated Negative Declaration are feasible and therefore will become binding upon the applicant. The County hereby adopts the Bell Ranch Mitigation Monitoring and Reporting Program that includes mitigation measures identified in the Bell Ranch Mitigated Negative Declaration as well as previously adopted mitigation measures from the Bass Lake Road Study Area Mitigation and Monitoring Program that are applicable to the project.

**BASS LAKE HILLS SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT
PREVIOUS CEQA FINDINGS AND ANALYSIS**

Introduction

The Bell Ranch project is a subsequent project and implementation of the approved Bass Lake Hills Specific Plan. Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183 provides for focused review of residential projects consistent with a general plan at issues particular to the proposed project and does not re-evaluate issues that were adequately addressed in the Bass Lake Road Study Area Program EIR and EIR Addendum. In accordance with State CEQA Guidelines Section 15183 and relevant case law, the Bell Ranch Mitigated Negative Declaration considers project-specific impacts as well as re-evaluates those impacts

found to be significant in the prior EIR and Addendum and whether the project would result in any new or expanded impacts beyond what was addressed in the prior EIR and Addendum.

Previously Adopted Mitigation Measures Associated with the Approval of the Bass Lake Hills Specific Plan

As part of the Bell Ranch Mitigated Negative Declaration, the previously adopted mitigation measures from the Bass Lake Road Study Area Program EIR and Addendum were reevaluated for appropriateness. In some cases, the previously adopted mitigation measures that still apply to the project have been clarified to include timing, implementation, enforcement, and monitoring details. Additionally, some of the mitigation measures were expanded to include additional detail or combined with other mitigation measures for clarification purposes. The previously adopted mitigation measures that are revised and clarified in Bell Ranch Mitigated Negative Declaration are included in the Mitigation Monitoring and Reporting Program for the project along with the new mitigation measures for the project.

Findings Associated with Previously Identified Significant and Unavoidable Impacts

On November 7, 1995, and after the County's certification of the EIR and Addendum for the original project, the County adopted the Bass Lake Hills Specific Plan, including a new General Plan land use designation of Adopted Plan for properties within the Specific Plan area.

The Bass Lake Road Study Area Program EIR and Addendum identified significant impacts for land use, population and housing, geology, seismicity and soils, hydrology, vegetation and wildlife, recreation, traffic, air quality, noise, archaeological and historical resources, visual and aesthetic resources, and public utilities (that is, water, sewer, gas and electric, police and fire services, solid waste, schools and telephone). With mitigation, all impacts were reduced to less than significant with the exception of the following impacts that remained significant and unavoidable:

- Long-term degradation of runoff water quality;
- Disruption and/or loss of natural communities;
- Adverse impacts to special status species;
- Change in land use from low intensity rural residential and agricultural use to a more urban environment;
- Increase in housing and population;
- Unacceptable Levels of Service along area roadways;
- Water supply;
- Fire protection services;
- School impacts; and
- Visual/aesthetic impacts associated with change of character from rural to urban.

The El Dorado County Board of Supervisors adopted Resolution No. 288-95 on November 7, 1995, for the Addendum to the certified Bass Lake Road Study Area Program Environmental

Impact Report and the associated Findings of Fact and Statement of Overriding Considerations for significant and unavoidable impacts associated with the project. The Addendum to the Bass Lake Road Study Area Program EIR reconsidered significant and unavoidable impacts associated with the development of the project site and determined that previous significant and unavoidable impacts addressed in the Bass Lake Road Study Area Draft and Final Program EIRs would still occur and that there are no feasible mitigation measures available to fully mitigate the impacts.

The Bell Ranch Mitigated Negative Declaration re-evaluated these impacts and determined that the Bell Ranch project would still contribute to the significant and unavoidable impacts identified above associated with the implementation of the Bass Lake Hills Specific Plan, but would not result in new significant and unavoidable impacts or increase the severity of previously identified significant and unavoidable impacts under Resolution No. 288-95. The County restates and readopts its previous findings associated with the Statement of Overriding considerations provided in Resolution No. 288-95.

Planned Development

1. The development plan is consistent with the 2004 General Plan.

As proposed, the subject revision request is consistent with General Plan Policy 2.2.5.21 as it is located and designed in a manner that avoids incompatibility with adjoining land uses such as the neighboring subdivision and church. Pursuant to General Plan Policy 6.2.3.2, the applicant has demonstrated that adequate access exists and can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area. The project revisions were reviewed by the El Dorado Hills Fire Department with no objections or concerns.

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

The project revisions create a desirable environment within the planned development because they include a park site, trail network, meandering sidewalks, open space, landscaped lots and medians and the preservation of many existing oak groves.

3. The exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.

As discussed under the design waiver findings, the requested design waivers are justified as they will result in an improved project design and less soil disturbance. These exceptions are not injurious to adjacent properties nor are they detrimental to the health, safety, convenience, and welfare of the public.

4. The site is physically suited for the proposed uses.

The revisions are designed in a manner which avoids significant grading in steeper terrain areas and preserves many existing oak groves. As such, site is physically suited to accommodate the proposed 113 residential lots.

5. Adequate services are available, or will be made available concurrently with development for the proposed uses including, but not limited to, water supply, sewage disposal, roads and utilities.

The Bell Ranch project includes the provision for public services, including, parks, open space, water supply, sewage disposal, roads and utilities in accordance with the proposed five phases of the project.

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

Although the Bell Ranch project will involve mass pad grading and tree removal on portions of the site, the requested tentative map revisions include design waivers to minimize grading and the preservation of several existing oak groves and open space areas as indicated on the submitted tree preservation plan.

