



## 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  
February 9, 2006 – 8:30 A.M.  
BUILDING C HEARING ROOM  
2850 Fairlane Court, Placerville, CA**

**1. CALL TO ORDER**

Chair Knight called the meeting to order at 8:44 a.m. The following persons were in attendance: Commissioners Mac Cready, Machado, Chaloupka, Tolhurst, and Knight; Paula F. Frantz, County Counsel; Peter N. Maurer, Deputy Director of Planning; Roger P. Trout, Principal Planner; and Jo Ann Brillisour, Clerk to the Planning Commission.

**2. ADOPTION OF AGENDA**

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

**3. PLEDGE OF ALLEGIANCE**

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

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

**a. Minutes:      January 26, 2006**

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

**5. DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items were considered during the day as time permitted.

Greg Fuz gave the Commission a brief overview of the budget proposal being taken to the Board of Supervisors later this month for an increase in Planning and Building fees. Commissioner Mac Cready said the information refers to manufactured homes and master plan discounts. What about stick homes? Mr. Fuz said there is little review done on manufactured and master plan homes. The stick building would pay the standard fee.

Commissioner Tolhurst said the school district has raised their fees by approximately 300 percent in the Tahoe area. He does not know anyone that goes through the plan check process in Tahoe, because it takes too long. They use private plan checkers. Will they be getting a reduction in fees? Mr. Fuz explained the three different plan check processes. Commissioner Tolhurst said the building allocations are released March 1, and the building season ends the first of November, so having a 10-week plan check process puts a burden on people in Tahoe.

Commissioner Machado said there is a plan check and the individual check of the home. Is there a threshold for master plan homes? Mr. Fuz said he does not believe there is a threshold for master plan projects. He further explained. Commissioner Machado said the plan check fee is for the checking of plans and the inspection of the structure. There is no category for affordable homes.

Chuck Collins, Department of Transportation, said they are looking at their fees also. He spoke about Policy TCX (e and f). Mr. Collins spoke about the traffic study that needs to be submitted if a certain threshold is met.

Mr. Collins said they are currently meeting with the fire district on the striping for the El Dorado Hills Fire District.

Commissioner Mac Cready spoke about a problem crossing Missouri Flat Road between WalMart and Pleasant Valley Road. Peter Maurer said that area is part of the long-term improvement plans of the Department of Transportation. A workshop could be held with the Department of Transportation to discuss the timing and the proposed improvements. He believes the spring of 2007 is when a large amount of improvements will be started/made.

Commissioner Machado explained the location of a stop sign that was approved with the Leonard Grado project.

**6. COMMISSIONERS' REPORTS - None**

**PUBLIC FORUM/PUBLIC COMMENT - None**

7. **SPECIAL USE PERMITS** (Public Hearing)

a. **S05-0001/Veerkamp Debris Recycling Center** submitted by DOUG VEERKAMP GENERAL ENGINEERING, INC., to allow the conversion of a 20-acre leased area within the existing Wetsel-Oviatt industrial facility from a lumber mill to a debris recycling center. The applicant proposes to transport asphalt, concrete, clean fill dirt, green waste, and construction materials from excavation and grading activities in the El Dorado Hills, Cameron Park, and Folsom areas for storage on site. Rock and dirt will be stored in a four-acre area of the site, will be screened daily, and hauled off site to local construction projects. Concrete and asphalt will be stockpiled on a half acre area, and once a year a portable crushing plant, presently utilized for off site recycling, will be brought to the project site to crush and process the material. Wood and green waste will be spread out uncovered on a one-half acre area to maintain decomposing heat below 122 degrees Fahrenheit. Every 2,000 cubic yards, or approximately twice per year, the organic waste will be ground and processed. The recycled materials will be offered for resale to licensed contractors only. The off-site crushing activity is not being considered under this special use permit application. Three to seven employees will be hired to operate the following machinery: water truck, screening plant, tub grinder, portable crushing plant, and loaders. Hours of operation will be 7 AM to 4:30 PM, Monday through Saturday. The applicant will hold the lease to the site until March 2007. The use can be extended beyond this date through the special use permit revision process. The property, identified by Assessor's Parcel Number 108-050-06, consists of 55.69 acres, is located on the south side of Wetsel-Oviatt Road, one mile southwest of the intersection with Latrobe Road, in the **El Dorado Hills area**. (Mitigated negative declaration prepared.)

Lillian Mac Leod presented this item with a recommendation for conditional approval.

Commissioner Tolhurst said at one time there was discussion about placing a high school on this site and the conflict with that use. Did the high school go away? Chair Knight said the school is still proposed. Out of the 200 acres, they will use only about 70. They have to go through the state process, which will take about five years. Roger Trout said that is why this is a temporary use.

Commissioner Tolhurst said he believes this is a good use of the land and would certainly encourage it. He spoke about the possible conflicts between this use and high school drivers.

Commissioner Machado asked about the portable crushing plant. How long will the process take? Will they be heating up asphalt on the site for re-use? On the truck trips, Condition 1, is the number of trips during the construction period or over the year? Mrs. Mac Leod said this is a six-day operation, and the number of trips was based on that information. Commissioner Machado believes the number of trips from the lumber mill, which were allowed by right, were more than the proposed use. Mrs. Mac Leod said they had 115 trips per day at the mill.

Commissioner Chaloupka said this is industrial zoned property. Why is this use not allowed by right? Mrs. Mac Leod said the possibility of noise and dust beyond the property requires a use permit. Paula Frantz, County Counsel, said any use that may cause dust or noise off-site would require a use permit.

Rick Ferriera, representing the applicant, said the concrete is recycled and made into a rock. There is no heating or other process, crushing only. The historic vehicle count for Wetsel-Oviatt was up to 175 trips per day. This use is much lower. There would be a higher usage in the winter than in the summer. They did a noise study and air quality study which is included in the staff report. They have a dust mitigation plan on file with Air Quality that has been approved.

Patty Mc Clelland represented the school district. The road to the recycling center runs through the center of the property owned by the high school district. They do not anticipate building this school for five years or more. Ms. Mc Clelland read a letter with a proposed condition that she presented for the record. The applicant has agreed to the addition of the condition. Paula Frantz, County Counsel, asked if there is an access without going through the high school site. Mr. Trout said there is no other access. Ms. Frantz said when the school district gives notice to the applicant, they should also give notice to the County so they can hold a revocation hearing on this permit. Commissioner Machado asked if the proposed condition is not placed on the permit, would there be a problem for the high school district. Ms. Mc Clelland said they wanted to make sure they had some type of indemnification and insurance. Chair Knight asked if they had this type of agreement with the previous property owner. Ms. Mc Clelland said they did not.

Ms. Frantz said since this permit is due to expire in one year, if they come in to extend the permit, the language for such a condition should be made very clear at that time. Mr. Ferriera said they will work closely with the school district on the agreement issue. The expiration date is tied to their lease. They would probably be back to extend this use permit. They do not see a future conflict with the school activities. Their operation will probably be gone by then.

The public hearing was closed.

Commissioner Chaloupka believes the one year takes care of the situation. Ms. Frantz said if the access issue is a concern of the Commission should consider whether the extension should be a staff level decision. Mr. Trout said staff would leave Condition 11 as written. They could come back to the Commission, but the condition, as written, will give some flexibility to continue the use until the hearing is held.

**ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER TOLHURST AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-0001 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.**

### **Findings**

1. 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 Mitigated Negative Declaration has been filed. Further, the project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game.

Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91 is applicable.

2. The proposed use is consistent with the policies in the El Dorado County General Plan in that it is consistent with those uses allowed under the Industrial designation, is compatible with its adjoining land uses, and is in compliance with the maximum building intensities specified under Policy 2.2.1.5.
3. The use is found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based upon applicable state and local agency regulations and requirements, along with the resultant mitigation measure and conditions of approval contained in the staff report and the analysis of potential impacts in the Initial Study.

### **Conditions**

This special use permit approval is based upon and limited to compliance with the project description, dated February 9, 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.

