



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

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MINUTES

Regular Meeting of the Planning Commission August 24, 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 8:35 a.m. The following persons were in attendance: Commissioners Mac Cready, Machado, Chaloupka, Tolhurst, and Knight; Paula F. Frantz, County Counsel; and Jo Ann Brillisour, Clerk to the Planning Commission.

2. ADOPTION OF AGENDA

Steve Hust spoke about placing the Oak Woodlands item at 1:30 p.m. The Commission decided to see how the agenda progressed before setting the item at that time.

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER CHALOUPKA AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, MACHADO, CHALOUPKA, AND KNIGHT; ABSENT – COMMISSIONER TOLHURST, 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:** August 10, 2006

ON MOTION OF COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER CHALOUPKA AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, MACHADO, CHALOUPKA, AND KNIGHT; ABSENT – COMMISSIONER TOLHURST, IT WAS MOVED TO APPROVE THE CONSENT CALENDAR.

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

These items were considered during the day as time permitted.

Peter Maurer will be representing the Department before the Commission. Roger Trout will be working on the Zoning Ordinance, and Pierre Rivas will be in the Permit Center.

On Tuesday the Board approved the Spanje rezone, the Chazen Williamson Act Contract, and the El Dorado Card Lock. The Board will be hearing the appeal on the Thousand Oaks subdivision in September. Commissioner Machado asked if agricultural setbacks were discussed on the two agricultural items. Mr. Trout said there was no such discussion. Mr. Maurer said the previous week the Board heard an agricultural application, and the setbacks were discussed at that time. The application was approved. He believes something will be coming back to staff on the setback issue.

6. COMMISSIONERS' REPORTS

Commissioner Mac Cready has been working on the committee reviewing the Winery Ordinance. The committee would like the item postponed until after the crush this year. The committee would like to send their thoughts on the ordinance to the other stakeholders first, then to the Agricultural commission for their comments, and then to the Planning Commission. Commissioner Machado asked when the Committee started meeting. Commissioner Mac Cready replied for a month or month and a half ago. Paula Frantz, County Counsel, said the Administrative Draft was released in June. Commissioner Machado asked if staff prepared the ordinance. Mr. Maurer said there were eight or nine previous drafts. The ordinance was taken to the Agricultural Commission many times. He is concerned this item is continuously being put off. Staff is trying to strike a balance between the Winery Ordinance and adjacent property owners. Commissioner Machado does not mind taking extra time but wants to see this continue to proceed. He would like to see a time line. The Commission stated it would like this ordinance to go before the Agricultural Commission by December 13.

Paula Frantz informed the Commission that the Board adopted the TIM fees this past Tuesday.

PUBLIC FORUM/PUBLIC COMMENT – Cindy Heikes - Regarding a problem with her building permit for barn. The Commission directed staff to report back on the issue at the next meeting.

7. NONCONFORMING USE (Public Hearing)

- a. Consideration of the nonconforming use status of the Olde Coloma Theatre, located at 380 Monument Road, Coloma, CA. The property, identified by Assessor's Parcel Number 006-290-04, is located on the south side of Monument Road, approximately 300 feet west of the intersection with Cold Springs Road, in the Coloma area.

Peter Maurer said this hearing is not to determine the merits of the theatre. It is to determine the extent of a non-conforming use. Two letters were received from one adjacent property owner,

one from the State Park, and one from Jerry Griffin. Mr. Maurer gave the Commission photographs submitted by the adjacent property owner and ones he took on his site visit. He went through some background information on the theatre.

Paula Frantz, County Counsel, said the permits issued were building permits, not special use permits. The big issue is the parking. At best, there may be 12 or 15 parking spaces not necessarily meeting the standards of the County. Four or five may meet the necessary standards. The operation should be limited until adequate off-site parking is provided. Ms. Frantz said the building was granted a permit, but this is not a lawful use. It is a non-conforming, because it does not conform to the Zoning Ordinance. It is a use that has always been an unlawful use of a lawful building. The use as a theater has always required a special use permit and has never had one.

Commissioner Chaloupka asked if the use is actually listed as one requiring a special use permit. Mr. Maurer said it is not specifically listed but included with other same type uses that would be allowed under a special use permit.

