



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 26, 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 8:40 a.m. The following persons were in attendance: Commissioners Knight, Mac Cready, Chaloupka, Tolhurst, and Machado; Paula F. Frantz, 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 MAC CREADY, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE AGENDA, CONTINUING ITEM 12.a. TO THE MEETING OF FEBRUARY 9, 2006.

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:** January 12, 2006

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

b. **Election of Officers:** The Commission will elect a Chair, First Vice Chair, and Second Vice Chair for 2006.

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER TOLHURST AND UNANIMOUSLY CARRIED, IT WAS MOVED TO NOMINATE COMMISSIONER KNIGHT CHAIR FOR 2006.

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO NOMINATE COMMISSIONER MACHADO FIRST VICE CHAIR FOR 2006.

ON MOTION OF COMMISSIONER TOLHURST, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO NOMINATE COMMISSIONER MAC CREADY ~~FIRST~~ SECOND VICE CHAIR FOR 2006.

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

These items were considered during the day as time permitted.

Peter Maurer explained the process that will be used in the update of the Zoning Ordinance.

Chair Machado asked about people requesting specific zone changes on their property. Mr. Maurer said staff will not be looking at individual changes with the update of the ordinance. Staff will bring proposed General Plan amendments submitted by the public to the Commission for a recommendation prior to starting the processing of such requests. There are some minor changes staff will be processing, i.e., where there may be split designations on a parcel that occurred with the adoption of the General Plan.

6. COMMISSIONERS' REPORTS

Commissioner Knight said the El Dorado Hills Fire Department would like a left-hand turn into Station 84, on Francisco Drive, for emergency situations. Chuck Collins, Department of Transportation, said that project is in process at the present time. Commissioner Knight gave Mr. Collins some pictures of such turn lanes in other jurisdictions.

Chair Machado explained the improvements Caltrans will be making to Highway 50 in the City.

PUBLIC FORUM/PUBLIC COMMENT - None

7. SPECIAL USE PERMITS (Public Hearing)

a. **S05-0026** submitted by VERIZON WIRELESS (Agent: Jennifer Walker) to allow the construction and operation of a new wireless telecommunications facility consisting of a 69-foot tall monopine and 6 panel antennas with a future expansion of an additional 6 panel antennas and 2 future microwave dishes. Also proposed are a 240 square foot equipment shelter, 2 air conditioning units, electrical and telephone cabinets, 300 watt

light, and an emergency back up generator within a fenced enclosure located within a 2,000 square foot lease area. The property, identified by Assessor's Parcel Number 329-020-28, consists of 5.0 acres, is located on the north side of Strickland Mine Road, adjacent to U.S. Highway 50 and 0.68 mile northwest of the intersection with El Dorado Road, in the **Diamond Springs/El Dorado area**. (Mitigated negative declaration prepared)

John Heiser presented this item with a recommendation for conditional approval. The applicant gave the Commission some color photographs of the proposed tower.

Chair Machado asked if it would be possible to push the tower back further towards the existing trees. Would that affect the signal? Alex Goetze, representing Verizon, said they investigated the ability to locate the tower further to the south. The existing trees are on a different parcel, but that owner did not want to place the tower on his property and referred them to the subject property owner. They have reviewed the staff report and concur with the conditions of approval as recommended by staff.

Commissioner Tolhurst said most of these projects are based on line-of-site. This appears to be quite high. Mr. Goetze said the antennas are at a centerline of 60 feet. He further explained their request. This site was designed as low as possible in order to fit in with other sites. Their management encourages constructing the towers as low as possible. Chair Machado agreed with Commissioner Tolhurst that there is quite a visual impact with this tower.

Commissioner Chaloupka said there was an old burn in this area. He feels this tree would be virtually unnoticed by people driving by. Single pine trees are a natural occurrence on the western slope. Commissioner Mac Cready agreed with Commissioner Chaloupka.

Mr. Goetze said all the neighbors in the immediate vicinity received notice of this proposal, and they have received no negative responses. The coverage in El Dorado County has been substandard and has not served the public very well.

Larry Siri, adjacent property owner, said he has no concern about the tower itself. His questions are probably focused towards Verizon. This is a private road. He is a cell phone user and would like better reception.

There was no further input.

Mr. Goetze said any damage done during construction would be repaired by their company. Once the tower is constructed there may be one pick up truck going to the site once a month.

Commissioner Tolhurst said the applicant and adjacent property owner should video tape the road before construction, so the original condition will be maintained.

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER CHALOUPKA AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS KNIGHT, MAC CREADY, AND CHALOUPA; NOES – COMMISSIONERS TOLHURST AND MACHADO, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-0026 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

1.0 CEQA FINDING

- 1.1 The Planning Commission has considered the Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.
- 1.2 The Planning Commission finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.
- 1.4 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.
- 1.5 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).

2.0 ADMINISTRATIVE FINDINGS

2.1 Special Use Permit S05-0026 Findings

Special Use Permit S05-0026 has been requested by Verizon Wireless for the purpose of installing a 69-foot steel monopole with up to ~~six (6)~~ twelve (12) panel antennas mounted at a centerline of 60 feet at 4041 Strickland Mine Road. This special use permit authorizes Verizon Wireless to place the monopine and ground equipment within a 40-

by 50-foot lease area to be enclosed by a 6-foot-high chain link fence. The telecommunications facility is an allowed use in the Estate Residential Five-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 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 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(s) and a 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 in the Diamond Springs/El Dorado area.

2.1.2 The proposed use is consistent with the policies in the El Dorado County General Plan, and the cellular 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. Verizon Wireless proposes a monopine to provide enhanced cellular service within the Diamond Springs, El Dorado and Placerville areas. The main use of the site is a single family residence, with the telecommunication facility incidental to the main use. The design of the monopine 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 the General Plan Policy 5.6.1.4 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.

Conditions

1. This special use permit approval is based upon and limited to compliance with the project description, dated January 26, 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:

Issuance of Special Use Permit S05-0026 for a 69-foot steel monopine with up to 6 12 panel antennas mounted at a centerline of 60 feet and 2 future microwave dish antennas mounted at a centerline of 52 feet located at 5101 4041 Strickland Mine Road. The 6 panel antennas would be placed in 3 groups of 2 and would be located on a triangular mounting structure. The antenna panels are approximately 6.1 to 8.1 inches wide, 47.4 to 48.2 inches long and 4.1 to 5.7 inches deep. All antennas are to be made of non-reflective materials. The pole and faux bark on the monopine will be painted a flat brown color.

This special use permit authorizes Verizon Wireless to place the monopine and ground equipment within a 40- by 50-foot lease area to be enclosed by a 6-foot high chain link fence. The equipment for the facility would include a 240-square foot equipment shelter, two air conditioning units, an emergency back up generator, and electrical and telco connections. A global positioning system (GPS) antenna would be mounted to the equipment shelter to provide for communication between the wireless facility and low-orbiting satellites and a 300-watt light mounted near the entrance to the equipment shelter. The facility would be connected to land-based electrical and telephone utilities located on a nearby joint-utility pole. There would be a 12-foot-wide gate, with a high priority security Knox padlock on the enclosure.