1. The applicant shall limit operational traffic to and from the project site to a monthly average of 50 truck loads, or 100 vehicle trips, per day. A log shall be kept during the entire lease period documenting the number of vehicle trips per month. At the end of each month a report shall be prepared demonstrating compliance with this requirement. The report shall be submitted to Planning Services by the seventh day of each succeeding month (Exhibit H),

### **The project, as approved, shall consist of the following:**

2. a. The conversion of a 20-acre leased area within the existing Wetsel-Oviatt industrial facility from a lumber mill to a debris recycling center. The applicant will transport asphalt, concrete, clean fill dirt, green waste, and construction materials from excavation and grading activities in the El Dorado Hills, Cameron Park, and Folsom areas for storage on site. Rock and dirt will be stored in a four acre area of the site and will be screened daily and hauled off-site to local construction projects. Concrete and asphalt will be stockpiled on a one-half acre area, and once a year a portable crushing plant, presently utilized for off site recycling, will be brought to the project site to crush and process the stockpiled material. Wood and green waste will be spread out, uncovered, on a one-half acre area, to maintain decomposing heat below 122 degrees Fahrenheit. Every 2,000 cubic yards, or approximately twice per year, the organic waste will be ground and processed. The recycled materials will be offered for resale to licensed

- contractors only. The off-site crushing activity is not being considered under this special use permit.
- b. Three to seven employees to operate the following machinery: water truck, screening plant, tub grinder, portable crushing plant, and loaders.
  - c. Hours of operation will be 7:00 AM to 4:30 PM, Monday through Saturday.
  - d. A temporary construction trailer and restroom facility will be placed on site subject to the building permit process.
3. All site improvements shall conform to the site plans attached as Exhibits D and E.
  4. Signage shall conform to Exhibit F.
  5. Prior to operation, the applicant shall consult with the Air Pollution Control District (APCD) regarding limitations on diesel truck traffic, if necessary, in order to limit toxic air contaminate emissions. The threshold level, as determined by the APCD, will be included in the first monthly operational traffic log to be submitted to Planning Services under Condition 1. The applicant must demonstrate compliance with this level, if applicable.
  6. For materials removed from an area containing naturally occurring asbestos (NOA) or serpentine, the applicant shall demonstrate to the Air Pollution Control District compliance with the California Code of Regulations Title 17 Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (§ 93105, et seq.). Additional requirements for further control measures will be applied as necessary by the District.
  7. The applicant shall submit a hazardous materials business/hazardous waste generator management plan to Environmental Management for review and approval prior to operation.
  8. Prior to the stockpiling of any organic waste, the applicant shall notify the El Dorado Hills Fire Department in order for it to determine the site meets adequate emergency access and fire flow requirements.
  9. Prior to operation, the applicant shall obtain a Notification Tier Permit from the Placer County Local Enforcement Agency for El Dorado County in concert with the California Integrated Waste Management Board (CIWMB). Prior to permit issuance, a project-specific Emergency Response Preparedness Plan must be reviewed and approved by the CIWMB, and made available on site.
  10. The applicant shall maintain all necessary permits and registrations required to operate the portable crushing plant, and the storage and recycling facility to include, but not be

limited to, Statewide Portable Equipment Registration, the Notification Tier Permit and the Industrial Storm Water Permit.

11. The approved special use permit (S05-0001) shall expire March 31, 2007, concurrent with the applicant's lease on the site. The special use permit can be extended beyond this date through either approval by the Deputy Director of Planning or a revision to the special use permit.
12. The Deputy Director of Planning may approve minor modifications to an approved project where he finds the change:
  - a. Is consistent with all applicable provisions of Title 17;
  - b. Does not involve a feature of the project that was specifically addressed in the conditions of approval, mitigation measures, or findings for approval of the project;
  - c. Does not result in an expansion of the project; and
  - d. Does not substantially alter the original approval action.
13. Failure to comply with any of these conditions of approval shall result in a hearing to consider revocation of the special use permit

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

b. **S05-0021** submitted by NEXTEL COMMUNICATIONS (Agent: Dee Ann Coble/Cal Com Systems) to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 55-foot monopine tower with 12 antennas at the 51-foot level. The property, identified by Assessor's Parcel Number 087-101-08, consists of 44.51 acres, is located on the east side of Latrobe Road, approximately eight miles south of the intersection with U.S. Highway 50, in the **Latrobe area**. (Negative declaration prepared)\*

Tom Dougherty presented this item with a recommendation for conditional approval. He proposed modification to Condition 12.

Brad Kortick represented the applicant, stating they have read the conditions and are in agreement. This is a good project and in a good setting, so it will not be obvious to the public. Chair Machado said based on the photo simulations, the tower blends in with the trees.

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

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-0021 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

**Findings**

Special Use Permit S 05-0021 has been requested by Nextel Communications for the purpose of installing a 55-foot steel mono-pole with twelve (12) panel antennas mounted at a centerline of 51 feet at 7465 Latrobe Road in the Latrobe area of El Dorado County. This Special Use Permit authorizes Nextel Communications to place the mono-pole and ground equipment within a 40-foot by 40-foot lease area to be enclosed by a 6-foot-high chain link fence with barbed wire atop and a 12-foot wide gate on the north side of the enclosure. The Special Use Permit shall only be approved or conditionally approved if all of the following findings are made:

1. The proposed project will not have a significant effect on the environment, based on the analysis contained in the Staff Report, Environmental Questionnaire and site visit. Further, the project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
2. The proposed use is consistent with the policies in the El Dorado County General Plan, as amended through February 4, 1999, because the applicant has designed the cellular facility in compliance with County regulations, addressing aesthetics, environmental issues and health and safety concerns, as required by the General Plan.

The proposed site currently supports a single-family residence. Nextel Communications proposes a mono-pole to provide enhanced cellular service within the Latrobe area. The main use of the site is for residential purposes. The cellular facility would be incidental to the main residential use of the property when developed. The design of the mono-pole and location on the site has been carefully considered, and will blend with the surroundings as best as possible. Therefore, it is found that the project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan, and is consistent with the development standards contained within the El Dorado County Zoning Ordinance. It can be found that the project, as conditioned, conforms to the General Plan.

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

This is a new wireless proposal designed as a two-carrier facility, to allow for future co-location, which is encouraged by the County. To address maintenance issues, the applicant proposes to have a technician service the wireless facility and equipment

approximately once or twice a month to ensure proper performance of the facility. It is found that the use will not conflict with the adjacent uses, and will provide a benefit to the area by improving cellular service. After review of the submitted site plan and visual simulations it has been determined that the proposed project meets the standards contained in Section 17.14.200 F through J of the County Code. The aesthetic impacts associated with the project have been fully considered. There will be no discernable visual impact from the addition of the mono-pine in the Latrobe area.

### **Conditions**

#### **El Dorado County Planning Services**

1. This special use permit approval is based upon and limited to compliance with the approved project description and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows: Special use permit to allow the construction and operation of a new wireless communications facility. Proposed are 12 panel antennas to be placed at the centerline of 51 feet on a 55 foot tower designed to resemble a pine tree, often called a monopine, with associated ground support equipment, within a 40 by 40 foot lease area on the Cottle property at the 855-foot elevation above mean sea level at 7465 Latrobe Road in Latrobe area. Also proposed to be located in the lease area are an associated 12 by 20 foot prefabricated equipment shelter, a backup generator, propane tank, and two air conditioners. The 1,600 square foot lease area is proposed to be surrounded by a six-foot-high, brown slatted chain-link fence with barbed wire atop for security, along with a 12-foot entrance closed by two six-foot gates. All antennas will be painted with a non-reflective, flat paint that exactly matches the color of the foliage, or be covered with "antenna socks." The antennas will be mounted on an antenna array mount to avoid horizontal expansion of the overall structure beyond the foliage at the point those antennas are mounted on the pole. All associated ground structures and equipment will be painted a brown, non-reflective color that exactly matches the color of the pole (trunk). The tower is designed to accommodate two total carriers with the potential that each one can place 12 antennas

The owner of the property, Wayne Cottle, has granted access to the tower to Nextel Communications and/or its authorized agents. Direct access to the project location is within the subject parcel.