Tentative Map

1. The revised tentative map, including design and improvements, is consistent with the Bass Lake Hills Specific Plan policies and the applicable portion of the County General Plan as defined in the development agreement.
2. The revised tentative map conforms to the applicable standards and requirements of the County's zoning regulations and the Major Land Division Ordinance.
3. The site is physically suitable for the proposed type and density of development, because the tentative map, as conditioned, is consistent with the General Plan, Zoning, Specific Plan, and all mitigation measures of the Initial Study and Mitigated Negative Declaration.
4. The design and improvements of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Design Waivers

- a. All sidewalks on secondary local roads i.e. A and B Drive, C, D, E, and G Court, H Circle, M, L, and R Way reduced from 6 to 4 feet and meander as shown on the revised tentative map.

1. **There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** The adjusted sidewalk width will better conform to the surrounding landforms, resulting in reduced grading and impact on the natural resources. In addition, the narrower sidewalk is consistent with the plates for 'Secondary Local Roads' as defined by the Bass Lake Hills Specific Plan.
 2. **Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** The increased sidewalk width will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance.
 3. **The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.** The El Dorado County Department of Transportation has indicated in previous approvals that the requested sidewalk width reduction will not be detrimental to health, safety, and welfare of the public.
 4. **The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**
- b. A 40-foot roadway right of way (Lot R) for B Drive, C, D, E, and G Court, H Circle, M and R Way.
1. **There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** The roads will be privately owned and maintained. Most of the lots are graded allowing for reduced setback from the roadway. Some of the roadways are single loaded so the reduced roadway setback will reduce existing landform disturbance.
 2. **Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** Wider road rights of way will increase the landform disturbance.
 3. **The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.** Minimum fire truck turning radii are not compromised.
 4. **The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**

- c. Place Caltrans Type E and El Dorado County Type A mountable dike (where applicable) in lieu of El Dorado County Type 1 rolled curb and gutter.
1. **There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** The roads will be privately owned and maintained. The asphalt concrete mountable dike will give the project a more rural feel.
 2. **Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** The overall project design objectives would be compromised. As noted above, the mountable dikes are integral to the overall project design.
 3. **The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.** Minimum fire truck turning radii are not compromised. The mountable dike provides the same access quality as a concrete curb.
 4. **The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**
- d. Allow roadway decorative surfacing, at select locations, of architectural concrete over aggregate base, based on an engineered pavement design.
1. **There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** The roads will be privately owned and maintained. The decorative pavement will add interest to the project in the higher density locations.
 2. **Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** The overall project design objectives would be compromised without the waiver. As noted above, the decorative pavement is integral to the overall project design.
 3. **The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.** This waiver has no impact on health and safety
 4. **The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**

- e. Allow enhance raised, landscape medians in Morrison Road at the two A Drive entrances.
1. **There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.** The enhanced landscaped medians are equal to standard raised medians.
 2. **Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.** The overall project design objectives would be compromised without the waiver. As noted above, enhanced landscaped medians are equal to standard raised medians.
 3. **The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.** This waiver has no impact on health and safety.
 4. **The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.**

Conditions

Conditions of Approval - Development Plan

1. The development plan (PD96-0006) for Bell Ranch shall consist of the following: ~~124~~ 122 total lots consisting of 113 single family lots ranging in size from ~~7,440~~ 13,500 to ~~251,136~~ 126,930 square feet, with ~~9~~ 7 landscape lots, 1 open space lot, and 1 park site on 112.14 acres.
2. The development plan (PD96-0006) for Bell Ranch (Exhibit E) shall be in substantial compliance with the Bell Ranch tentative map.
3. The development plan (PD96-06) for Bell Ranch shall conform to the development standards of the One-family Residential-Planned Development (R1-PD) Zone District with the exception of the following revised setbacks:

Lots 1 - 11

- i. Front – 30 feet minimum
- ii. Rear – 30 feet minimum
- iii. Side – 10 feet minimum

Lots 12 – 113

- i. Front – 20 feet minimum
- ii. Rear – 15 feet minimum
- iii. Side – 5 feet minimum (not height dependent)

iv. Street Side – 15 feet minimum fronting street

Lot J (if not park)

i. Front – 30 feet minimum

ii. Rear – 30 feet minimum

iii. Side – 20 feet minimum

Improvement Plans and General Conditions - Development Plan/Tentative Map

4. Pursuant to Item 9.3.1 of the Bass Lake Hills Specific Plan, the applicant shall agree to reimbursement of El Dorado County for the preparation, adoption, administration, and CEQA mitigation monitoring of the Plan. Fees will be assessed prior to the recordation of the final map and must be paid in full prior to issuance of the first building permit.
5. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to commencement of any improvements on the project facilities. All improvements shall be consistent with the approved tentative map.
6. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance.
7. The final map shall show all utility, road, and drainage easements per the recommendation of the utility purveyors and the County Engineer. The County Engineer shall make the final determination of the location of said easements. Said easements shall be irrevocably offered to the County.
8. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
9. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
10. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The emergency vehicle circulation and the location of hydrants shall be shown on the improvement plans, which shall be subject to the approval of the Fire Protection District.

11. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Planning Director.