Access to the site is provided from Strickland Mine Road to a paved driveway and a dirt road. Modifications have been required to accommodate fire apparatus per fire department conditions of approvals.

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

MITIGATION MEASURES FROM PROPOSED MITIGATED NEGATIVE DECLARATION

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

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

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

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

PROJECT SPECIFIC CONDITIONS

4. All site improvements shall conform to the site plan attached as Exhibit D and elevations shown on Exhibit E.
5. 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.
6. 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 no more than 12 panel antennas are placed on the monopole at any one time, with no increase in height.
7. All improvements associated with the communication facility, including equipment shelters, 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. A self timer will be required to be installed for the 300-watt light.
8. 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.
9. All obsolete or unused communication 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.
10. 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 of 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.

El Dorado County Building Services

11. 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 Environmental Management Department

12. The applicant shall submit a hazardous materials business plan for the site to the El Dorado County Environmental Management Department for review and approval if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation, prior to issuance of a building permit.

El Dorado County Fire Protection District

13. The applicant shall comply with the following requirements of the Diamond Springs/El Dorado Fire Protection District which include but shall not be limited to:
 - a. The applicant shall meet with the District to determine for easy access by fire and emergency apparatus during incidents that occur at the building.
 - b. The project shall comply with all building and California Fire Safe Regulations and Fire Codes. The project plans shall be reviewed and approved by the Fire District prior to issuance of a building permit.
 - c. Fire flow to the building is 1,000 GPM for duration of two hours at 20 psi. This may require a new fire hydrant to be installed. Fire hydrant placement shall be approved by the Fire District.
 - d. Knox Box with keys for emergency access shall be installed per District requirements to be monitored with electrical shunt. The Fire District shall verify the installation of the security system prior to final inspection of the facility.

- e. Fire apparatus access road shall be provided within 150 feet to all portions of the building.
 - f. Additional requirements may be necessary once a full set of plans are submitted to this district for review.
14. If the road is damaged by construction activities, the road will be repaired to its present condition. Planning staff will verify prior to issuance of final building permit sign off.

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

- b. **S05-0028** submitted by VERIZON WIRELESS (Agent: Complete Wireless) to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 100-foot monopine tower with 12 antennas. The property, identified by Assessor's Parcel Number 109-250-45, consists of 4.67 acres, is located on the north side of Lariat Drive, 754 feet west of the intersection with Flying C Road, in the **Cameron Park area.** (Negative declaration prepared)

Tom Dougherty presented this item with a recommendation for conditional approval. He briefly informed the Commission of the letter received from the Cameron Estates Community Services District.

Chair Machado asked if there was space available on the other 80-foot tower. Alex Goetze said they did look at locating on the existing Sprint pole. The Sprint pole was ruled out because of the height of that pole. Mr. Goetze said the photo simulation for this pole was very difficult to prepare. He does not believe you would see this site going eastbound. The only brief view would be from the southwest from westbound Highway 50. Mr. Goetze said the PG&E poles would not facilitate the installation of 12 antennas. PG&E also will not allow the generator on their facilities. In order to provide ongoing service during power outages, a generator is necessary.

Commissioner Knight asked about collocation on this site. Mr. Goetze said collocation is possible, and the permit is so conditioned.

Karyn Huebner, owner of property on the southeast, asked to see pictures of the proposed site. The applicant gave Mrs. Huebner some examples of the pole. Mrs. Huebner said the monopine looks better than the existing pole. She would rather have this pole. If it is possible she would like to get rid of the existing pole.

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

Chair Machado said the Sprint pole is 80 feet. There is another carrier at 70 feet and one at 50 feet. He asked about the height of the proposed tower which is 100 feet. Mr. Goetze said their company did run tests and determined they would require a 100-foot tree for this site. Chair Machado said he would like to see collocation on the other pole or a reduction of the tree to 80

feet. Commissioner Chaloupka said the only problem he could think of is that there may be interference with the poles being at the same height. Mr. Goetze said the Commission could condition the permit for an 85-foot tree, and Verizon could appeal the decision if it is not satisfied.

After the first motion and before voting, Chair Machado said he would like to see the application continued.

ON MOTION OF COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MAC CREADY AND FAILING BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY AND KNIGHT; NOES – COMMISSIONERS TOLHURST, CHALOUPKA, AND MACHADO, IT WAS MOVED TO ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-002 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF, LIMITING THE HEIGHT OF THE TOWER TO 85 FEET.

Mr. Goetze said he would like the application continued. He would like to have the opportunity to bring one of the engineers to the hearing. Commissioner Chaloupka said he would like their engineer to discuss other possible sites.

As the above motion failed, the following action was taken:

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE S05-0028 TO THE MEETING OF FEBRUARY 23, 2006.

8. FINDING OF CONSISTENCY (Public Hearing)

- a. Consideration of a request submitted by the EL DORADO COUNTY GENERAL SERVICES DEPARTMENT for a finding of consistency with the General Plan for the long-term lease/acquisition of real property identified by Assessor's Parcel Number 107-052-01 (990 Lassen Lane, El Dorado Hills, CA). The County proposes to acquire by lease the right to use the currently vacant fire station located on the subject property and convert the existing 7,312 square foot building into a public meeting and activity facility for the senior citizens of El Dorado County. The property is located on the south side of Lassen Lane, at the intersection with El Dorado Hills Boulevard, in the El Dorado Hills area.

Gina Hunter presented this item with a recommendation that the Commission find the request consistent with the General Plan.

Commissioner Tolhurst asked if the housing behind the facility is senior housing. On of other Commissioners said that is correct.

Chair Machado said his only concern is parking. Commissioner Tolhurst said they will have to meet all other General Plan requirements. Mrs. Hunter said they will have a parking agreement with the church. Paula Frantz said this is a General Plan Finding of Consistency for a public facility. This type of use would be allowed by special use permit in this type of zone district. The County is exempt from the Zoning Ordinance but not the General Plan.

Harriett Segel, resident of El Dorado Hills, said they have been looking forward to this facility for a very long time. She fully supports the proposal and asked that the Commission do the same.

George Sanders said General Services will continue to investigate on-site parking possibilities. There could be some modifications that relate to on-site parking.

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

ON MOTION OF COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE LONG-TERM LEASE/ACQUISITION OF ASSESSOR'S PARCEL NUMBER 107-052-01 FOR A COUNTY SENIOR CITIZENS FACILITY CONSISTENT WITH THE COUNTY GENERAL PLAN.

9. TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT (Public Hearing)

- a. **TM01-1377R/PD01-0004R – Serrano, Village K1 and K2** submitted by SERRANO ASSOCIATES, LLC (Agent: Kirk Bone). The revision would add 16 lots to the project and allow the development of duplex units on corner lots and lots fronting the golf course. Design waivers have been requested to allow the following: a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Courbet Way, Da Vinci Drive, Pannini Way, Raphael Drive, and 36 feet for Martin Court, Crivelli Court, Bronzino Court, Cosimo Court, Mondrian Court, Bounding Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, and Raphael Court; b. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 46 feet radius; and c. A reduction in sidewalk width from 6 to 4 feet. The properties, identified by Assessor's Parcel Numbers 113-640-01; 113-650-01; 113-550-05; and 113-560-01 and -02, are located on the north and south side of Greenview Drive, between the intersections with Cordero Way and Courbet Way, in the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)

Aaron Mount presented this item with a recommendation for conditional approval. He gave the Commission a copy of a revised tentative map, addendum to the staff report, and a letter from the applicant with proposed modifications to Conditions 24 and 25. Paula Frantz, County Counsel, said the applicant's changes to Conditions 24 and 25 clarify the proposed modifications. On Condition 30, one of the Commissioners recommended changing "should" to "shall."

Kirk Bone said Conditions 24 and 25 are reflective of the conversation they had with Fred Russell last night. They will not be constructing duplexes in this unit. They accept the conditions as modified.

Commissioner Tolhurst asked for clarification on the number of lots. Mr. Bone said there will be the same number of lots; there just will not be duplexes.

Commissioner Tolhurst said it appears there will be steep cuts on Raphael Drive and Da Vinci Drive. Gene Thorne, representing the applicant, said Raphael Drive from the intersection is about 13-1/2 percent grade and will go down to a cul-de-sac that is eight percent. Before it gets to the intersection, Da Vinci is about 12-1/2 percent grade. They are within the County requirements of 15 percent. Mr. Thorne explained the size of lots required based on the slope of the lot.

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

ON MOTION OF COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE PROJECT STATUTORILY EXEMPT PURSUANT TO SECTION 15182 OF THE CEQA GUIDELINES AND APPROVE TM01-1377R (as revised January 25, 2006)/PD01-0004 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Changes made during this hearing are indicated by ~~double strikethrough~~ for deletions and double underline for additions.

Findings

Tentative Map

1. The proposed tentative map, including design and improvements, is consistent with the El Dorado Hills Specific Plan policies and the applicable portion of the County General Plan as defined in the Developer's Agreement.
2. The proposed tentative map conforms with 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 certified EIR.
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.
5. The project has been found to be Statutorily Exempt from CEQA pursuant to Section 15182 of the CEQA Guidelines and further, the project is not subject to the State Department of Fish and Game fees.

6. The proposed tentative map conforms with the applicable standards and requirements of the County's zoning regulations, Major Land Division Ordinance and the El Dorado Hills Specific Plan.
- ~~7. This project may be approved subject to paragraph 5, Sub-paragraph 1 which states the county may issue permits pursuant to a development agreement, or a vesting tentative map approved prior to February 5, 1999; and subject to the following findings established in Paragraph 5, Sub-paragraph 8 in the Final Writ issued by the Court on July 19, 1999, as follows:~~
 - ~~a. The approval or project will not significantly impair the County's ability to adopt and implement a new General Plan after complying with CEQA.~~
 - ~~b. The approval or project complies with all other requirements of law.~~
 - ~~c. The project is consistent with the land use designation of both the Public Review Draft and adopted General Plan and there is no evidence that the development of the site would affect issues identified in the General Plan lawsuit that could impact the County's ability to adopt a new General Plan.~~

Findings - Planned Development

1. The Development Plan is consistent with the Specific Plan and zoning for the applicable site.
2. The proposed development is so designed to provide a desirable environment within its own boundaries.
3. The site is physically suited for the proposed use.
4. 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.
5. The proposed uses do not significantly detract from the natural land and scenic values of the site.

Findings - Design Waivers

1. All sidewalks reduced from 6 feet to 4 feet.
 - a. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustments or waiver. The adjusted sidewalk width will better conform to the surrounding landlords, resulting in reduced grading and impact on the natural resources. In addition, the narrower sidewalk is

consistent with the standard applied on sidewalks in the balance of the Serrano developments.

- b. Strict application of County design and improvement requirements 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. The larger cut and fill slopes, due to the increased sidewalk width, may result in additional erosion and sediment discharge from the site.
 - c. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The El Dorado County Department of Transportation has indicated in previous approvals that the requested right-of-way reduction will not be detrimental to health, safety and welfare of the public.
 - d. This waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.
2. Road right-of-way widths shall conform to the required width of improvements. [Greenview Drive - 50 feet; A, B, C Streets, D Streets Courbet Way, Da Vinci Drive, Pannini Way, Raphael Drive - 46 feet; 1, 2, 3, 4, 5, 6, 7 and 8 Courts, and B and E Courts Martini Court, Crivelli Court, Bronzino Court, Cosimo Court, Mondrian Court, Boudin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, Raphael Court - 36 feet]
- a. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustments or waiver. The adjusted right-of-way will better conform to the surrounding landlords, resulting in reduced grading an impact on the natural resources. The land area thus made available results in an increase in the actual acreage of open space provided in the Specific Plan.
 - b. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property. The increased right-of-way will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance. The larger cut and fill slopes, due to the increased right-of-way, may result in additional erosion and sediment discharge from the site.
 - c. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The El Dorado Fire Protection District has indicated in previous approvals that the requested right-of-way reduction will not be detrimental to health, safety, and welfare of the public.

- d. The waiver would not have the effect of nullifying the objectives of this article or any other law or other ordinance applicable to the subdivision.
3. Cul-de-sac improvements (~~1, 2, 3, 4, 5, 6, 7 and 8 Courts; and B and E Courts~~ Martini Court, Crivelli Court, Bronzino Court, Cosimo Court, Mondrian Court, Boudin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, Raphael Court) shall have a minimum right-of-way radius of 47 feet and an improved diameter of 80 feet.
 - a. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustments or waiver. This waiver was approved by the Board of Supervisors and applied project-wide on August 30, 1995. As an element of the grant of waiver at that time, the County required the developer to include in the project Codes, Covenants and Restrictions (CC&Rs) specific language which requires the following: a) a prohibition against parking of vehicles within the cul-de-sacs, and b) a permanent method of funding for enforcement of the parking prohibition.
 - b. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property. The increased right-of-way and improvements will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance. The larger cut and fill slopes, due to the increased right-of-way, may result in additional erosion and sediment discharge from the site.
 - c. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The El Dorado County Department of Transportation has indicated in previous approvals that the requested right-of-way reduction will not be detrimental to health, safety and welfare of the public.
 - d. 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

Department of Transportation

1. All roads shall be constructed in conformance with the Design and Improvement Standards Manual with the following specifications:

<i>Road</i>	<i>Standard Plan</i>	<i>Road Width</i>	<i>Right-of-Way Width</i>	<i>Exceptions/Special Notes</i>
Greenview Drive	Std Plan 101B	40 ft. (50' R/W), plus utility/ slope easements	50 feet plus utility/ slope easements	Type 1 rolled curb & gutter* with 4 ft. sidewalks
<u>A, B, C Streets,</u> <u>D Streets</u> <u>Courbet Way,</u> <u>Da Vinci Drive,</u> <u>Pannini Way,</u> <u>Raphael Drive</u>	Std Plan 101B	36 ft. (46' R/W), plus utility/ slope easements	46 feet plus utility/ slope easements	Type 1 rolled curb & gutter*-
<u>1, 2, 3, 4, 5, 6, 7</u> <u>and 8 Courts; B</u> <u>and E Courts</u> <u>Martini Court,</u> <u>Crivelli Court,</u> <u>Bronzino Court,</u> <u>Cosimo Court,</u> <u>Mondrian</u> <u>Court, Boudin</u> <u>Court, Klee</u> <u>Court, Van</u> <u>Eyck Court, 7</u> <u>Court, 8 Court,</u> <u>Da Vinci Court,</u> <u>Raphael Court</u>	Std Plans 101B & 114	28 ft. (36' R/W), plus utility/ slope easements	36 feet plus utility/ slope easements	Cul-de-Sac to be installed. No sidewalks. Type 1 rolled curb

Type 2 vertical curb & gutter adjacent to park site and open space
 All road widths in the above table are measured from curb face to curb face

Where constrained by topography, sidewalks may be located outside of 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 the filing of the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements shall be provided where necessary.

- An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be

subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the Final Subdivision Map.

3. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the proposed cul-de-sac bulbs, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the Final Subdivision Map.
4. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&Rs shall contain a provision that lots fronting on a cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.
5. A Vehicular Access Restriction for lots contiguous to Greenview Drive shall be shown on the final map(s) for those corner lots having access to intersecting minor roadways.
- ~~6. Off site road improvements shall be completed in compliance with the requirements set forth within the El Dorado Hills Specific Plan, Appendix F, and the El Dorado Hills Specific Plan Public Improvements Financing Plan, more specifically:

Prior to the issuance of the 1,500 building permits for dwelling units within the combined projects of Village C, Village E, Village F, Village G, Village H, Village I, Village J and Village K, the applicant shall construct Serrano Parkway as a two lane divided road between its current terminus and Bass Lake Road. The connection to Bass Lake Road shall be configured as shown on the Exhibit entitled "Exhibit A - Connection of Serrano parkway and Bass Lake Road" and dated May 2001. The Bass Lake Road construction shall provide for a two lane paved roadway per County Standards together with roadway grading for the ultimate four lane roadway.~~
7. Bus turnouts shall be constructed at locations required by El Dorado Transit and the appropriate school district.
8. 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 and the El Dorado Hills Specific Plan Master

- Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.
9. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village K1 and K2 shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' association at the time of building permit application. The CC&Rs shall require all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.
 10. Drainage Maintenance shall be the responsibility of the Master Owner's Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owner's Association simultaneously with the filing of the Final Subdivision Map.
 11. Prior to the recordation of a final map in Village K1 and K2, the CC&Rs shall be submitted to the Planning Director to ensure that: the responsibilities for drainage maintenance are specified; that procedures and responsibilities for site plan and architectural review in compliance with the requirements of the Design Guidelines, Appendix B of the Specific Plan are provided; and that the CC&Rs contain other provisions as specified by conditions of this map.
 12. 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.
 13. 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.
 14. The Final Grading Plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.
 15. Erosion control and drainage design from residential areas into the open space areas and shall employ natural appearing methods. The use of native plant materials is required where re-vegetation is proposed.
 16. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

Fire Department

17. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of ~~4,000~~ 1,500 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This fire flow rate shall be in excess of the maximum daily consumption 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. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fired sprinklered in accordance with NFPA 13 D and Fire Department Requirements.
18. 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 on center. The exact location of each hydrant shall be determined by the Fire Department.
19. To enhance the night-time 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 Fire Safe Regulations.
20. 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.
21. A secondary access road, providing permanent or temporary looped circulation for each phase of development, must 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. Such looped circulation shall be subject to the approval of, or may be modified by the El Dorado Hills Fire District.
22. The lots that are one acre and greater shall be provided with a minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.
23. This village shall comply with all requirements as set forth in the Serrano Wildfire Management Plan.
24. ~~The open space Lots A, B, C, and Lots 3 and 5 have no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide all weather access into these areas in accordance with Fire Department requirements.~~

Open space Lot E of Subdivision J-36 and Lot 5 of Subdivision J-18 have no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide access from the street right-of-way consisting of an

aggregate base surface generally behind, but not necessarily adjacent to, Lots 84, 89 through 99G, and 102 and 103A no later than occupancy of the first home in Phase 4, and Lots 150 through 152, 154B through 154H, and 155 through 160 no later than occupancy of the first home in Phase 5 in accordance with Fire Department requirements. The developer or developer's successor in interest to the open space lots shall be responsible for the on-going maintenance of the access.

- ~~25. The lots that back up to Wildland Open Space shall be required to construct the fence of non-combustible material. This non-combustible fencing shall have a three-foot wide gate located in accordance with Fire Department requirements to allow emergency access into the open space area.~~

Any fencing installed at the common border with Wildland Open Space Areas shall be constructed of non-combustible fencing. If fencing is installed between Wildland Open Space Areas and Lots 94, 98, 99D, 154D, and 154H, the non-combustible fencing shall have a three-foot wide gate located in accordance with Fire Department requirements to allow emergency access into the open space area and shall be equipped with a Knox lock. Lot owners are responsible to supply the Knox lock and install the fencing and emergency gate at the time of construction of a home on the lot. Lot owners shall be responsible for any repairs to the gate or Knox lock, enforceable through the Serrano Owners' Association.

- ~~26. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code.~~
- ~~27. This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that is approved by the Fire Department.~~
- ~~28. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway.~~

El Dorado County Air Quality Management District

- ~~29. 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 and 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 Rules 223, 223.1, and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Prevention (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to start of project construction.~~
- ~~30. Project construction may involve road development and should shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.~~

31. Burning of wastes that result from Land Development Clearing must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.
32. The District's goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and the California Air resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures.

- Use low-emission on-site mobile construction equipment.
Maintain equipment in tune per manufacturer specifications.
Retard diesel engine injection timing by two to four degrees.
Use electricity from power poles rather than temporary gasoline or diesel generators.
Use reformulated low-emission diesel fuel.
Use catalytic converters on gasoline-powered equipment.
Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.
Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
Configure construction parking to minimize traffic interference.
Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

33. 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.

Planning Department Services

2434. A final subdivision map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the final map, and a copy filed with the Planning ~~Department~~ Services.
2535. The applicable conditions of the development plan shall be satisfied prior to recordation of the final map.