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

2. All site improvements shall conform to the site plan and elevations attached as Exhibit D.

3. All equipment shelters, cabinets or other auxiliary structures shall be painted in a non-reflective, flat brown color that matches the pole (trunk). The chain like fence shall be covered with brown-slats. All antennas shall be painted with a non-reflective, flat paint that exactly matches the color of the foliage, or be covered with "antenna socks," and those antennas shall not extend beyond the outermost portion of the limbs at the point where the antennas are mounted. Planning Services shall verify the painting of the structures and length of the antennas prior to final inspection of the facility.
4. For collocation purposes, no further review by the Planning Commission shall be required, provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the two proposed carriers installs no more than 12 panel antennas per carrier are placed on the mono-pine, and that there shall not be any increase overall height of the tower and branches.
5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
6. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.
7. All obsolete or unused communication facilities shall be removed by the applicant within six 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.
8. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part o the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Deputy Director of Planning to cover the cost of processing a five-year review.

9. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.
10. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
11. Pursuant to Resolution No. 240-93, a \$35.00 processing fee is required by the County Recorder to file the Notice of Exemption.

Latrobe Fire Protection District

12. The applicant shall install a minimum 12-foot wide all weather access road to within 150 feet of the equipment shelter with a vertical clearance of 13 feet 6 inches, and any turn in the road shall have a minimum inside turning radius of 40 feet. The road shall be capable of supporting a 40,000 pound load and shall not exceed a road grade of 16 percent. ~~The El Dorado County~~ Latrobe Fire Protection District shall review and approve the location and design of the access road prior to issuance of a grading permit.
13. The applicant shall provide a Fire District approved turn-a-round at the project site.
14. The applicant shall provide high priority “Knox” access padlock for emergency access through the 12-foot gate and into the fenced enclosure site and on the shelter. The gates shall comply with the Fire Prevention Officer’s standard. The Latrobe Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.
15. Vegetation control is required at site and shall be approved by the fire district.

El Dorado County Air Quality Management District

16. If the project construction will involve grading and excavation operations which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM<sub>10</sub>) in the form of dust, then District Rules 223, 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation

measures for the control of fugitive dust and asbestos shall comply with the requirements of Rule 223, 223.1 and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive dust Plan (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to the start of project construction.

17. Burning of wastes that result from ‘Land Development Clearing’ must be permitted through the District. Only vegetative waste material may be disposed of using an open outdoor fire (Rule 300).
18. Project construction may involve road development and shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the County ordinance concerning asbestos dust.
19. Prior to construction/installation of any new point source emission units or non-permitted emission units (i.e. gasoline dispensing facility, boilers, internal combustion engines, emergency generators, etc.) authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s) equipment specifications and emission factors.

El Dorado County Environmental Management Department, Solid Waste and Hazard Materials

20. Under the Certified Unified Program Agency (CUPA) programs, if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid.

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

c. **S05-0025** submitted by VERIZON WIRELESS COMMUNICATIONS (Agent: Jennifer Walker) to allow the construction and operation of a new wireless tower disguised as a 110-foot monopine. The facility will consist of three antenna sectors, two proposed and one future; two future collocation antennas per sector (12 total antennas); two future microwave dishes; and ground equipment within a 50 by 50 foot lease area. The property, identified by Assessor’s Parcel Number 042-680-02, consists of 20 acres, is located on the north side of Bushwacker Lane, 1,150 feet east of the intersection with Starkes Grade Road, in the **Pollock Pines area**. (Mitigated negative declaration prepared)

Mike Baron presented this item with a recommendation for conditional approval.

Commissioner Machado asked County Counsel to update the Commission on the FCC rules. Paula Frantz, County Counsel, said a case on aesthetics just crossed her desk, and she will give the Commission an update at the next meeting. She explained the rules on safety for these types of towers.

Roger Trout said two letters were received on this project. They speak to aesthetics which cannot be considered today. Staff has reviewed the letters and does not believe they would change staff's recommendation.

Erin Merrill represented the applicant and explained their proposal. They would be willing to paint the fence green should the Commission desire. One of the neighbors is allergic to Juniper, so they are willing to use any other natural type of landscaping. The setbacks are from the fence line and not the actual facility.

Francis Itaya said they do not want to look at this tower when they first go out of their driveway. He gave the Commission a copy of a photograph of the area where the facility will be located. With 20 acres, he does not know why the tower could not be moved back further. Mr. Itaya spoke about the devaluation of his property.

Anders Mattsson said Nordick Lane runs atop a ridge. The tower and the house take up about three acres of the 20-acre parcel. The property was logged recently. The tower would show quite a bit. Verizon was going to look into moving the tower back on the property.

Bill Bosen, subject property owner, said he has met with all but one of the surrounding property owners. There are limitations as to where the site could be located. Verizon requires siting in the corner where the tower would be located. He is willing to move it as far back as possible within the corner where the tower would be located. They have a well in this location and were advised not to place the tower within so many feet of the well. This is an attractive area. Before he purchased the property in 2002 it was logged. Having Verizon in the corner would preserve that area. He believes the landscaping will hide the facility.

Mrs. Itaya said with this tower, eight have been approved since August last year. There are three in the Pollock Pines area. Chapter 17.14 states these facilities should be placed on existing structures. Towers cannot be placed within 1,000 of a school. This tower is in a location that is closest to their property.

Commissioner Machado explained the line of site requirement for these towers. He asked Mrs. Itaya about the color of fencing they would prefer should this application be approved. Mrs. Itaya said the water tank is green, and green would probably blend in better.

Commissioner Machado asked if there is another collocator, would that be within the 50 by 50-foot area. Mr. Trout said that is correct.

There was no further input.

Ms. Merrill presented some photograph simulations indicating a green and a wooden fence. Moving the tower would require taking down six trees, which help hide this site. They are willing to change the color of paint. This is the highest point on this property and will provide service to the Jenkinson Lake area. The trees were surveyed and are approximately 80 feet in height.

Commissioner Machado said on the previous tower today, the fenced area was 40 by 40 feet, and this is 50 by 50 feet. Is there any way the area could be reduced?

Doug Prichard, representing the applicant, said it is possible to reduce the fenced area to 40 by 40 feet. The larger area is a generic size so the area would facilitate another carrier. Moving the tower 50 feet probably would not affect the radiofrequency if it does not go lower than what is proposed. There may be the need for a taller tower if it is moved back 50 feet. Mr. Prichard explained the health risks. There is a very low emission level. The power density at full use is less than one tenth of one percent of the government standard.

Mr. Trout said the earlier tower this morning was for two carriers. This tower will be for three carriers.

Commissioner Chaloupka said the dilemma is if you move the tower back you will lose some trees.

Mr. Trout clarified the location of the well on the subject property.

Commissioner Machado asked Mr. and Mrs. Itaya if they would see this fence area from their house. The reply was no.

Commissioner Mac Cready said the monopine fits in better in this area than in Latrobe.

After the first motion and before voting, Commissioner Tolhurst said he has heard no specific information that the tower could not be moved back further, just hearsay.

ON MOTION OF COMMISSONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND FAILING BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY AND KNIGHT; NOES – COMMISSIONERS CHALOUPKA, MACHADO, AND TOLHURST, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-0025 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

The Commission took a short break.

Mr. Baron said staff believes there would be no problem in continuing this project to March 23, 2006.

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE S05-0025 TO THE MEETING OF MARCH 23, 2006M WITH THE FOLLOWING DIRECTION: The applicant is to relocate the tower to another portion o the property, being sensitive to the aesthetics, running the new location by the neighbors to see if everyone can be satisfied.

d. **S03-0035R** submitted by ROLLING HILLS CHRISTIAN CHURCH (Agent: Pete Bernardoni) to revise the subject special use permit as follows: 1. Eliminate Condition 18 requiring construction of a sidewalk on Windfield Way; and 2. Eliminate the requirement under Condition 19 for a handicapped path of travel to Windfield Way. The properties, identified by Assessor's Parcel Numbers 108-040-49 and 108-500-03, consisting of 11.315 and 6.64 acres respectively, are located on the south side of White Rock Road, approximately one mile west of the intersection with Latrobe Road, in the **El Dorado Hills area**. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)

Lillian Mac Leod presented this item with a recommendation for denial.

Commissioner Mac Cready said he was not necessarily speaking to this specific application, but the County is charged with the health and safety of the public. With convenience in the findings it is not necessarily for the health and safety of the public. He would like to see convenience taken out.