Roads

12. This project is subject to El Dorado County traffic fee programs. Said fees shall be due upon the issuance of a building permit. If, prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.
13. A vehicular access restriction shall be designated along L Way frontage of lots ~~27~~ 28, along M Way frontage of lots ~~32~~ 29 through ~~35~~ 32, along R Way frontage of lots ~~110~~ 111 through 113, along Tierra DE Dios frontage of corner lot ~~2~~ 1, and also along all landscape lots, except for the driveway easements crossing landscape lots, which shall also be clearly designated at locations approved by the Department of Transportation; the maintenance of driveways should be clearly assigned to the homeowner.
14. All roads shall be constructed in conformance with the Design and Improvements Standards Manual and the Bass Lake Hills Specific Plan with the following widths:

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS / NOTES
Tierra De Dios Drive (Country Club Drive)	Specific Plan Fig. 4-2 and Standard Plan 101B	36 foot pavement width (80-foot R/W), plus utility/ slope easements	Type 2 vertical curb and gutter and 6 foot sidewalk <u>on both north side and adjacent to park site</u> (See Note R-2 below)
Morrison Road – on-site, through the project.	Specific Plan Fig. 4-3 and Standard Plan 101B	36 foot curb face to curb face width, (60-foot R/W), plus utility/ slope easements	Type 2 vertical curb and gutter, with 6 foot sidewalk on east side, <u>and 6 foot sidewalk on west side from the most southerly “A” Drive entrance to Tierra De Dios Drive</u>
Morrison Road - offsite	Specific Plan Fig. 4-3 and Standard Plan 101B	32 foot pavement width (60-foot R/W), plus utility/ slope easements	No curb and gutter. With 6 foot sidewalk on northeast side.
A Drive	Specific Plan Fig. 4-4 Standard Plan 101B	38 foot back of curb to back of curb (50-foot R/W), plus utility/ slope easements	Type 1 rolled curb and gutter* with 4 foot sidewalks on both sides (See Note R-1 below)
B and C Drive, H Circle, M, L and R Way	Specific Plan Fig. 4-4 and Standard Plan 101B	29 ft. back of curb to back of curb** minimum (50- foot R/W), plus utility/	Type 1 rolled curb and gutter* with 4 foot sidewalks on both sides

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS / NOTES
Tierra De Dios Drive (Country Club Drive)	Specific Plan Fig. 4-2 and Standard Plan 101B	36 foot pavement width (80-foot R/W), plus utility/ slope easements	Type 2 vertical curb and gutter and <u>6 foot sidewalk</u> <u>on both north side and</u> <u>adjacent to park site</u> (See Note R-2 below)
Morrison Road – on-site, through the project.	Specific Plan Fig. 4-3 and Standard Plan 101B	36 foot curb face to curb face width, (60-foot R/W), plus utility/ slope easements	Type 2 vertical curb and gutter, with 6 foot sidewalk on east side, <u>and 6 foot</u> <u>sidewalk on west side from</u> <u>the most southerly “A”</u> <u>Drive entrance to Tierra De</u> <u>Dios Drive</u>
Morrison Road - offsite	Specific Plan Fig. 4-3 and Standard Plan 101B	32 foot pavement width (60-foot R/W), plus utility/ slope easements	No curb and gutter. With 6 foot sidewalk on northeast side.
		slope easements	(See Note R-1 below)
Project Cul-de-sacs (<u>C</u> , <u>D</u> , <u>E</u> , <u>G</u> and <u>K</u> Courts and <u>T</u> Way)	Specific Plan Fig. 4-4 and Standard Plans 101B and 114	29 foot back of curb to back of curb** minimum (50-foot R/W), plus utility/ slope easements	Type 1 rolled curb and gutter* with 4 foot sidewalks (See Note R-1 below)

*Type 2 vertical curb and gutter shall be installed adjacent to back-up lots, landscape lots, open space, and park site.

**Explanation: Specific Plan Figure 4-4 shows pavement width varies from 24 to 36 foot wide. Figure 4.4 also shows a 3-width for the Type 1 rolled curb and gutter; since the County Standard Plan 104 for Type 1 rolled curb and gutter is actually 2.5-foot wide, the condition reflects a 24-foot pavement width with a 2.5-foot wide rolled curb and gutter on each side resulting in a 29-foot width from back of curb to back of curb as the minimum width for secondary local roads.

Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to filing the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements to be provided where necessary.

Note R-1: The following Design Waivers have been requested:

- a. All sidewalks on secondary local roads i.e. A and € B Drive, C, D, E, and G Court, H Circle, M, L, and R Way reduced from 6 to 4 feet and meander as shown on the map. This 4-wide sidewalk is required in the Bass Lake Hills Specific Plan.
- b. A 40-foot roadway right of way (Lot R) for B and € Drive, C, D, E, and G Court, H Circle, M and R Way. This requested design waiver includes the requirement that the roadways are fully contained within the road right-of-way and that any sidewalk areas not in the road right-of-way are contained within public pedestrian easements.
- c. Place Caltrans Type E and El Dorado County Type A mountable dike (where applicable) in lieu of El Dorado County Type 1 rolled curb and gutter. This requested design waiver includes the requirement that the back of the mountable dike is at the same location as the

back of rolled curb and gutter as shown on Figure 4-4 of the Bass Lake Hills Specific Plan.