2636. Prior to final map approval, an acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to the Planning Department Services which identifies that recommended measures to shield noise to outdoor activity areas of affected lots have been employed as per Policy 6.5.1.1 of the General Plan.
2737. Residential lots located on the border of the Green Springs Ranch shall not exceed a 3:1 ratio of lot frontage to lot depth, as noted in the County Design and Improvement Standards manual.
2838. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Planning Director for approval:
- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - b. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

2939. ~~An irrevocable offer of dedication (IOD) shall be made by the applicant to the El Dorado Hills Community Services District for all neighborhood parks. The form of the IOD shall conform to the IODs previously utilized for similar parks within the Serrano project.~~

- ~~30. The eight lots east of Greenview Drive and south of E Street just north of the proposed school site may not be recorded until the earlier of two years from the date of approval of the tentative map or the development of a school and park site plan by, for, and acceptable to the Rescue School District and the El Dorado Hills Community Services District.~~

- ~~31. The applicant shall install an emergency access gate providing a connection between Clarksville Road and the Green Springs Ranch subdivision and this village. The gate shall be designed to the requirements of the El Dorado Hills Fire District and shall include a knox lock or a type acceptable to the fire district.~~

- ~~32. The applicant shall install a fire hydrant of the type indicated in Condition 18 above. The hydrant shall be installed at the Clarksville gate at a location approved by the El Dorado Hills Fire Department such that it may be easily accessed from either side of the gate. A public utility easement shall be provided with the line extension.~~
- ~~33. The applicant shall install a fire hydrant on the property line at points adjacent to the terminus of Dormitory Road and Deer Valley Road. The hydrant shall be of the type indicated in Condition 18 above. The hydrant shall be installed at a location approved by the El Dorado Hills Fire Department such that it may be easily accessed from Green Springs Ranch. A public utility easement shall be provided with the line extension.~~
- ~~34. The common border between four acre (plus or minus) lots in Serrano and Green Springs Ranch lots that are developed with a single family residence as of August 1, 2001, shall be fenced. The fence shall be six feet high and shall be installed by the applicant. The fence shall be of the open metal fence kind and design commonly used in Serrano. Serrano lots adjoining lots not yet built upon in Green Springs Ranch will be required to install the open fence at the time of construction of a home on the Serrano lot.~~
- ~~35. The lot configuration for the map shall be that submitted and dated July 26, 2001.~~
- ~~36. The four (plus or minus) acre lots adjacent to the Green Springs Ranch will have a limited building area for both the principal structure and all ancillary structures such as gazebos, pools, cabanas, barns and the like. The purpose of the limited building area is to create a minimum 250 foot separation between residences with Green Springs Ranch existing as of August 2, 2001, and those buildings to be built on the four (plus or minus) acre lots. Except for the area along the west border of the Peak, Annis, and Sedlak parcels that shall have a minimum 100 foot building setback, the minimum common property line setback shall be 50 feet. At the time of recordation of a map creating the four (plus or minus) acre lots, the building setbacks illustrated on the approved map shall prevail for all structures.~~
- ~~37. All wells within the borders of the map shall be abandoned in conformance with the requirements of the County Environmental Health Department. The wells must be abandoned as a first step in the development of the subdivision and may not be used in any way.~~

Conditions - Development Plan for Serrano Village K1/K2, not including recorded units in Unit 1 J-19 and Unit 3 J-62.

1. The Development Plan permits the following:

A tentative subdivision map creating ~~225~~ 165 residential lots, ranging in size from ~~9,975~~ 17,700 square feet to 59,985 square feet, golf course lots totaling 0.29 acre, and open space lots totaling 44.59 acres.

2. ~~The construction of duplex units and creation of duplex lots for lots fronting the golf course and on corner lots within the subdivision.~~
3. Minor modifications to the planned development shall be reviewed by the Deputy Director of Planning ~~Director~~ and then placed on the Planning Commission consent agenda to be reviewed as necessary.

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

- b. **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)*

This item was continued from the meeting of January 12, 2006.

Gina Hunter presented this item, briefly explained the changes to the project, findings, and conditions.

Dan Giffin said they went back after the previous meeting and hopefully fulfilled what the Commission required. Using the site plans on the wall, he explained the proposal.

Chair Machado said an excellent job has been done highlighting the outdoor seating areas as well as Shop B. Mr. Giffin said a water sculpture will be between Shop B and C.

Chair Machado asked about the condition for artwork. Mrs. Hunter referred to Condition 24.

Chair Machado asked about the oak tree reduction. Mr. Giffin said they have tried to locate them along the center of the project, giving the project a rural atmosphere. Commissioner Mac Cready said he assumes they will be putting in oak trees that survive in this area. Jim Hoffman, representing the applicant, said scarlet oak will grow in this area. They can take more water than other oaks. These trees will adapt very well. Commissioner Knight believes this is the same type of oak used in Serrano. Mr. Hoffman briefly explained some of the landscaping proposed.

Commissioner Tolhurst asked about screening on the back of the units. Using the display maps, Mr. Giffin explained. The Commission and applicant discussed further screening. Brian Norwood proposed putting structural members every ~~three~~ 30 feet.

Commissioner Tolhurst asked about the drive-thrus. Mr. Giffin said the actual drive-thru location will be at the west end of Building F and will meet County standards.

Chair Machado said the stacking is a lot better for Shop E. With F, the circulation will also be improved. Commissioner Tolhurst said he likes the RV parking. Chair Machado commented that the design is a lot better than at the previous hearing.

Commissioner Tolhurst said perhaps the hours should be extended to midnight. Richard. Ribacchi said their drug store would appreciate extended hours for their drive-thru pharmacy. He would like the hours to be center wide, midnight if possible.

There was no further input.

Chair Machado said the applicants have done a very good job mitigating the concerns of the Commission.

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED, AND APPROVE PD05-0004 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

1.0 CEQA FINDING

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

2.0 ADMINISTRATIVE FINDINGS

2.2 Planned Development PD05-0004 Findings

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

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

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

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

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

2.1.3 The site is physically suited for the proposed uses.

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

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

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

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

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

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

The 2004 General Plan designates the subject site as Commercial (C). The purpose of the Commercial land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. It can be found through the discretionary planned development permit process that the project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan. Staff finds that the project, as conditioned, will be compatible with the adjacent and surrounding properties, and conforms to the General Plan.

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

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

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

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

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

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

- A. Maximum first floor building size should be sized to be suitable for the site;
- B. Residential use on second story;
- C. No outdoor sales or automotive repair facilities;
- D. Reduced setback with landscaping and walkways;

- E. Interior parking, or the use of parking structure;
- F. Bicycle access with safe and convenient bicycle storage area;
- G. On-street parking to reduce the amount of on-site parking;
- H. Community bulletin boards/computer kiosks;
- I. Outdoor artwork, statues, etc., in prominent places; and
- J. Pedestrian circulation to adjacent commercial centers.