Corey Moore represented the church. He would like to see the permit revised. He would like to change Condition 18 to eliminate sidewalks on Windfield Way. He is not sure Condition 19 should be included in the request today. Mr. Moore presented some additional information to the Commissioners.

Chair Knight said they are only asking for the elimination of Condition 18. Condition 19 would stay as written. Mr. Moore said that is correct.

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

Mr. Moore said there is an extreme elevation drop in their project (20 feet). There should be no foot traffic on Windfield Way. Commissioner Machado asked for clarification on another parcel on the site plan. Chair Knight said the property is owned by Cliff Collier, and he has four 11,520 square foot buildings. Mr. Moore said there are no sidewalks.

ON MOTION OF COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MAC CREADY AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, CHALOUPKA, MACHADO, AND KNIGHT; NOES – COMMISSIONER TOLHURST, IT WAS MOVED TO APPROVE S05-0035R, ELIMINATING CONDITION 18 ONLY, BASED ON THE FINDINGS PROPOSED BY STAFF.

### **Conditions**

### **Planning Department Services**

1. The project, as approved, consists of the following:
  - a) Conversion of the existing Phase I building from sanctuary use to Christian educational use (Sunday school and Bible study classes) with the addition of 964 square feet.

- b) Phase 2 construction of a single-story sanctuary building consisting of 47,410 square feet to be used for assembly space, Sunday school rooms, administrative offices, coffee room and resource center.
  - c) Expansion of the existing parking area of 318 spaces to include Phase 2 addition of 363 spaces, and Phase 3 addition of 284 spaces for a total of 965 spaces at build-out. Pursuant to these calculations, parking shall conform to ADA requirements for 20 handicapped access spaces to include 3 van accessible spaces.
2. Prior to issuing a grading permit allowing paving of the parking lot for Phase III, the applicant shall submit a parking agreement to ~~the Planning Department~~ Services. The agreement shall be with either the El Dorado Transit Authority or with neighboring landowners within the Business Park demonstrating that the parking facility is available for use on week days as a park and ride or as parking for Business Park uses.
  3. All site improvements shall conform to Exhibits E, F, G, and H.
  4. The final landscape plan shall substantially conform to the preliminary landscape plan, Exhibit I, and shall require submittal of a Water Conserving Landscape Statement for review and approval prior to building permit issuance.
  5. Lighting shall conform to 17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.
  6. Rooftop equipment shall be shielded from the view of surrounding, higher elevation homes.
  7. In the event that project-related ground disturbance uncovers a buried archaeological deposit or other item of historical or archaeological interest, work in the area shall be halted and, at the expense of the applicant, an archaeologist or historian approved by the Planning Director shall be contacted to evaluate the significance of the find and make recommendations as to its deposition. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be significant. The project grading plans shall include this mitigation measure or condition.
  8. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to §7050.5 of the Health and Safety Code and §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 measure or condition.
  9. The applicant shall file a request for annexation of both parcels into the El Dorado Hills Community Service District prior to final occupancy. Failure to complete the annexation

process within one year shall result in a hearing to consider revocation of the special use permit.

10. Within 60 days of approval of this permit, the applicant shall file an application to merge Parcels 108-040-33 and 108-500-03. The merger must be approved and recorded prior to the issuance of any development permits, including grading permits.

### **Department of Transportation**

11. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual, the Grading, Erosion and Sediment Control Ordinance, the Drainage Manual, the Off-Street Parking and Loading Ordinance, the State of California Handicapped Accessibility Standards. A commercial grading permit is required.
12. The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.
13. The project shall be subject to El Dorado County fee programs. Said fees shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.
14. The applicant shall provide a soils report at time of grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing proposed cuts and fills, erosion potential, ground water and pavement section based on TI and R values. The report shall include recommended design criteria for any retaining walls. Any export to be deposited within El Dorado County shall be subject to the grading ordinance.
15. The applicant shall provide a drainage report at time of grading permit application addressing storm water runoff increases, impacts to downstream facilities and properties to the satisfaction of the Department of Transportation. Mitigation to any significant impacts shall be included in the report and in the project design. The report shall include water quality facilities (BMP's), oil/grease separators, etc. The report shall discuss the necessity of storm water detention as mitigation to maintain storm drainage flows to pre-project levels. If needed, the project shall include these detention facilities in the construction design. Parking lot storm drainage shall include facilities to separate oils and grits from storm water. Storm waters shall flow through landscape areas and grassy swales to the greatest extent possible. Detailed references for water quality facilities and BMP's may be found at:

1. California Stormwater Quality Association (CASQA) "Construction Handbook", January 2003. Available online at: <http://www.cabmphandbooks.com/>

2. Caltrans "Statewide Storm Water Quality Practice Guidelines", April 2002. Available online at: <http://www.dot.ca.gov/hq/env/stormwater/special/index.htm>
16. The applicant shall implement the traffic control measures as implied in the traffic impact analysis and as required by the Department of Transportation. Said traffic control measures include, but are not limited to location and type of driveway approaches, dedicated turn pockets, striping, signage, and clear vision areas.
17. The applicant shall be subject to encroachment permits, Std. Plan 103G (modified) for driveways on Windfield Way.
- ~~18. The applicant shall be obligated for construction of concrete sidewalk on Windfield Way adjacent to the property frontage generally conforming to Standard Plan 101A.~~
19. The applicant shall provide a handicapped path of travel connection between all buildings and to White Rock Road and Windfield Way as called for in CalUBC and ADA standards.
20. The applicant shall be obligated for construction of a Class II Bikeway along the White Rock Road frontage of both parcels.
21. The applicant shall be obligated for the ultimate half width roadway improvements, 84-foot total width, for White Rock Road adjacent to the project frontage generally conforming to Standard Plan 101B. Improvements include, but are not limited to, engineering design, land survey, plan preparation, construction management, roadway excavation/fill, asphalt pavement section, signing and striping, concrete curb, gutter and sidewalk, together with associated grading, drainage facilities and landscaping, all to the requirements of the Department of Transportation.

Note that the Department of Transportation, together with an adjacent developer, are in a design process for White Rock Road across the frontage of the subject property and the extent of the above requirements are dependent on completion of the current design process.

22. Upon demand by the County, the applicant shall make an irrevocable offer of dedication (IOD) for any required additional right of way, together with easements for slope purposes (5-feet from either top of cut to toe of fill), along White Rock Road due to realignment of the centerline, changes in the roadway width, or changes in the right of way width. The limits of the dedication shall be approved by the Department of Transportation. The County may compensate the applicant for the dedication of this right of way and/or easements in accordance with the El Dorado Hills/Salmon Falls Road Improvement Fee (RIF) program. Said compensation shall be limited to the amount provided in the RIF program for right of way acquisition. The applicant may enter into a reimbursement agreement with the County to achieve these actions.

**El Dorado Hills Fire Department**

23. The potable water system for the purpose of fire protection for this commercial project shall provide a minimum fire flow of 3250 GPM for three hours duration while maintaining a 20-psi residual pressure. A set of engineering calculations for the water system reflecting compliance with the fire flow requirements shall be supplied to the Fire Department for review and approval prior to building permit issuance.
24. The applicant 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 project shall not exceed 300 feet. The exact location of all fire protection equipment shall be determined by the Fire Department.
25. To enhance nighttime visibility, each hydrant shall be painted with white safety enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and Fire Safe Regulations.
26. In order to provide this project with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.
27. The applicant shall be prohibited from installing any type of speed bumps or traffic calming devices within the private roadway system that interferes and delays the response of emergency apparatus and personnel.
28. Building accessibility for emergency response shall be reviewed and approved by the Fire Department prior to building permit issuance.

**Air Pollution Control District**

29. The applicant shall submit a Fugitive Dust Prevention and Control Plan and a Contingent Asbestos Hazard Dust Mitigation Plan to the District for review and approval prior to grading permit issuance.
30. The applicant shall obtain a permit from the District prior to the burning of wastes as a result of land development clearing. Only vegetative waste material may be disposed of using an open outdoor fire.