- d. Install a short transitional 'neck down of the secondary local roads as shown on the tentative map. This requested design waiver includes the requirement that the roadway geometry will adequately accommodate the turning movements based on the standard El Dorado Hills Fire Department turning radius requirements (56-foot outside radius and 40-foot inside radius); any modifications to this requirement must be approved by the El Dorado Hills Fire Department. The requested neck down cannot result in less roadway width than is required in Figure 4-4 of the Bass Lake Hills Specific Plan.
- e. Allow enhanced raised, landscape medians in Morrison Road at the two A Drive entrances. The request for generous landscaped medians in Morrison Road, at the entrances to the project, is acceptable to the Department of Transportation subject to acceptable maintenance provisions and appropriate design and review and approval by the Department of Transportation at the plan review and permitting phase. Traffic lanes of Morrison Road next to raised medians must be a minimum of 14 feet in order to allow room for striping and separation for the vehicle wheels. The Islands must be landscaped (landscaping and irrigation plans must be submitted with the improvement plans), and the El Dorado Hills Community Services District must establish the mechanism to assume the responsibility for maintenance prior to acceptance of roadway improvements. The design of Morrison Road and related intersections, during the plan review and permitting phase, must demonstrate that, as a minimum, the geometry will adequately accommodate both the turning movements based on the standard El Dorado Hills Fire Department turning radius requirements (56-foot outside radius and 40-foot inside radius) and based on the Caltrans Bus Design Vehicle, to the satisfaction of the Department of Transportation.

Note R-2: The design of Tierra De Dios must provide a left turn lane for eastbound traffic turning north on Morrison Road or present a traffic report that must be approved by the Department of Transportation demonstrating why a turn lane is not necessary within the General Plan horizon. An allowance must be provided in the roadway width for 14-foot traffic lanes next to any raised medians on Tierra De Dios Drive. In addition, any roadway area dedicated to turn lanes and medians must be in addition to the 36-foot pavement width indicated in the Specific Plan; this basic pavement width will assure adequate roadway area to accommodate bicycle traffic.

15. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated in the above table shall be made for all the proposed roads, with slope easements where necessary. Said offer will be rejected for internal subdivision roadways at the time of the final map, in which case, a homeowner's agreement and association, or other entity acceptable to the Department of Transportation, shall be established in order to provide for the long-term maintenance of the roads and roadway landscaping.

16. Developer shall submit complete applications for Irrevocable Offers of Dedication (IOD) for the portions of Morrison Road outside of the subdivision boundary to the Right of Way unit of the Department of Transportation. The applications will thereafter be processed and forwarded to the Board of Supervisors for action.
17. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
18. No freestanding walls, fences, or retaining walls are allowed in the road right-of-way.
19. Primary and secondary roadway access to the road network shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes which shall be unoccupied. Primary access shall be to either Bass Lake Road or Country Club Drive. A secondary access must be to a primary or secondary roadway in the designated alignment defined in the Specific Plan and to the satisfaction of the Department of Transportation and the Fire District.
20. This project shall comply with the Bass Lake Hills Specific Plan, the related Bass Lake Hills Development Agreement, and the Bass Lake Hills Public Facilities Financing Plan (PFFP). In addition, excepting for model homes, certificates of occupancy will not be issued for any residential structures until the PFFP Phase 1 improvement requirements (anticipated to be accomplished through the requirements of the Hollow Oak Subdivision) are substantially complete, as determined by the Department of Transportation.
21. Off-site improvements consistent with Phase 1A requirements of the adopted PFFP shall be completed in compliance as set forth within the Bass Lake Hills Specific Plan (BLHSP), the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP), and the related development agreement, including but not limited to the following. If one of the other two projects included in Phase 1A constructs the improvements, this project shall pay its fair share based on the PFFP leveling methodology. The following are the required improvements:
 - a. ~~Reconstruct Bass Lake Road with full improvements as required in the BLHSP from Hollow Oak Road to U.S. Highway 50. Provide underground utilities as required.~~
 - b. ~~Construct bike lane and sidewalks along Bass Lake Road from Hollow Oak Road to U.S. Highway 50.~~
 - c. ~~Finish median and other improvements on Bass Lake Road from Hollow Oak Road to Serrano Parkway as required by the BLHSP. Provide underground utilities as required.~~

- d. ~~Construct Country Club Drive (G-H) with frontage improvements~~
 - e. ~~Construct Silver Dove Way to school site (Q-G) with frontage improvements.~~
 - f. ~~Construct Silver Dove Way (C-D) if Hawk View is included in the critical mass projects.~~
 - g. ~~Construct school infrastructure (water and sewer).~~
 - h. ~~Construct Morrison Road (J-I) without off site frontage improvements if Bell Ranch is in the critical mass projects.~~
 - i. ~~Construct traffic signals on Bass Lake Road if required by Traffic Warrants. If signals are not yet warranted, the initial design will incorporate underground facilities (such as conduits) to minimize disturbance of new pavement.~~
 - j. ~~Acquire approximately two acres for the park and ride lot (see following Note 4), construct a portion of the lot, the number of parking spaces shall be proportionate to the number of lots developed. The proposed construction shall be shown appropriately in the improvement plans.~~
 - k. ~~Acquire land for an 8.7-acre sports park.~~
 - l. ~~Planning and design of sports park.~~
22. ~~Funding and a bid-ready package for items a., b., and c. above (Bass Lake Road improvements), together with a Road Improvement Agreement, shall be submitted to the County Department of Transportation at a time sufficient to allow award of public construction contract prior to issuance of the first residential building permit.~~

~~Funding and a bid-ready package for item j. above (interchange ramp improvements), together with a Road Improvement Agreement, shall be submitted to the County Department of Transportation at a time sufficient to allow award of public construction contract prior to issuance of the first residential building permit. The Department of Transportation may, at its sole discretion, alter the timing of the bid award for this project if the Department determines the alteration is in the public interest.~~

~~The County will only assure award of the public contract between March 1 and September 1 and the Department of Transportation will schedule the bidding process for a bid opening date to occur within 70 days of receipt of the funding and bid-ready package if the package is received between January 1 and July 1. The term bid-ready presumes that the improvement plans and all other documents and processes have been thoroughly reviewed and approved by the Department of Transportation staff prior to the submittal of the bid-ready package. The County Engineer, County Counsel, and the County Board of Supervisors are the final authority regarding the completeness of any bid-ready package.~~