The developer has proposed a building coverage of 11 percent. This coverage allows for optimal circulation and ensures that the project will blend with the surroundings. The project is for retail purposes and does not include a residential component. No auto repair or outdoor sales are included in the shopping center. Walkways along Green Valley and Cambridge Roads within existing setbacks will comply with County and community standards, to create a pedestrian friendly street frontage. The design of the interior parking provides the best possible circulation. Bicycle lockers are to be provided within the development. Due to the location of the project, on-street parking is not feasible and will not be provided. Bulletin boards will be provided within the development for community use. Local artists will be encouraged to contribute works of art for use within the project and areas will be designated for their display. There are currently no other commercial retail establishments adjacent to the site in which to provide walkways and sidewalks for pedestrians. The project does provide appropriate circulation for pedestrian traffic within the center. The developer has demonstrated that the development plan complies with the requirements of this General Plan policy and it can be found that the project is consistent with General Plan Policy 2.5.2.1.

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

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

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

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

Policy 2.8.1.1: Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot

lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

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

Policy 5.4.1.1: Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impact to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian area.

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

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

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

Policy 6.5.1.2: When proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in project design.

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

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

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

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

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

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

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

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

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

Conditions/Mitigation Measures

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

The project description is as follows:

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES FROM PROPOSED MITIGATED NEGATIVE DECLARATION

2. The developer shall plant 30, ~~15-gallon~~ 24 inch oak trees on the site, in addition to the required parking lot and buffer landscape requirements. **All replacement trees shall be planted as part of Phase I development.** A Certified Arborist shall prepare an Oak Tree Replacement and Management Plan, with the site locations for the oak trees identified, with specific planting and care requirements specified. The program shall also include at a minimum a five year monitoring program to ensure that the trees remain healthy and free from disease. The property owner shall monitor replacement oaks for five years or until the success criteria described in the final approved Oak Tree Replacement and Management Plan are met, whichever is greater. The property owner shall submit a monitoring report by a Certified Arborist to Planning Services for each year of the five-year monitoring period by October 1 of each year.

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

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

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

4. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage

Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

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

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

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

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

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

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

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

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

equipment has been installed according to the acoustical consultant's standards prior to final occupancy.

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

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

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

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

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

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

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

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

recommendations found in the approved “Traffic Impact Analysis, prepared by Farhad and Associated dated December 29, 2005.”

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

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

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

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

The project’s two driveway accesses onto Cambridge Road shall be County Standard 103 C with signage and striping to the satisfaction of the Department of Transportation; driveway widths may be less than 35-feet but in no case less than 24-feet. The location of roadway improvements shall be submitted with the grading and improvement plans to the Department of Transportation for approval with a fully executed Road Improvement Agreement for the work, prior to issuance of project building permits. Road improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site. These improvements shall be funded by

the developer and are not eligible for reimbursement from the County's traffic fee programs.

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

14. The developer shall re-stripe Green Valley Road to provide for a westbound left turn lane at the proposed midway driveway onto the site. The location of roadway improvements shall be submitted with the grading and improvement plans to the Department of Transportation for approval with a fully executed Road Improvement Agreement for the work, prior to issuance of project building permits. Road improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site. These improvements shall be funded by the developer and are not eligible for reimbursement from the County's traffic fee programs.

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

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

PROJECT SPECIFIC CONDITIONS

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

- Exhibit CSite Plan
- Exhibit DElevations
- Exhibit EDraft Landscape Plan
- Exhibit F.....Photometric Plan
- Exhibit G.....Planned Lighting Program
- Exhibit H.....Planned Sign Program
- Exhibit IArt Design

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

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

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

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

24. The art component for the development shall comply with the features detailed in Exhibit I. Planning Services shall review and approve the location of the art features within the development prior to issuance of a Building permit.
25. The developer shall arrange with the local waste disposal company a contract to pick-up refuse from the center between the hours of 7:00AM and 10:00PM. A letter or contract with the local waste disposal company with the hours for pick-up shall be provided to Planning Services prior to issuance of a Building permit.
26. The business hours within the center shall be limited to the hours of 5:00AM to ~~10:00~~ 12:00PM.
27. The rear elevations shall be modified to allow for pop-outs at 30 feet to add articulation to the elevation.

Cameron Park Fire Department

27. The project shall comply with the requirements of the Cameron Park Fire Department which include but shall not be limited to the following:
 - a. The developer shall install 14, on-site hydrants, one being located with a fire department connection for each building that contains a fire sprinkler system. The Cameron Park Fire Department shall determine the location of the fire hydrants and fire department connections during plan review. All improvements shall be completed prior to occupancy.
 - b. Fire flow is based on building type, size and available water. Fire flow for the proposed structures and V-N construction with an approved sprinkler system is 3,250 gallons per minute for 4 hours at 20 psi. All buildings shall be equipped with fire sprinkler systems. The fire flow and number of required fire hydrants may be adjusted up or down when actual construction plans are evaluated. All improvements shall be completed prior to occupancy.

Department of Transportation

28. The Project shall comply with the requirements of the Department of Transportation which shall include the following:
- a. The developer shall provide a drainage report at time of grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increases, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation. The developer shall submit a drainage report along with the on-site grading/improvement plans to the Department of Transportation for approval prior to issuance of a grading permit.
 - b. The developer shall construct a minimum four-foot wide concrete sidewalk along the east side of Cambridge Road, behind the existing asphalt dike, from the project's southerly limit, across the frontage of Assessor's Parcel Number 116-301-04 and 05, to join the sidewalk required of the Cimarron Apartments under construction on Assessor's Parcel Number 116-301-02. The improvements plans for this work must be submitted for review concurrently with submittal of the site improvement plans. The sidewalk improvement plans, together with a fully executed Road Improvement Agreement for the work, must be approved prior to issuance of project building permits, and these improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site. These improvements will be funded by the developer and are not eligible for reimbursement from the County's traffic fee programs.
 - c. The developer shall not install private signs, or other private facilities of any kind, in the public road right-of-way. The developer may enter into an agreement with the County, said agreement to be reviewed and approved by the Office of the County Counsel, that provides for the developer to install and maintain landscaping and irrigation features within the public rights-of-way of Green Valley Road and Cambridge Drive.

El Dorado County Department of Environmental Management

29. The project shall comply with the requirements of the El Dorado County Department of Environmental Management which shall include the following:
- a. The developer shall obtain the necessary permits from the El Dorado County Air Pollution Control District prior to issuance of a grading permit.
 - b. The developer shall submit a set of plans for the proposed food facility for review and approval to the El Dorado County Environmental Management Department prior to construction of the food facility.