**El Dorado Irrigation District**

31. A 12-inch water line exists in White Rock Road and Windfield Way, and a 10-inch water line exists on-site. In order to achieve the necessary fire flow requirements of the El Dorado Hills Fire Department the applicant shall construct a 10-inch water line loop.

**Mitigation Measures**

32.a. The project applicant shall comply with El Dorado County Air Pollution Control District ("APCD") Rule 223 as required by the Air Pollution Control Officer. The project applicant shall prepare a fugitive dust control plan to be submitted to, and approved by, the APCD prior to the commencement of construction. Control measures to be outlined in the plan may include, but are not limited to, the following:

- Application of water or suitable chemicals or other specified covering on materials stockpiles, wrecking activity, excavation, grading, sweeping, clearing of land, solid waste disposal operations, or construction or demolition of buildings or structures (all exposed soil shall be kept visibly moist during grading);
  - Installation and use of hoods, fans and filters to enclose, collect, and clean the emissions of dusty materials;
  - Covering or wetting at all times when in motion of open-bodied trucks, trailer or other vehicles transporting materials which create a nuisance by generating particulate matter in areas where the general public has access;
  - Application of asphalt, oil, water or suitable chemicals on dirt roads;
  - Paving of public or commercial parking surfaces;
  - Removal from paved streets and parking surfaces of earth or other material that has a tendency to become airborne;
  - Limiting traffic speeds on all unpaved road surfaces to 15 mph;
  - Suspending all grading operations when wind speeds exceed 20 miles per hour (including instantaneous gusts);
  - Alternate means of control as approved by the Air Pollution Control Officer.
- b. Construction equipment engines shall be maintained in proper operating condition.

4.6-2 Phase II (Facilities Phase) Construction Emissions.

- a. Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.).
- b. Construction equipment engines shall be maintained in proper operating condition.
- c. Low-emissions stationary construction equipment shall be used.
- d. A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees.
- e. Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources, reducing or changing hours

of construction, and scheduling activity during off-peak hours shall be developed and implemented.

- f. The project applicant shall comply with El Dorado County APCD Rule 224.
  - g. The project applicant shall comply with El Dorado County APCD Rule 215.
33. Prior to the issuance of building permits, all structures shall be designed in accordance with the UBC, Chapter 23. Although wood frame buildings of not more than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, structures shall adhere to the design factors presented for UBC Zone 3, as a minimum. Final design standards shall be in accordance with the findings of detailed geologic and geotechnical analyses for proposed building sites. Prior to the approval of subdivision maps in the vicinity of the Mormon Island Fault Zone, a ground acceleration analysis shall be conducted for the Mormon Island Fault Zone. All structures shall be designed in accordance with the ground acceleration analysis for the Mormon Island Fault Zone and the on-site ground accelerations anticipated from the Bear Mountains Fault Zone.
34. Prior to the approval of the first tentative subdivision or parcel map, a condition of approval shall be placed on the tentative map that states that, prior to the issuance of a grading plan, the project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development stormwater discharge levels from the project will remain at existing stormwater discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1995. The project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all stormwater drainage facility maintenance requirements are met. The drainage plan shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to El Dorado County Department of Transportation satisfaction. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective by the Department of Transportation, will be implemented as necessary and appropriate:

- Soil Stabilization Practices
  - Straw Mulching
  - Hydro-mulching
  - Jute Netting
  - Revegetation
  - Preservation of Existing Vegetation
  
- Sediment Barriers
  - Straw Bale Sediment Barriers
  - Filter Fences
  
- Site Construction Practices
  - Winterization
  - Traffic Control
  - Dust Control
  
- Runoff Control in Slopes/Streets
  - Diversion Dikes
  - Diversion Swales
  - Sediment Traps
  
- Straw Bale Drop Inlet Sediment Barriers

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

**8. ZONE CHANGE/PLANNED DEVELOPMENT/PARCEL MAP (Public Hearing)**

a. **Z04-0024/PD04-0008/P04-0011** submitted by KEVIN WOODBURY (Engineer: Jon Delling) to rezone properties from Planned Commercial-Design Control (CP-DC) to Planned Commercial-Planned Development (CP-PD); a development plan for a 35,286 square foot general office and medical development on four parcels, with a combined area of 3.42 acres; and a tentative parcel map reconfiguring the existing lots into 10 parcels. Each parcel will contain one building ranging in size from 2,531 to 7,414 square feet. A planned sign program for the office complex has been provided. This is a phased development, with 21,007 square feet to be developed with the first phase, and 14, 279 square feet to be developed in the second phase. Phase II of the project will remain undeveloped until the County adopts an Integrated Natural Resources Management Plan or an Oak Tree Preservation Ordinance that would allow for the reasonable removal of the oak canopy or native oak woodland habitat that presently exists on the site. The properties, identified by Assessor's Parcel Numbers 109-212-08, -09, -10, and -11, are located on the north side of Robin Lane, 400 feet east of the intersection with Cameron Park Drive, in the **Cameron Park area**. (Mitigated negative declaration prepared)

Gina Hunter presented this item with a recommendation for approval.

Commissioner Machado said he spoke to the applicant yesterday. Does staff have a date when the Commission will be dealing with the tree ordinance? Mrs. Hunter said she spoke to Peter Maurer about that issue. The focus has been on the floor area ratio and maximum impervious surface issues. The tree ordinance will be next. Commissioner Machado said a previous project cleared trees off their site and got their project approved. They did not cut any trees on this project and cannot go ahead. Paula Frantz, County Counsel, explained the challenge on the General Plan with regards to the tree issue. Commissioner Machado said the projects were submitted at approximately the same time. Why can't this project be treated the same as the other project. Ms. Frantz explained the window on the previous project where the trees were cut and the mitigation that was placed on that project. Commissioner Chaloupka said it seems there may be the possibility of developing a site specific resources plan. Mrs. Hunter said the way the ruling came down, there was no possibility for an interim plan. Ms. Frantz said until we have a resource management plan, we can only deal with Option A.

John Firchau represented the applicant. Commissioner Machado asked the location of the one oak tree that is of concern. Using the site plan, Mr. Firchau showed the location. Mrs. Hunter said they are able to remove 957 square feet of canopy coverage. Mr. Firchau said they are not removing any oak trees in Phase I. Mrs. Hunter said approval today is for the entire project. Commissioner Machado asked if the applicant gets any credit as he is not removing any trees. Mrs. Hunter said they may under the new ordinance, but not right now.

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

Commissioner Machado feels this is a very good project. The buildings will be small and businesses will be able to own their own building some day. He fully supports the project.

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED, AND APPROVE Z04-0024/PD04-0008/P04-0011 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

## **Findings**

### **1.0 CEQA FINDING**

- 1.1 The Planning Commission has considered the Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Planning Commission finds that the proposed project could not have a significant effect on the environment.

- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.
- 1.4 The proposed project will not have a significant effect on the environment, based on the analysis contained in the Initial Study **and the mitigation measures identified therein**, and a Negative Declaration has been filed. A de minimis finding on the project's effect on fish and wildlife resources cannot be found and the project is therefore subject to the payment of State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).

## **2.0 ADMINISTRATIVE FINDINGS**

### **2.1 Zone Change Z04-0024 Findings**

Issuance of a Zone Change (Z04-0024) from a Planned Commercial-Design Control (CP-DC) District to Planned Commercial-Design Control-Planned Development District.

### **2.2 Planned Development PD04-0008 Findings**

Issuance of a Planned Development Permit (PD04-0008) for a 35,286 square foot general office and medical development known as the "Offices at Cameron Park" on four parcels, with a combined area of 3.42-acres within the Planned Commercial-Design Control (CP-DC) Zone District.

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

The project is for a general and medical office development. The design of the interior parking provides the best possible circulation. The project does provide appropriate circulation for pedestrian traffic within the development.

#### **2.2.2 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. The project requires two loading spaces. The applicant has stated that the general office uses and medical office uses will not have large deliveries on any regular basis. The largest trucks envisioned to service the project would be mail, UPS, and general office service vehicles. Relief from the loading requirements has been justified by the uses proposed use of the site.

#### **2.2.3 The site is physically suited for the proposed uses.**

The relatively large, gently sloping lot is suited for the proposed uses. The Cameron Park commercial neighborhood is a desirable location for an office development.