~~Excepting for model homes, certificates of occupancy will not be issued for any residential building permit in excess of 19 for the subdivision project that submits the funding and bid-ready package to the County, until the improvements in items a., c., and j. above are substantially complete as determined by the Department of Transportation. For the remaining projects in the Phase 1A portion of the PFFP, excepting for model homes, certificates of occupancy will not be issued for any residential building permit until the improvements in items a., c., and j. above are substantially complete as determined by the Department of Transportation.~~

~~A complete bid ready package shall include plans, specifications, right of way acquisition (if necessary), utility agreements executed with all impacted utility relocation work completed/scheduled, environmental clearance for both on-site and off-site work complete, all necessary regulatory/encroachment permits secured, and all documents for bidding the contract signed and sealed by a registered Civil Engineer. If the funding and the complete bid ready package for the improvements are provided to the County by the applicant prior to final map processing, the final maps can record without need for additional security for these improvements. The County will award and administer public contract(s) for this work~~

~~The Road Improvement Agreement or Subdivision Improvement Agreement shall include provisions that the applicant provides supplemental funds to the County as necessary to pay for any change orders generated through the construction phase, that the Developer's engineer be available to provide engineering services in support of the project during construction, and that said designer will indemnify the County per the County's standard indemnification language.~~

~~Bass Lake Road shall be improved with 2, 18 foot widths of pavement to accommodate the north-bound and south-bound traffic together with a nominal 8-foot wide median area that varies to 16 foot wide to accommodate turn lanes at appropriate intersections. The design shall include reconstruction of a portion Bass Lake Road with full improvements consistent with Phase 1A requirements of the adopted PFFP, including but not limited to underground utilities, bike lane, sidewalks, the finished median with landscaping and irrigation and other improvements as outlined in the PFFP. This requirement is made pursuant to the Bass Lake Hills Specific Plan and related Development Agreement and Public Facilities Financing Plan. Landscaping and irrigation plans shall be reviewed by the El Dorado Hills Community Services District (EDHCSD) and shall be reviewed and approved by the Department of Transportation.~~

The applicant may enter into a reimbursement agreement with the County for providing for reimbursement of the funds provided by the applicant and used for the construction, or for construction related activities, of the improvements in items a., b., c., and j. above to the extent they are included as eligible in the applicable County and Specific Plan fee programs. Reimbursement shall be consistent with the PFFP and the *El Dorado County Department of Transportation Guidelines for Traffic Fee Program Reimbursement*

Projects, including the requirement that the project is bid consistent with the State of California Public Contract Code.

~~In the event that the eminent domain process must be implemented to acquire right-of-way, this right-of-way requirement shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel or alternative arrangement to the satisfaction of the Department of Transportation.~~

23. The applicant shall secure approved plans, must enter into a Road Improvement Agreement, or Subdivision Improvement Agreement, with the County, and all necessary right-of-way shall be acquired prior to approval of the first final map for the following PFFP requirements: construct Country Club Drive (G-H) with frontage improvements, and construct school infrastructure (water and sewer).

In the event that the eminent domain process must be implemented to acquire right-of-way, this right-of-way requirement shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel, or alternative arrangement to the satisfaction of the Department of Transportation. The road improvements must be determined to be substantially complete by the County Department of Transportation prior to issuance of a certificate of occupancy for any number of units greater than one half of the project units.

24. All necessary land shall be acquired prior to approval of the first final map. In the event that the eminent domain process must be implemented to acquire said land, this condition shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel or make other arrangements to the satisfaction of the Department of Transportation.

The Phase 1A projects, collectively, shall be responsible for design of the total park and ride lot, and the construction of no less than 35 spaces together with related facilities and standard encroachment into the County Roadway. These improvements must be substantially complete, as determined by the Department of Transportation, prior to the issuance of a certificate of occupancy for any number of units greater than one half of the units for the subdivision project advancing the construction, unless alternative arrangements have the agreement of the El Dorado County Transit Authority. The improvement plans must be approved concurrently with the approval of the improvement plans for the internal subdivision improvements. In order for these improvements to be eligible for either credit or reimbursement from the Bass Lake Hills Public Facilities Fee, the project must be publicly bid consistent with the Public Contracts Code of California.

25. Construct Morrison Road (J-I) without off-site frontage improvements. These improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any residential structures in the subdivision. The improvement plans must be approved concurrently with the approval of the improvement plans for the internal subdivision improvements. In order for these improvements to be eligible for either credit or reimbursement from the Bass Lake Hills Public Facilities Fee, the project must be publicly bid consistent with the Public Contracts Code of California.

26. Off-site improvements consistent with Phase 1A requirements of the adopted PFFP shall be completed in compliance as set forth within the Bass Lake Hills Specific Plan, the Bass Lake Hills Specific Plan Public Facilities Financing Plan, and related Environmental Impact Reports. Construction of the improvements to the Bass Lake/U.S. Highway 50 interchange area includes:
 1. A west bound 2-lane on-ramp;
 2. An east bound 2-lane off-ramp;
 3. On-ramp traffic metering;
 4. Widening at the Bass Lake Road/Eastbound off ramp intersection area to provide:
 - a) Dual eastbound left turn lanes;
 - b) A shared eastbound right/through lane;
 5. Two 12-foot northbound through lanes and 1 12-foot southbound lane plus 2-foot shoulders between the eastbound and westbound ramp intersections.