Commissioner Chaloupka asked about the land use designation. Mr. Maurer said the zoning is compatible with the land use designation.

Commissioner Tolhurst said it seems to be a public use. Every park he has been to has a theater. Has anyone considered moving this building to the State Park property? Mr. Maurer said that has not been discussed. Ms. Frantz read the pertinent section from the Zoning Ordinance (RF Zone). The applicable ordinance sections have been in place since 1975.

Dustin Weiland represented the Coloma Theatre. He thanked the Commission for hearing what he had to say. Mr. Weiland presented his written comments.

Commissioner Mac Cready asked how much parking is on the Nichols' property. Mr. Weiland replied 10 to 15 cars and the shuttle van.

Commissioner Machado said several letters were sent by Peter Maurer asking for an accurate site plan. That is how the County determines if there is adequate parking. Mr. Weiland said the back portion of the property is not shown to scale. Commissioner Machado said the Commission has been asking for detailed, accurate site plans for years. Staff cannot analyze the parking, because they have not submitted an adequate site plan. A shuttle has been donated to the theater. Perhaps they can take up the State Park on parking and use the shuttle.

Mr. Weiland feels they should be able to have the special use permit requirement waived and a determination made that they have a legal non-conforming use.

Commissioner Tolhurst sees something that was approved by the health department and shows the subject property as a portion of a parcel. Mr. Weiland said the theater property was granted to them in the early 1970s.

Commissioner Chaloupka understands they operate as a non-profit business. Mr. Weiland concurred, stating both state and federal non-profit.

Doug Noble said the building permit was signed off by the Planning Department. It was allowed. The Board of Supervisors probably was included in this issue. He went over some background information on this use. Mr. Noble was with the Planning Department when this use was signed off, and there was no problem.

Mary McGee spoke in favor of the theater. She also represented deaf people as there are performances for deaf individuals. Ms. McGee said she also represented a family service group.

Danny Marino, resident in the County since 1972, said his mother-in-law started this theatre. They have tried to work with the County, neighbors, and State Park. Commissioner Machado said staff states, at best, there are 12 to 15 parking spaces on-site. Mr. Marino agreed. Commissioner Machado asked how many actors are there during a performance. Mr. Marino replied 10 but probably 5 cars, and they park in the back. Commissioner Machado asked if they are legitimate parking spaces. Mr. Marino said Planning would have to make that determination. Commissioner Machado asked about the bus parking. Mr. Marino explained. Commissioner Machado asked about evening performances. Mr. Marino said there may be 30 to 80 people. Commissioner Machado asked where those people are parking. Mr. Marino replied they park on-site. Commissioner Machado asked if Mr. Marino stated that the loss of the Vineyard parking has made a problem for them with parking. It appears with the State Park and neighbors parking areas if they came back with a special use permit it could probably be approved. Commissioner Mac Cready said it looks as though there is a fairly large space behind the theater. Mr. Marino said it is fairly steep in that area.

Dennis Murray said the parking has been deteriorating just recently. The theater has established a schedule of school plays and evening performances. He proposed a time frame to conform to what is being asked. Ms. Frantz said staff's recommendation for 40 parking spaces is based on the number of seats. Mr. Murray said the theater wants to conform to what the Commission asks, but it cannot happen overnight. He suggested a bus stop in front of the theater to drop off children and that they park the busses off-site. Ms. Frantz said the road in front of the theatre is a state highway. Mr. Murray does not believe it is in the best interest of the County to shut down the theater. Let's make some parameters and a time frame. Commissioner Machado asked the performances held between September and December. Mr. Murray replied Friday and Saturday night events.

Rita Archey, board member for the theater, said the theatre cannot financially do what the Planning Department is asking. The theater is about the children. She is willing to do anything she can to help the Commission help them. She does not believe the State Park really offered them a place to park. They are non-profit and do not have the money for a special use permit. Ms. Archey would like to have time to see if the problem can be resolved.

Tama Roz spoke in favor of the theater. We need to work together to keep the theater open and thriving for our children.

Jonathan Archey, house manager of the theater and superintendent for the school shows, asked what he says to the people when they reach the 40-person limit. The school shows are very important. The children look forward to seeing their shows.