**2.2.4 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.

**2.2.5 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 trees and other landscape materials on the site to increase the scenic value of the site.

**2.3.0 Parcel Map P04-0011 Findings**

Issuance of Parcel Map P04-0011 to subdivide a 3.42- acre commercial lot into 10 parcels ranging in size from 37,409 to 9,082 square feet within the Cameron Park area.

**2.3.1. The proposed parcel map, including design and improvements, is consistent with the General Plan policies and land use map.**

The subject application is for a general and medical office development within the CP-DC Zone District. The development has been designed in compliance with the zone district regulations, and complies with the minimum parcel size established within the district. It can be found that the parcel map is consistent with the General Plan policies and land use map.

**2.3.2 The proposed parcel map does conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.**

The project site has been evaluated in accordance with the CP-DC development regulations and it has been found that the project complies with the minimum design standards, as conditioned.

**2.3.3 The site is physically suitable for the proposed type and density of development.**

The site is located within the Cameron Park area and it can be found that the site is suited for the general and medical office development.

**2.3.4 The proposed parcel map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.**

The Parcel Map would allow the individual ownership of buildings within the development. An Initial Study has been prepared in accordance with the CEQA Guidelines, and it can be found

that there would be no impact significant impact on fish or wildlife or their habitat from the project.

**2.3.5 The design of the parcel map is not likely to cause serious public health hazards.**

The proposed parcel map would not create an undue negative impact upon the project site. It can be found that the improvements would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

**2.4.0 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 provided 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.

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

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

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

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

The site area is 149,220 square feet, with a floor area of 35,286 square feet, which equates to a floor area ratio of 0.23. The impervious surface area has been determined to be 118,292 square feet, which is 79 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 2.2.5.2: 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 developer demonstration compliance.

The developer has applied for a zone change, planned development permit, and parcel map which require Planning Commission approval. The developer has demonstrated that the permits requested comply with all the General Plan policies applicable to the project.

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

A photometric plan has been provided which shows the location of each fixture and the candle power. 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.

The project will not exceed the performance standards provided in Table 6-2, as the project is not adjacent to noise-sensitive uses. 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 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 5:00 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 7:00 a.m. and 7:00 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 consists of a variety of low- to moderate-water-using shrubs, ground cover, broadleaf evergreen trees, evergreen screen trees, small shade trees, medium shade trees, and large shade trees. The parking lot trees required for the project include one tree for each 10 parking spaces. The preliminary landscape plan provides for 26 parking lot trees, in compliance with the shade tree requirement. The project also includes trees and shrubs in compliance with the landscape buffer requirements. It does appear that the preliminary landscape plan complies with the County's requirements, but it is for the complete project. The applicant will be required to provide a Final Landscape Plan for each phase of the development, which shall 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 records search was conducted for the project area through the North Central Information Center of the California Historical Resources Information System. A complete records search was conducted by reviewing the State of California Office of Historic Preservation records, base maps, historic maps, and literature of El Dorado County. Review of the information indicated that the project area contained no recorded Native American or historic-period archaeological resources. Due to the environmental setting, there is a low potential for identifying Native American sites or historic period archaeological deposits in the project area. It can be found that the project is in compliance with General Plan Policy 7.5.1.3.

**Conditions**

1. This project approval is based upon and limited to compliance with the project description, dated February 9, 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:** Approval of Zone Change Z04-0024, Planned Development PD04-0008, and Parcel Map P04-0011 for a 35,286 square foot general office and medical development on four parcels, with a combined area of 3.42-acres. A parcel map is proposed to reconfigure the existing lots into 10 parcels. Each parcel will contain one building. The buildings will range in size from 2,531 to 7,414 square feet.

The following table provides the office complex details and parking requirements for each use:

<b>CAMERON PARK OFFICE DEVELOPMENT</b>						
<b>Bld. #</b>	<b>Parcel Size (sq. ft.)</b>	<b>Building Size (sq. ft.)</b>	<b>Floor Area Ratio</b>	<b>Impervious Surface Coverage</b>	<b>Proposed Use</b>	<b># of Parking Spaces Required</b>
Building 1	9,082	3,000			General Office	12
Building 2	9,082	3,000			General Office	12
Building 3	15,137	3,000			Medical Office	20
Building 4	12,771	2,531			Medical	17

CAMERON PARK OFFICE DEVELOPMENT						
Bld. #	Parcel Size (sq. ft.)	Building Size (sq. ft.)	Floor Area Ratio	Impervious Surface Coverage	Proposed Use	# of Parking Spaces Required
					Office	
Building 5	9,082	3,000			General Office	12
Building 6	12,771	2,531			Medical Office	17
Building 7	12,771	2,531			Medical Office	17
Building 8	15,137	3,000			Medical Office	20
Building 9	37,409	7,414			Medical Office	49
Building 10	15,981	5,279			General Office	21
<b>Totals</b>	149,220 sq. ft. (3.42 acres)	35,286	.24	79 percent 118,292 sq. ft.		197

The proposed structures are to be slab-on-grade stucco buildings. The finish is to be plaster with foam moldings for trim. Elevations will be accented with brick columns and dark bronze aluminum store fronts with solar bronze tinted glazing. The roofs will have a mechanical well to screen mechanical equipment. Building No.'s 1, 2, 3, 5, 8, 9, and 10 are to be 20 feet 11 inches in height. Building No.'s 4, 6, and 7 are to be 19 feet and 6 inches in height.

Two color palettes for the site have been selected. Palette I includes a Woodwind field color (cream), with the accent brick to be H.C. Muddox Mountain Rose. Palette II includes a Dusty Trail field color (tan), with the accent brick to be Mountain Rose. The roof material is to be concrete tile by Eagle roofing style Bel Air, color Charcoal #4591.

This is a phased developed, with 21,007 square feet to be developed in Phase I and 14,279 square feet to be developed in Phase II. Phase I will consist of developing Buildings No. 3, 4, 6, 7, 8, and 9, with one access driveway provided along Robin Lane at the southern property line. Through access will be provided with access easements through adjoining properties to the north. This is temporary access to comply with the Cameron Park Fire Department fire access requirements. Providing this access will allow for Phase I to be built out as presently designed without impacting tree canopy coverage.

Phase II includes Buildings No. 1, 2, 5, and 10, along with a second Robin Lane access driveway and parking to serve the additional buildings. The temporary fire access through the adjoining property would be eliminated with Phase II. The elimination of this temporary driveway would allow for the project to provide additional parking necessary to meet the medical and general office use parking requirements.

Phase II of the project will be remain undeveloped until the County adopts an Integrated Natural Resources Management Plan or an Oak Tree Preservation Ordinance that would allow for the reasonable removal of the oak canopy or native oak woodland habitat that presently exists on the northeast corner of the site.

The project site is to have 197 parking spaces provided, as detailed in the table below:

<b>PARKING REQUIREMENTS</b>		
<b>Parking Stall Standard</b>	<b>No. of Spaces Required</b>	<b>No. of Spaces Provided</b>
Standard Space	192	123
Compact Space	35 percent allowed	68
Disabled Space	5	6
Loading Zone	2	0
<b>Totals</b>	199	197

The site is to include 14,279 square feet of general office use and 21,007 square feet of medical office use. The parking required for the general office use is 57 parking spaces. The parking required for the medical use is 140 spaces. The total number of parking spaces required is 197 spaces, with five spaces required to be available for the disabled. The developer has provided 197 parking spaces, 123 standard parking spaces, 68 compact spaces, and 6 disabled spaces. The project complies with the on-site parking requirements. A joint access and parking agreement will be required to ensure on-going access and maintenance of the parking areas to all property owners. The project does not necessitate the use of traditional loading spaces; therefore, a waiver to the loading space requirement has been granted.

Detailed Lighting and Sign Programs have been provided for the office development and are provided as Exhibits G and H. 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 comply with a County adopted and implemented Oak Tree Preservation Ordinance or Integrated Natural Resource Management Plan prior to implementing Phase II of the development plan. Oak trees shall not be removed from the site until the County adopts and implements a plan in which allows for the removal of the trees. Planning Services shall verify that compliance with an adopted and implemented Oak Tree Preservation Ordinance or Integrated Natural Resource Management Plan prior to issuance of a grading permit for Phase II development.