The applicant shall submit bid-ready documents prior to the issuance of the first certificate of occupancy. Improvements identified must be substantially complete prior to the issuance of the 81st certificate of occupancy.

At the discretion of the Director of the Department of Transportation, rather than construct the improvements described above, applicant shall pay an in-lieu fee equivalent to the full cost of constructing, designing, and permitting the improvements.

The cost of constructing these improvements, or the in-lieu fee if that option is chosen by the Department of Transportation, shall not be reimbursable by the County through its road fee programs but is eligible for reimbursement from the Public Facilities Financing Plan (PFFP) fees.

27. An executed contract to perform the Project Study Report (PSR) for the Highway 50/Bass Lake Road Interchange shall be submitted to the Department of Transportation prior to approval of the first final map. The contract will be between the applicant and a consultant acceptable to the County and will include a scope of work that is satisfactory to the County Department of Transportation. In addition, the applicant shall enter into an agreement with the County to guarantee the completion of this PSR and shall provide security equal to the estimated cost of the PSR. At the sole discretion of the Department of Transportation, the Department of Transportation may decide to prepare this Project

Study Report directly through either a consultant contract or the use of staff, in which case the Developer would be required to fund the cost of PSR preparation and processing

At the discretion of the Director of the Department of Transportation, this requirement may be deleted.

28. Landscape and irrigation plans shall be included in the project improvement plans and cost estimates and shall be reviewed by the El Dorado Hills Community Services District and be subject to review and approval by the El Dorado County Planning Department; the Department of Transportation will review the plans for matters concerning roadway safety and sight distance.

Drainage

29. The applicant shall construct the detention facilities as identified in the project drainage analysis prior to issuance of building permits. Detention facilities shall be designed in accordance with the County of El Dorado Drainage Manual, including provisions for maintenance and vehicular access.
30. An irrevocable offer of dedication of drainage easement shall be made for the project drainage and detention facilities. A homeowner's agreement and association, or other entity, shall be established in order to provide for responsibility and maintenance of the detention facilities.
31. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan, the Bass Lake Hills Specific Plan, and the County's Stormwater Management Plan. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.
32. Cross lot drainage shall be avoided wherever possible. When cross lot drainage does occur, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
33. The subdivider shall be required to form a County Service Area Zone of Benefit (ZOB) to fund the maintenance and improvement services to assure the proper storm water conveyance of the facilities. The funding mechanism for these services must be established prior to approval of the final map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.

34. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.
35. The subdivider shall obtain irrevocable Offers of Dedication to the County for public drainage purposes, and shall process same through the County, for offsite drainage easement rights across properties subject to the Specific Plan Development Agreement, to the satisfaction of the Department of Transportation, to accommodate any offsite storm water facilities needed to convey concentrated storm water from the project boundary downgradient to an existing established waterway. Subdivider shall design and install any offsite storm water facilities as necessary to the satisfaction of the Department of Transportation.

Grading

36. Portions of this project are proposed for mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the Supervisor of the district where the project is located, prior to the issuance. The district Supervisor will be allowed fifteen (15) calendar days to respond, before the grading permit is issued.
37. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance.
38. Grading plans shall be prepared in substantial conformance with the preliminary grading plans submitted for Bell Ranch and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
39. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

40. Improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
41. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.
42. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, Section 8.44 of the County of El Dorado County Asbestos and Dust Protection Ordinance (Ord. 4548 adopted 1/4/2000, Amended by Ord. 4360 adopted 5/13/2003) shall apply.

Fire Department

43. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gpm with a minimum ~~residential~~ residual pressure of 20 psi for two-hour duration. This requirement is based upon a single family dwelling 3,600 square feet or less in size. This fire flow rate shall be in excess of the maximum daily consumption for this rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the Fire Department for review and approval prior to the approval of the improvement plans.
44. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each fire hydrant shall be determined by the Fire Department prior to the approval of the improvement plans.
45. To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations which shall be included in the improvement plans.
46. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103 which shall be included in the improvement plans.
47. The open space Lot K between the two developments has no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide not less than three (3) all-weather access roadways into this area in

- accordance with Fire Department requirements which shall be included in the improvement plans.
48. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing prior to approval of the improvement plans.
 49. During any phase of construction, this development shall be required to provide two independent, non-obstructed points of access prior to approval of the improvement plans.
 50. The driveways serving this project shall be designed to a ~~maximum of 15 percent grade as required by the Uniform Fire Code~~ be in accordance with the El Dorado County Code prior to approval of the improvement plans. If there are any driveways in excess of 20 percent, the design must go back to the fire district for review.
 51. This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that is approved by the Fire Department prior to recording the final map.
 52. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway prior to approval of the improvement plans.
 53. The construction of Morrison Road shall be deemed substantially complete by the Department of Transportation prior to issuance of building permits other than model homes that shall be left unoccupied.
 54. The development shall provide pedestrian gates in any field fencing erected along the western boundary of lots ~~3~~ 1 through ~~42~~ 11 to provide access for the fire fighting personnel to the properties west of the development.

Resource Conservation District

55. The project will need to implement erosion control measures (including runoff control measures and soil stabilization measures) and sediment control measures (e.g., straw rolls, sediment fence, sediment basins). The types of practices chosen are site-specific and dependent on the time of year construction activities occur.
56. The applicant shall prepare a Stormwater Pollution Plan (SWPPP) that incorporates Best Management Practices (BMPs) to contain pollutants on the project site and prevent pollutants from entering stormwater runoff. BMPs shall be incorporated into the construction contract documents. The SWPPP shall be prepared prior to approval of the improvement plans.