- c. The food establishment shall obtain a yearly permit to operate from the El Dorado County Environmental Management Department. At least one person from the facility must be a certified food handler and hold a Food Handler's Safety Certification. The El Dorado County Environmental Management Department shall verify these requirements prior to the establishment of a restaurant within the project.
- d. The developer shall comply with the El Dorado County Solid Waste Management Ordinance, Chapter 8.42. Prior to issuance of a building permit, plans for the adequacy, accessibility, convenience and location of solid waste and recyclable containers and storage facilities shall be approved by the El Dorado County Environmental Management Department and the respective (solid waste) Franchisee. The developer shall contact Waste Management for direction regarding the enclosure needs for the project. All solid waste and recyclable containers shall be installed prior to occupancy of the project.

El Dorado County Building Services

30. The developer shall obtain a building permit from the El Dorado County Building Services prior to commencement of all construction.

El Dorado Irrigation District

31. All required easements for new District facilities to serve the project site shall be provided to the El Dorado Irrigation District. The El Dorado Irrigation District shall approval all water and/or sewer improvement plans and easement locations prior to issuance of a grading permit. A letter stating that the easement locations comply with the approved improvement plans shall be provided to Planning Services by the El Dorado Irrigation District prior to issuance of a grading permit. All improvements shall be installed prior to occupancy.

El Dorado County Resource Conservation District

32. The developer shall submit for review and approval the site specific erosion control and sediment control plan to the El Dorado County Resource Conservation District prior to issuance of a grading permit.

Cameron Park Airport District

33. The overall height of the structures shall not penetrate the transitional surface along the runway per the Comprehensive Land Use Plan. A FAA request form 7460-1, Notice of proposed construction or alteration shall be filed with the FAA to determine if obstruction lighting is necessary. Proof of the filing from the FAA shall be submitted to Planning Services prior to issuance of a building permit.

34. The developer shall file an Avigation and Noise easement to the title of the property, which shall be submitted to Planning Services prior to issuance of a building permit.
35. The developer shall submit the plans for review to Cal Trans, Division of Aeronautics. Proof of review by Cal Trans shall be submitted to Planning Services prior to issuance of a building permit.

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

10. WORKSHOP

- a. Winery Ordinance: Discussion between staff and the Planning Commission regarding the County's regulation of wineries, wine tasting facilities, and other ranch marketing accessory uses.

Pierre Rivas presented this item. Staff is currently working on the Zoning Ordinance to implement the General Plan. There possibly will be a section of the Zoning Ordinance devoted specifically to Christmas trees. Staff is hoping to keep the winery ordinance on a more global basis.

Mr. Rivas went over some background information on this issue for the Commission. He spoke about the one-year review on the Winery Ordinance. Following this workshop, staff plans to go back to the Agricultural Commission for their recommendations. There will then be another workshop, or ordinance revisions will be brought back to the Commission for a recommendation to the Board.

Commissioner Mac Cready asked if the draft should come back to the Planning Commission for input before it goes to the Agricultural Commission. There may be suggestions from the Planning Commission that the Agricultural Commission should consider. Chair Machado agreed with this type of procedure. Commissioner Tolhurst feels the purpose is to keep the land in agricultural production.

Mr. Rivas went through the handout he gave to the Commission on possible revisions.

Commissioner Tolhurst said he does not want to penalize people for being efficient. It does not seem fair that you cannot have the same number of events if you have a small facility. Mr. Rivas said it is the Gallo type facility the County would like to restrict with a special use permit. Commissioner Mac Cready asked if staff has an idea of an upper limit. Mr. Rivas said El Dorado County has small operations compared to Valley operations. The problem staff is having under CEQA is that analysis has to be done on the maximum use allowed under a specific zoning. You have to look at the worse-case scenario, and it gets very difficult. Paula Frantz, County Counsel, said when you are zoning residential to agriculture you have to look at what they can go to. You need to look at what impacts you would allow by right and those under a use permit.

Commissioner Mac Cready said the ordinance should be worded so they can start the winery as soon as the grapes are planted. You could limit the purchase of grapes to El Dorado County. Ms. Frantz said you can base the purchase of grapes on a certain distance because of possible traffic impacts, but you cannot limit the purchase of grapes by county.

Commissioner Chaloupka asked the reason for requiring a minimum of five acres. Ms. Frantz said the purpose of the ranch marketing is to encourage the agricultural use of the property. If it is agricultural land, the primary use is growing crops. A winery is incidental.

Commissioner Mac Cready said the Commission is going through these items one by one. After the Commission goes through the items, will the public again go through one by one? It seems it should be done at the same time. Staff agreed.

Ms. Frantz said until it is decided what the project will be we do not know what type of environmental document would be used.

Valerie Zetner, Farm Bureau, said there was a draft in 2003, and Planning has that draft. She said Mr. Rivas had done a good job of identifying the larger items of concern.

Dave Pratt, member of the Agricultural Commission, President of the Grape Growers Association, and member of the Winery Committee in 2003, said they have gone through a lot of discussion on this item. You need to look at this on a global basis.

Diane Buckley said she understands we are trying to preserve agriculture. If they cannot make it as an agricultural use it seems we are talking about letting people go to a commercial use. She wants to preserve agricultural land but for actual agricultural uses.

Art Marinaccio said he would propose a change in focus. The focus needs to be on the fact that the General Plan indicates there are Agricultural Districts, and that would be the dominate use. You need to look at uses allowed by right in Agricultural Districts. Properties outside Agricultural Districts would require a use permit whether they are zoned agriculture or not.

Paul Bush, member of the Winery Ordinance Committee, believes it would be beneficial to start up the Winery Committee again.

Greg Boeger thanked Pierre Rivas for outlining the issues. He agrees that the Committee should be reconvened. He agrees with Commissioner Mac Cready about building the winery when the grapes are planted. Only allowing the tasting room does not allow creativity. Perhaps it should be addressed by the number of people you are drawing to the facility. Commissioner Mac Cready said you need to come up with a definition of tasting room.

Scott Miller, President of the Fairplay Winery Association, said most of what Pierre Rivas has brought up today will have somewhat of an impact on all wineries. He would like to suggest that when the Committee is reconvened they would like to have a representative in the group as these issues are debated. The Winery Association does not agree with #3. It would do a disservice to the small wineries.

Ed Delfino said ranch marketing was intended to allow the sale of items grown and produced on the site. We need to encourage agricultural production and the sale of those agricultural products on the property. Everything else is incidental.

Commissioner Tolhurst said the question is how much traffic is going to be increased. Mr. Rivas said that is why staff feels the special events, i.e., concerts, weddings, etc., should be allowed under a use permit. That way the impacts to that particular site could be analyzed and mitigated. Ms. Frantz said staff and the Commission should come up with a definition of special events and promotional events.

Peter Maurer said the winery group was not a recognized appointed group. The Commission should direct staff to work with the Agricultural Department on these issues.

Bill Stephens, Agricultural Commissioner, said they would like this to be a regulatory ordinance so people will know what they can and cannot do.