**MONITORING:** Planning Services shall review the project plans prior to issuance of a grading permit for the project to be certain that grading for Phase II does not take place prior to the County adopting and implementing an Oak Tree Preservation Ordinance or an Integrated Natural Resource Management Plan. Grading shall follow the phasing line as outlined on the draft grading plan dated October 11, 2005. Planning Services shall

verify that all trees removed during Phase II development are in compliance with a County adopted and implemented Oak Tree Preservation Ordinance or Integrated Resource Management Plan.

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 the Geotechnical Report prepared by Raney Geotechnical, dated September 29, 2004. In particular, the foundations shall be designed in compliance with the recommendations specified in the report. Building Services shall review and approve the foundation plans prior to issuance of a building permit.

**MONITORING:** Building Services shall determine that the foundations for the structures have been designed in compliance with the geotechnical report prepared for the project prior to issuance of a building permit.

6. The project construction activity shall be limited to the hours of 7:00 a.m. and 7:00 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.

7. 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.

8. The project shall not proceed until the County funds and programs a Capitol Improvement Program (CIP) that addresses the design concept and scope of improvements necessary to attain LOS E or better during the p.m. peak hour for the Cameron Park Drive/Coach Lane intersection prior to issuance of a building permit. If, however, a CIP is not funded at the time of building permit submittal, the developer shall have the option to phase development of the project prior to funding and programming of the CIP, with the maximum development to be one 8,600 square foot general office use building, or one 3,600 square foot medical office building, or a combination of 4,000 square feet of general office and 1,800 square feet of medical office use. At no time shall the uses on the site exceed the limitations specified in Table No. 2. "Trip Generation-Square footage", until El Dorado County General Plan Policy TC-Xe has been satisfied. Planning Services shall review the building plans prior to issuance of a building permit to verify compliance.

**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.

9. The developer shall restripe Robin Lane to include a left-through lane and a right only lane. The restriping plan shall be included with the improvement plans and shall be approved by the Department of Transportation prior to issuance of a grading permit.

**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.

10. The developer shall post no parking signs from the Cameron Park intersection along Robin Lane for 200 feet. The sign and locations shall be included with the improvement plans and shall be approved by the Department of Transportation prior to issuance of a grading permit.

**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.

11. The developer shall provide to Planning Services a Facility Improvement Letter from the El Dorado Irrigation District that provides four EDU's of water supply for Phase II of the development prior to issuance of a building permit.

**MONITORING:** Planning Services shall review the FIL for Phase II prior to issuance of a building permit.

**ZONE CHANGE/PLANNED DEVELOPMENT CONDITIONS**

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

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

13. 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.
14. 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.
15. 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.
16. 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.
17. The developer shall provide 1 bicycle rack for every 20 parking stalls (197/20=10 racks). The location of the racks are to be designated on the site plan and reviewed and approved by Planning Services prior to issuance of a building permit.
18. 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.

19. 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.

### **Cameron Park Fire Department**

20. 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 3, 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-NR construction with an approved sprinkler system is 1,500 gallons per minute for 2 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.
  - c. The developer shall identify the access drive as no parking by providing curbs painted red and signs stating "No parking fire lane." All improvements shall be completed shall be completed prior to occupancy.
  - d. The developer shall install and locate the propane tank in accordance with Article 82 of the CFC 1998 edition. Enclosures shall comply with the provisions set forth in NFPA 58 sec. 3.2.2.9 of the 1998 edition. All improvements shall be completed prior to occupancy.

**Department of Transportation**

21. The project shall comply with the requirements of the Department of Transportation which shall include the following:
  - a. The developer shall provide site improvement/grading plans prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “Design and Improvement Standards Manual”, the “grading, Erosion and Sediment Control Ordinance”, the Drainage Manual, the “Off-Street Parking and Loading Ordinance”, and the State of California Handicapped Accessibility Standards. 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 be subject to the County traffic impact mitigation fee program. The amount of fees shall be those in effect at the time of building permit application. The developer shall pay all necessary fees prior to issuance of a building permit.
  - c. The applicant shall secure approval of improvement plans and enter into a road improvement agreement (RIA) or obtain an encroachment permit with the County, for the following, prior to performing any work within the County right of way, including:
    - a. Construction of Standard Plan 103D driveways on Robin Lane. The driveways shall have a “throat” length of at least 30 feet, per Tables 7-8 and 31 of the ITE manual Transportation and Land Planning, to prevent backup onto Robin Lane. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.
    - b. The applicant shall construct a six-foot wide concrete sidewalk along the frontage of Robin Lane. The improvement plans for this work shall be submitted with the application for on-site grading/improvement plans, and construction shall be complete prior to occupancy of the project.

**El Dorado County Department of Environmental Management**

22. 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.

**El Dorado County Building Services**

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

**El Dorado County Resource Conservation District**

24. 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.

**PARCEL MAP CONDITONS**

25. The developer shall provide a joint access and parking agreement to ensure on-going access and maintenance of the parking areas to Planning Services for review and approval prior to issuance of a grading permit.

**El Dorado Irrigation District**

26. 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 approve 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 Office of the County Surveyor**

27. The developer shall set all survey monuments to the satisfaction of the County Surveyor prior to filing the parcel map.
28. The situs addressing for the project shall be coordinated with the Cameron Park Fire Department and the County Surveyor prior to filing the parcel map.
29. The developer shall submit letters from each agency that has placed conditions on the map to the County Surveyor indicating that all the conditions placed on the map have been satisfied. Such letters shall be submitted prior to filing the parcel map with the County Surveyor.

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

- a. **TM01-1381R/Development Plan PD01-0009R** submitted by SERRANO ASSOCIATES, LLC (Agent: Kirk Bone) to revise the subject tentative map and development plan, creating 103 residential lots and 5 open space lots ranging in size from 0.50 acre to 29.57 acres, with the following design waivers: a. Reduction of road right-of-way to conform to actual

street width improvements from 50 to 46 feet for Western Sierra Way and Greyson Creek Drive; b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for C, D, E, F, G, H, J, K, and L Courts; and c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius (94 feet right-of-way). The properties, identified by Assessor's Parcel Numbers 113-050-45, -46, -48, -49, -50 and 113-550-05 and -08, consist of 164.88 acres, are located on the east side of the current terminus of Western Sierra Drive and Greyson Creek Drive, in the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)

Mike Baron presented this item with a recommendation for conditional approval.

Commissioner Mac Cready asked for clarification on the design waivers. Roger Trout said basically the Commission would be re-approving the design criteria, but there are some roads and drives that needed clarifying. The design waivers are just a restatement of what was originally approved.

Commissioner Machado asked about the condition regarding Green Springs Ranch. Mr. Trout believes that condition contains the same language that was on the original map.

Mr. Trout said the applicant is requesting modification to Condition 23. He read the proposed language into the record. Mr. Trout said he would not tie it to the occupancy of the first home but have it included in the improvement plans. Kirk Bone had no problem with the timing of Condition 23, as modified. They carried over the original conditions of approval.

Mr. Bone said he met with the Green Springs Ranch representative, and they are in agreement.

Commissioner Machado asked if these are custom lots. Mr. Bone replied in the affirmative.

Gerald Kallan said they are actually putting in more lots. If you look at the topography, this property is not flat. He is concerned with more density and better traffic control. He would take a closer look at the topography before approving the request for more density.

Commissioner Machado asked the location of the trail crossing. Gene Thorne, representing the applicant, said the easement is an EID sewer line easement road. The road is meant to be curvilinear. It is not designed to slow down the traffic. The road widths are not reduced but the right-of-way widths are. The trails are for pedestrians, not bikes. Mr. Thorne spoke about a notice/sign for the trail. Commissioner Mac Cready asked the benefit of reducing the right-of-way. Mr. Thorne said it allows the lot owner to do landscaping right up to the back of the curb. Commissioner Machado asked if there should be a condition for the trail. Mr. Bone said they will put markers on the improvement plans. Mr. Trout suggested wording for a condition pertaining to the trail (Condition 32).

There was no further input.