Debbie Morris reiterated what Mr. Murray stated. Ms. Archey has been working very diligently to raise money to correct the parking situation. She asked for additional time for this effort.

Edward Mc Collough has been performing at the theater for many years. It is a great benefit to the County. They do not let people park in the street. Mr. Mc Collough spoke in favor of the use.

Chuck Collins, Department of Transportation, said the County did not post "No Parking" signs on the highway. Ms. Frantz said it was the state.

Jerry Griffin's concerns are not with the legalization of the theatre. He is concerned with the new work that is going on, grading, traffic, and the problems the excavation caused to his property.

Commissioner Tolhurst said they mentioned a shuttle was donated. Mr. Weiland replied in the affirmative. There was an offer for parking at the State Park if they obtained a special events permit. The problem is money. Now they have a shuttle. They are looking into insurance and money for gas.

Commissioner Tolhurst asked if there is a parking fee they could impose that would help. He does not want to see this use go away. It seems as though they are very close to solving the parking problem. He does not believe this is insurmountable.

Commissioner Tolhurst said there is a problem with fire trucks getting to the theatre.

Chair Knight asked how many performances would be held between now and December 23. Mr. Weiland replied every Friday and Saturday with the exception of one week (7:30 to 11:00 pm).

Commissioner Mac Cready asked if they charge for every performance. Mr. Weiland said they do. Commissioner Mac Cready asked if an increase in fee would curtail the number of people that attend the performances. Mr. Weiland said they cut their fee this year, because they were not getting enough people at the performances. The school fee was also decreased because of the school budgets.

The public hearing was closed.

Mr. Maurer said the letter from the State Park asked that their concerns be considered. They support and concur with the County's recommendation. The letter from the Lingfords also asked that their concerns be considered. There has been a request for more information on the property being deeded to the theater and additional history on the use. Ms. Frantz said the only mechanism to deal with the parking is to connect it to some type of permit. Non-conforming uses do not have the opportunity to expand. The Commission needs some method to deal with

the parking. The use is not in conformance with our parking regulations. They also were not in conformance with the lighting ordinance.

Chair Knight agrees with Commissioner Tolhurst that it would have been nice to see how and when the property was divided. He feels comfortable in looking at this as a legal non-conforming use, but parking is a problem.

Commissioner Mac Cready would like to see some work done on finding the way the permits were signed, who they were signed by, and the implications at that time.

Commissioner Tolhurst commented the state is currently being sued because of ADA requirements. This is a state highway. Ms. Frantz said the ADA does include new requirements for both public and private entities to ensure public access.

Commissioner Tolhurst is in favor of continuing the item until there is an accurate site plan and information available as to when the property was gift deeded.

After the motion and before voting, Commissioner Machado asked about limiting the number of people and/or hours of operation. Mr. Maurer said nothing is in place to require standards.

Chair Knight asked if they could apply for a special use permit and the County waive the fee. Mr. Maurer said only the Board could waive the fee. It does for non-profit organizations.

ON MOTION OF COMMISSIONER TOLHURST, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE THE NON-CONFORMING USE DETERMINATION ON THE OLDE COLOMA THEATRE TO THE MEETING OF OCTOBER 12, 2006.

8. FINDING OF CONSISTENCY (Public Hearing)

- a. Sale of a 10-foot by 160-foot section of Assessor's Parcel Number 101-282-09 by EL DORADO COUNTY to the owner of Assessor's Parcel Number 101-282-13 (Kevin Sorbello). The properties are situated north of U.S. Highway 50, along the eastern portion of the 6200 block of Pony Express Trail. The block is bound by Pony Express Trail on the north, Spruce Street on the south, Bonanza Street on the east, and Manzanita Street on the west, in the **Camino/Pollock Pines area.**

Peter Maurer introduced Roman Anissi who presented this item with a recommendation for a finding of consistency.

Commissioner Tolhurst asked if there will be adequate parking for the library. Mr. Anissi said there is adequate on-site parking which is more internal to the parcel.

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

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE SALE OF A 10-FOOT BY 160-FOOT SECTION OF ASSESSOR'S PARCEL NUMBER 101-282-09 BY EL DORADO COUNTY TO THE OWNER OF ASSESSOR'S PARCEL NUMBER 101-282-13 (Kevin Sorbello) CONSISTENT WITH THE GENERAL PLAN.