Environmental Management-Air Pollution Control District

57. Project emissions of ROG, NOX, and PM-10 need to be quantified using either the URBEMIS 7G for windows 5.1.0 or similar model that is acceptable to the District. In addition, District Rule #223 addresses the regulation and mitigation measures for fugitive dust emissions – Rule 223 shall be adhered to during the construction process. In addition, ~~a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan shall be submitted to and approved by the District prior to beginning project construction.~~ In addition, prior to the issuance of any grading or construction permits for the project, the applicant shall submit, as determined by the El Dorado County Air Quality Management District (AQMD), a Fugitive Dust Plan (FDP) application and/or an Asbestos Dust Mitigation Plan (ADMP) application may be required for submittal to and approval by the District prior to beginning project construction.
58. It is the understanding of the District that this area is known to have soil bearing asbestos. Therefore compliance with “Title 17 Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations” of the California Code of Regulations will be mandatory prior to approval of the improvement plans.
59. Project construction involves road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust prior to the approval of the improvement plans.
60. A health risk assessment shall be prepared when the project will emit toxic air contaminants. Airborne toxic pollutants expected to be generated by the project must be identified. In addition, it must be determined if a project is to be located in an area which may impact existing or planned schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos-containing serpentine. Applicant will assist the District in preparing a public notice in which the proposed project for which an application for a permit is made is fully described and complies to Health and Safety Code 42301.6. The risk assessment must address the pollutants and potential impacts on public health prior to the approval of the improvement plans.
61. Burning of wastes that result from Land Development Clearing must be permitted through the Air Pollution Control District. Only vegetative waste materials may be disposed of using an open outdoor fire prior to approval of the improvement plans.
62. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings prior to approval of the improvement plans.

63. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors prior to approval of the improvement plans.

County Surveyor

64. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit, to be coordinated with the County Surveyor's Office.
65. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the final map.

Community Services District

66. The project includes a ~~2.2~~ 5.77 acre park site which will be offered for dedication to the El Dorado Hills Community Services District. ~~If the EDHCSD does not desire to accept the dedication and so advises the County and developer prior to recording the final map, the parkland may be integrated into the 113 subdivision lots and/or may be retained as open space.~~ If the parkland dedication is accepted, there will be a credit against Quimby fees; otherwise Quimby in-lieu fees shall be paid in accordance with County policy prior to recordation of the final map.

The EDHCSD reserves the right to select either Lot J or residential Lot 1 for the park site. A minimum of ninety (90) days prior to submitting the final map to Planning Services, the developer shall offer Lots 1 and J to the EDHCSD. The EDHCSD shall then have 90 days to accept one of the lots or reject the offer of park dedication. If no action is taken by the EDHCSD within 90 days, the decision of whether and where to locate a park site shall be determined by developer and shown on the final map submittal.

Depending on action taken the option chosen by the EDHCSD, the following park site options, consistent with Exhibit L, may be exercised by the developer prior to recording the final map: one of the following alternatives shall be shown on the final map submittal:

- a. Park site on Lot J – Dedicate Lot J to the EDHCSD (access provided through Lot C with a County approved encroachment off of Tierra de Dios Drive); Lot 2 designated as a residential lot (access off of Morrison Road);
- b. Park site on Lot 1 – Dedicate Lot 1 to the EDH CSD (access off of Morrison Road); Lot J a residential Lot A (access provided through Lot C with a County approved encroachment on to Tierra de Dios Drive);

- c. Omit Park Site – Lot 1 a residential lot (access off of Morrison Road); Lot J designated as a Neighborhood Service Zone (access provided through Lot C with a County approved access on to Tierra de Dios Drive);
- d. Omit Park Site – Lot J a residential lot (access provided through Lot C with a County approved access on to Tierra de Dios Drive); Lot 1 reconfigured and merged into Lots 2, 3, 4, and 5; or
- e. Private Park on Lot J – Grant to a Homeowner’s Association for ownership and maintenance (access provided through Lot C with a County approved access on to Tierra de Dios Drive).

Determination of the park site selection by the EDHCSD shall be completed prior to submittal of the first final map application to Planning Services.

- 67. The project is subject to the EDHCSD Park Impact Fee in place at the time the building permits are issued. Additionally, the project will be subject to the Bass Lake Hills Specific Plan (BLHSP) Public Facilities Financing Plan (PFFP).
- 68. EDHCSD requires that all utilities be underground. Underground drainage is also recommended to avoid the safety hazards and maintenance problems of open ditches.
- 69. A homeowner’s association (HOA) needs to be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management, or if no HOA is formed, then a Landscape and Lighting Assessment District (LLAD) needs to be created to fund the maintenance and operation of the same. The District also recommends the creation of a shell LLAD for the project as a back-up funding mechanism to a homeowner’s association, in the event the homeowner’s association should fail to maintain the improvements to the District’s standards.
- 70. Sidewalks and pedestrian/bicycle paths shall comply with the BLHSP. The proper shoulder widths, bikeway widths, striping and signage will be required and should be noted on the plans.
- 71. Cable television access should be made available to all homes and the development should allow for joint trenching.
- 72. The El Dorado Hills CSD will provide mandatory waste management services for the residences, including recycling services.
- 73. Prior to final map approval, a streetscape plan for projects located on all primary local roads shall be submitted for review and approval by the El Dorado Hills CSD.