ON MOTION OF COMMISSIONER CHALOUPKA, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE PROJECT STATUTORILY EXEMPT PURSUANT TO SECTION 15182 OF THE CEQA GUIDELINES AND APPROVE TM01-1381R/PD01-0009R, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

**Findings**

**FINDINGS FOR APPROVAL**

**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 Development 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 Zoning Ordinance, El Dorado Hills Specific Plan and all mitigation measures of the certified El Dorado Hills Specific Plan 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 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.~~

- e. ~~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.~~

### **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.

### **Design Waivers**

1. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Western Sierra Way, A and C Streets, and Greyson Creek Drive, and reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for A, B, C, D, and E, F, G, H, J, K, and L Courts.
  - 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 landforms, 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.
2. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius (94 foot diameter ROW).
- 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**

**CONDITIONS OF APPROVAL**

**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>
A and C Streets Western Sierra Way and Greyson Creek Drive	Std Plan 101B	36 ft.	46 feet plus utility / slope easements	Type 1 rolled curb & gutter* No sidewalks
A, B, C, and E C, D, E, F, G, H, J, K, and L Courts	Std Plan 101B & 114	28 ft.	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.

- 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 Owners' Association simultaneously with the filing of the Final Subdivision Map.

- 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. Pursuant to Resolution No. 331-2000, 292-2005 this project is subject to the ~~*El Dorado Hills/Salmon Falls Area Road Impact Fee. Interim 2004 General Plan Traffic Impact Mitigation Fee Program*~~ Said fee shall be due upon the issuance of a building permit. If prior to the application of a building permit for said project a revised fee is established, such revised amount shall be paid.
6. Pursuant to Resolution No. 31-98, this project is subject to the ~~*Transportation Impact Fee for State System's Capacity and Interchanges—El Dorado Hills/Salmon Falls Area.*~~ Said fee shall be due upon the issuance of a building permit. If prior to the application of a building permit for said project a revised fee is established, such revised amount shall be paid.
76. Turnouts shall be constructed at the entry gates of this subdivision and are subject to review and approval by the Department of Transportation at the improvement plan stage.
87. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the El Dorado Hills Fire District.
98. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
10. ~~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.~~
119. 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.

- ~~12~~10. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village ~~M1 and M2 and M3~~ 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 that all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.
- ~~13~~11. Drainage Maintenance shall be the responsibility of the Master Owners' 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 Owners' Association simultaneously with the filing of the Final Subdivision Map.
- ~~14~~12. Prior to the recordation of a Final Map in Village ~~M1 and M2 and M3~~, 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.
- ~~15~~13. 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.
- ~~16~~14. 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.
- ~~17~~15. 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**

- ~~18~~16. 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.
- ~~19~~17. 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.

2018. 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.
2119. 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.
2220. The lots that are one acre and greater shall meet the minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.
2321. All homes adjacent to the open space area will have stucco siding construction with metal fences. Should any lot be afforded the opportunity to cantilever a deck, the deck shall be enclosed with fire resistant material.
2422. This village shall comply with all requirements as set forth in the Serrano Wildfire Management Plan.
23. ~~Open Space Lots V, W, and Y shall be required to provide all-weather access roadways into these areas in accordance with fire department requirements.~~
- The applicant shall be required to provide access to Open Space Lots V and W consisting of an aggregate base (AB) surface (to be shown on the improvement plans) 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.
24. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code.

**Planning Department Services:**

25. 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~~.
26. 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.
27. 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.

28. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet.
29. ~~Lot C of the tentative map shall be required to have a maximum building height of 1,170 feet above sea level. The height limitation shall be recorded with the final map and shall be predominantly indicated on the lot.~~
- ~~30.~~29. Fencing of the common border between lots in Green Springs Ranch occupied as of September 30, 2001, and Lots 57, 56, 55, 54, 53, 52, 51, 50, 49, and Lot C ~~A through G~~ of this tentative map shall be fenced with the Serrano standard wrought iron fence at the time of construction of a home on the Serrano lot. For lots not occupied as of September 30, 2001, the common border fence may be either wrought iron or a wire fence of design approved by the Serrano Association Architectural Review Committee.
- ~~31.~~30. A potable water line shall be extended easterly of Western Sierra Way Court ~~A~~ to the common boundary with Green Springs Ranch. The terminus of the line shall be a fire department approved hydrant. The hydrant location shall be accessible from either side of the Green Springs Ranch/Serrano boundary.
- ~~32.~~31. The applicant shall install and emergency access gate providing a connection between the Village M map and Green Springs Ranch at the mid-point (approximately) of the 100 foot PG&E<sup>2</sup> easement & 200 foot SMUD power line easement. The gate shall be designed to the requirements of the El Dorado Hills Fire Department and shall include a "Knox Lock" or similar locking mechanism acceptable to the District.
32. The trail crossing shall be marked and shown on the improvement plans.

**Conditions** - Development Plan

1. The Development Plan for Villages M2 and M3, not including M1 Phase 1 (J-36), permits the following:

A tentative subdivision map and development plan creating ~~90~~ 103 residential lots and ~~7~~ 5 open space lots ranging in size from ~~23,532~~ 20,000 square feet to ~~518,000~~ 1,288,069 square feet, on a ~~243.97~~ 164.88 acre site (Exhibit B), with the following requested design waivers:

- a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for ~~A~~ Western Sierra Way, C Streets, and Greyson Creek Drive.
- b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for ~~A, B, C, D, and E, F, G, H, J, K, and L~~ Courts.
- c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius.

The following setbacks shall apply to all lots within Village ~~M1 and~~ M2 and M3:

Front Property Line Setback: 30 feet  
Side Property Line Setback: 10 feet  
Rear Property Line Setback: 30 feet

~~The 7 large acreage lots (Lots A, B, C, D, E, F, & G)~~ Lot C, adjacent to Green Springs Ranch, ~~are~~ is subject to a 100-foot rear property line setback.

**OTHER STANDARD SUBDIVISION REQUIREMENTS OF LAW**

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

1. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Department of Transportation approval.
2. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

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

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

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

**ADDENDUM**

**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 from the meeting of January 26, 2006, and was considered after Item 9.a.

Steve Hust said the Agricultural Commission would like to address the Planning Commission at a future meeting on the floor area ratios for agriculture.

Peter Maurer briefly went through his staff report.

Chair Knight asked why we are in this discussion about floor area ratios when there are other requirements in place. Mr. Maurer explained the requirement for floor area ratios.

Commissioner Tolhurst briefly explained how you determine the ratio of parking spaces based on the floor area ratio.

Commissioner Mac Cready would like to hear how the floor area ratio would affect agriculture. Bill Stephens, Agricultural Commissioner, said most of this is regulated by other ordinances and is self regulated. The only thing they could come up with is a possible problem with greenhouses. Commissioner Mac Cready asked if there would be any benefit to having a different floor area ratios for lands in an Agricultural District and for those agricultural lands outside of an Agricultural District. Mr. Stephens said if you are on agricultural property, you should have set regulations.

Mr. Maurer believes the plan is to go back to the Agricultural Commission for further discussion. The discussion will be on a base coverage and language that would trigger a discretionary review.

Commissioner Machado would like to simplify things. Mr. Maurer said the simplest approach would be to eliminate or modify the floor area ratios.

Referring to the staff report, Commissioner Chaloupka said in other areas where there is a floor area ratio there is no maximum impervious surface. Where there is a maximum impervious surface there is no floor area ratio.

Commissioner Machado said he would go somewhat with Tuolumne County and Option 3.

Mr. Stephens commented that currently agriculture is exempt from floor area ratios. He would recommend there be an asterisk by agriculture that states the Agricultural Commission will review all discretionary permits.

Mr. Maurer said staff will come up with a draft amendment, bring it back to the Commission, and begin the environmental process.

Commissioner Tolhurst recommended 50 percent of the ratios used by Tuolumne County.

No action was taken.

**10. DEPARTMENT OF TRANSPORTATION - None**

**11. COUNTY COUNSEL'S REPORTS - None**

**12. DIRECTOR'S REPORTS - None**

**13. ADJOURNMENT**

There being no further business, Chair Knight adjourned the meeting at 1:10 p.m.

APPROVED BY THE COMMISSION

Authenticated and Certified:

---

John Knight, Chair