No action taken.

11. GENERAL PLAN AMENDMENT (Public Hearing)

- a. **General Plan Amendment** initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS to consider the following: Amendment to General Plan Policy 2.2.1.5 to include a footnote to Table 2-3, Building Intensities, to allow Floor Area Ratios (FAR) standards to be exceeded on a project-by-project basis if the project proposal is fully analyzed in a discretionary planned development review process and the project impacts are avoided, mitigated to the same, or to a greater, extent than is analyzed in the 2004 General Plan Environmental Impact Report, or are found not to be substantially more severe than the impacts analyzed in the 2004 General Plan EIR. Further, the Commission will consider an amendment to Policy 2.2.1.5, Table 2-3, Building Intensities, deleting the Maximum Impervious Surface percentage standards.

Peter Maurer presented this item.

Commissioner Tolhurst said he is concerned about eliminating the impervious surface completely. He does not want to see everything paved from one end to the other. He is concerned from a visual rather than water quality standpoint. Mr. Maurer replied that elimination of the impervious surface is covered by standards in place today. Commissioner Tolhurst said perhaps the Commission should recommend an 85 percent impervious surface.

Art Marinaccio said there is an additional document that the Commission should look at to see what we are trying to accomplish (General Plan Economic Element). We need to find a way to increase employee and economic development in the County. The Commission should recommend the Board look at other ways to exceed the Far than with the planned development. All impacts, other than landscaping, are off-site impacts. The requirements under a planned development are really onerous. If it is the intent to bring light rail to the Business Park, 35

percent should be the minimum, not the maximum. Mr. Marinaccio said he believes the maximum FAR should be deleted. During the workshop, the Commission should consider moving the FAR and MIS into the Zoning Ordinance. Most of the concerns are aesthetic and not environmental.

Rob Langford said their church has a parcel in Somerset that has two general plan designations. They cannot build with the current percentage. He would not object to 85 percent impervious surface.

Valerie Zetner, Farm Bureau, feels the impervious surface should be deleted and that the Commission consider the agricultural issues.

Greg Fuz, Development Services Director, said the 30 percent open space does not apply in commercial-planned development projects. The planned development allows development standards for each project to be tailored to that project. Staff feels that is a very good reason to use the planned development process. It is also important to have a vehicle that allows CEQA review. In order to recommend an increased FAR, it is necessary to determine that the increase is not above the analysis in the General Plan EIR. He agrees with Art Marinaccio that these types of standards belong in the Zoning Ordinance. Mr. Fuz said he would be comfortable with the 85 percent maximum impervious surfaces if that is the way the Commission would like to go. However, as Commissioner Tolhurst mentioned, there are other standards in place.

Commissioner Mac Cready asked what the Business Park is supposed to be. It was his understanding it was to be a campus like development as opposed to making it into an industrial park.

Commissioner Tolhurst said we have a responsibility to maintain some type of reduction in environmental impacts. He does not see a problem with 85 percent.

There was no further input.

ON MOTION OF COMMISSIONER TOLHURST, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS APPROVE A06-0001, WITH AN 85 PERCENT MAXIMUM IMPERVIOUS SURFACE, BASED ON THE FINDINGS PROPOSED BY STAFF.

Findings

1. The proposed project falls within the range of equally weighted project alternatives and environmental effects analyzed by the adopted 2004 General Plan EIR, and pursuant to Section 15162 of the CEQA Guidelines does not require additional environmental review for the reasons stated, as follows:
 - Although impacts identified in the 2004 General Plan EIR associated with traffic, noise, and air quality were based, in part, on development intensity constrained by

floor area ratio (FAR), the proposed General Plan amendment constrains all projects which propose an increased FAR to be analyzed pursuant to a discretionary planned development review process whereby project impacts associated with an increase in FAR are found to be either avoided, mitigated to the same or to a greater extent, or are found to not be substantially more severe than the impacts analyzed in the 2004 General Plan EIR. Given that the proposed policy amendment requires a project that proposes to exceed FAR standards to fully comply with the General Plan and General Plan EIR, none of the circumstances which require preparation of a subsequent EIR or negative declaration as set forth by CEQA Guidelines Section 15162 apply.

- The Agricultural Lands land use designation was taken from the Environmentally Constrained Alternative and included in the 2004 General Plan as a primary land use, not an overlay. This land use designation strengthens the agricultural protection provisions of the plan and serves to enhance the role of agriculture within the County along with other applicable General Plan policies. A maximum of two dwelling units per parcel are allowed by this land use designation, and the population intensity of associated growth is accounted for in Table 2-2, Policy 2.2.1.3. Although the Environmentally Constrained Alternative included a FAR of 0.10 (10 percent) for Agricultural Lands, building square footage related to FAR and employment per thousand square foot allocations to the Market Areas and corresponding TAZs were not used to assess the environmental effects of growth impact within areas subject to Agricultural Lands land use designation. Instead, residential densities were used, therefore, the 0.10 FAR included in the 2004 General Plan was the result of an unintentional carry-over from the Environmentally Constrained Alternative, and no significant environmental effects or mitigation measures are associated with its use.
- The 2004 General Plan EIR, Impact 5.5-6, Increase in Water Pollutants from New Impervious Surfaces and New Urban and Agricultural Uses, evaluated the environmental effects of increased development of all of the equally weighted alternatives and found that all alternatives would lead to pollutant and sediment laden runoff that would effect offsite locations. The impact assessment included in the General Plan EIR states, in part; “However, General Plan policies, the Storm Water Management Plan, applicable regulations that require compliance with NPDES requirements, prohibit development adjacent to certain water bodies, and require erosion and sediment control BMPs or other water quality protection measures. These policies and programs would apply to all nonagricultural development (including ministerial) that disturbs more than one acre. Development on less than one acre is subject to the General Plan policies as well as the SWMP (which also applies to ministerial development)... As a result, this impact is considered less than significant (prior to mitigation) for all alternatives.” Furthermore, the General Plan EIR did not utilize MIS percentage standards included in Policy 2.2.1.5, Table 2-3, Building Intensities, for the environmental effects were found to be less than significant. Therefore, the proposed General Plan

amendment to eliminate MIS percentage standards does not change the significance of the environmental effects identified in the General Plan EIR.

2. The proposed project amends General Plan Policy 2.2.1.5, Table 2-3, Building Intensities, to allow flexibility in the application of FARs to non-residential development, eliminates FAR applicable to Agricultural Lands, and eliminates MIS in a manner that is consistent with the Goals, Objectives, and Policies of the General Plan.
3. The proposed project is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions and environmental analysis contained in the staff report.

12. WORKSHOP

- a. Discussion between staff and the Planning Commission regarding comprehensive revisions to the Floor Area Ratios (FAR) and other related General Plan policies.

This item was continued to February 9, 2006, with the adoption of the agenda.

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 1:30 p.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:

Dave Machado, Chair