74. The streetscape is a component of the future Landscape and Lighting Assessment District and would need to be detailed, approved, and have a related maintenance budget prior to the final map.
75. The homebuilders will install the front yard landscaping.
76. Pursuant to Section 4.13 #10 of the Bass Lake Hills Specific Plan, no parking is allowed on Tierra De Dios or Morrison Road. Therefore, to gain access to the park site, a driveway encroachment must be constructed to Department of Transportation requirements and on-site parking on the park site must be provided, allowing for vehicles to exit the site in a forward direction, to the satisfaction of the El Dorado Hills Community Services District and Planning Services. These improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any residential structures in the subdivision. The improvement plans must be approved concurrently with the approval of the improvement plans for the internal subdivision improvements.

Mitigation Monitoring and Reporting Program

- 76.
77. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) as a condition of project approval. Implementation of the MMRP shall be enacted as set forth by Table 3.0-1 of the MMRP prepared for the project and attached hereto.

Subdivision Requirements of Law

~~NOTE: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the project proceeds toward final map submittal.~~

- ~~1. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Department of Transportation approval.~~
- ~~2. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.~~
- ~~3. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable~~

- fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved tentative map.
4. ~~The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation.~~
 5. ~~Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.~~
 6. ~~All grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.~~
 7. ~~The timing of construction and method of revegetation shall be coordinated by the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.~~
 8. ~~Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).~~
 9. ~~All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.~~

10. ~~All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the final map.~~
11. ~~The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire protection district. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.~~
12. ~~If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.~~
13. ~~If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.~~
14. ~~Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).~~
15. ~~If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed.~~
16. ~~If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Section 15064.5 of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.~~

Chair Machado said the action today could be appealed to the Board of Supervisors within ten working days.

11. **REZONE** (Public Hearing)

- a. **Z04-0012/Mira Flores Winery** submitted by DR. VICTOR ALVAREZ (Agent: Jim Willson, Carlton Engineering, Inc.) to rezone properties from Estate Residential Ten-acre (RE-10), Residential Agricultural Twenty-acre (RA-20), and Residential Agricultural Forty-acre (RA-40) to Planned Agriculture (PA). The properties, identified by Assessor's Parcel Numbers 079-010-79, -10, and -76, consist of 185.16 acres, are located on the south side of Sly Park Road, 1.5 miles east of the intersection with Mt. Aukum Road and Pleasant Valley Road, in the **Pleasant Valley area**. (Negative declaration prepared)

Neither the applicant nor a representative were present.

Ken Greenwood said the concerns of the neighbors will not be resolved by changing the zoning to an agricultural zone that allows the activities currently under the Winery Ordinance. He believes a special use permit is also needed for the project. The environmental document for the Winery Ordinance was not adequate when it was adopted with a statutory exemption. The property should be zoned to accommodate a Williamson Act Contract, and a use permit should be required.

Art Marinaccio said he was representing other residents in the area that have the same concerns identified by Mr. Greenwood. The primary thing that needs to be looked at is that a use permit is required for this property. The concerns of the neighbors are that the applicant is trying to find a district where the uses do not require a use permit. The use permit would solve a lot of the problems.

Commissioner Mac Cready said this item has been continued twice, and he does not know what they are talking about. He has not seen a staff report, etc.

Diana Buckley, adjacent property owner, said she is concerned about noise and traffic on Sly Park Road. She is opposed to PA zoning because of the uses allowed under the Winery Ordinance. An EIR was not done by the County with the Winery Ordinance. There are significant impacts to the neighbors. She would like the Winery Ordinance reconsidered to not include unlimited uses and that the subject property not be rezoned. It is an agricultural use that would allow the uses under the Winery Ordinance.

Peter Maurer briefly explained the proposal, construction of a winery, and rezone to an agricultural zone that will permit the uses under the Winery Ordinance. There needs to be more discussion on the access road. Staff felt the environmental document for the Winery Ordinance was sufficient at the time the ordinance was adopted. The changes made actually tightened up the ordinance that existed at that time.

Commissioner Tolhurst said it seems there are two key issues. There is a private road, and the property is surrounded by residential properties.

After the motion and before voting, Mr. Greenwood asked that people at the end of the road be notified of the next meeting. Commissioner Tolhurst asked that Mr. Greenwood give staff the names of people to notify.

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE Z04-0012 OFF-CALENDAR.

12. PLANNED DEVELOPMENT (Public Hearing)

- a. **PD05-0004/Green Valley Station** submitted by GREEN VALLEY, LLC (Agent: Carlton Engineering, Inc.) to allow the development of a commercial shopping center on a 12.94-acre parcel. The project consists of a 64,079 square foot commercial shopping center that includes a two drive-up fast food establishments and a pharmacy retailer with a drive-up pharmacy window. A planned sign program for the shopping center has been provided. This project covers 7.7 acres (59 percent) of the lot. The other portion may be developed in the future; however, there is no development plan available at this time. The remaining 5.24 acres of the site will remain vacant for the present time. The property, identified by Assessor's Parcel Number 116-301-01, is located on the southeast side of Green Valley Road, east of the intersection with Cambridge Road, in the **Cameron Park area**. (Mitigated negative declaration prepared)

Peter Maurer said staff did not receive the new information in a timely manner and is requesting this item be continued to the next meeting. There was no one in the audience wishing to give input.

Neither the applicant nor a representative were present.

ON MOTION OF COMMISSIONER MACHADO SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE PD05-0004 TO THE MEETING OF JANUARY 26, 2006.

13. DEPARTMENT OF TRANSPORTATION - None

14. COUNTY COUNSEL'S REPORTS - None

15. DIRECTOR'S REPORTS - None

16. ADJOURNMENT

There being no further business, Chair Machado adjourned the meeting at 12:00 p.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:

Dave Machado, Chair