9. SPECIAL USE PERMITS (Public Hearing)

- a. **S05-0042/Snowline Hospice of El Dorado County, Inc.** to allow the construction of a 15,000 square foot building to be used as a hospice home/administrative space. The administrative space will consist of 8,700 square feet and hospice home 6,300 square feet (6 beds). The property, identified by Assessor's Parcel Number 331-301-15, consists of approximately 8.89 acres, is located on the south side of Pleasant Valley Road/State Route 49, approximately 500 feet east of the intersection of Oakdell Road, in the **El Dorado area.** (Mitigated negative declaration prepared)

Peter Maurer introduced Lisa Burke who presented this item with a recommendation for conditional approval.

Commissioner Machado stated he has met with the applicant.

Mr. Maurer commented this is the same site that the Federated Church had for the Sacred Space application. That project is gone, and this project will be on that property.

Gail Rossi, representing the applicant, spoke to Conditions 2 and 3. The arborist report states there are four inch and six inch trees on the property that will provide substantial canopy cover. Ten trees did meet the requirements. They would like to have three seasons to plant the trees as they want to dedicate them to people that have passed. On Condition 8, who is the Development Services Director? They need to start grading immediately, as they are losing their lease in 2007. On Condition 10.a., they cannot wait to start grading and cannot wait for a Caltrans permit before starting their on-site grading. Referring to Condition 11, Carlton Engineering has received correspondence from Caltrans stating they will not allow a bike lane along the Route 49 frontage. The Hospice is providing a great amount of road improvements at the cost of approximately \$85,000. Why should they have to provide a sidewalk along Route 49 also? Caltrans does not feel it is necessary at this time, as there are no other sidewalks along this route. They ask that the sidewalks, curbs, and gutters be delayed until other projects are required to participate. Mr. Rossi presented a letter from Laura Gill waiving the TIM fees. Paula Frantz, County Counsel, said the condition is not usually deleted. The letter is proof of satisfaction of the requirement.

Art Marinaccio said the mitigation for oaks should be changed to read when the Oak Guidelines are adopted, this project should meet the minimum requirements.

There was no one else wishing to give input.

Commissioner Machado asked about the oak tree conditions. Ms. Frantz replied this is not a situation where they are requesting relief from the oak tree requirements. The Commission is dealing with the issue of how the trees they are removing will be replaced. She believes the Commission has broad discretion to amend the condition as long as it is a method that would mitigate to the same or greater extent.

Commissioner Mac Cready asked if they are allowed to cut down trees less than a certain measurement without replacement. Steve Hust said Policy 7.4.4.4 does not state any size. The question is whether the 10 inches at breast height in Policy 7.5.4.2 crosses over to Policy 7.4.4.4. Ms. Frantz does not believe there would be a problem with 81 trees over a three-year period. She suggested rewording for the condition.

Ms. Burke said Condition 8 was put in because of discussions with the Federated Church. The applicant would not have to come back to the Commission.

Chuck Collins, Department of Transportation, said the applicant would meet Condition 14 with the letter from the CAO. On Condition 13, the Department of Transportation is no longer processing commercial grading permits. That is now being done by Building Services. Condition 10.a. could be changed to reflect Building permit staff. Mr. Maurer suggested Condition 10.a. be separated, Caltrans from County permits. Mr. Collins agreed with at time of occupancy.

Referring to Condition 11, Mr. Collins said the General Plan requires Route 49 to be a two-lane highway. The applicant's side would be a 12-foot lane with 8-foot shoulders. They do not actually need a bike lane. Ms. Frantz spoke about bonding for the improvements. Mr. Maurer does not believe there is an application in-house for the Federated Church, so they would not be participating in the improvements. Ms. Frantz said this project does not front State Route 49, so she does not know the Department of Transportation's intent. The Federated Church property did front the highway. Ms. Frantz said the Commission could make a finding the request is consistent with the General Plan as this project does not front the highway.

Mr. Maurer suggested modification for Condition 10. The applicant agreed to the amended conditions.

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-0042 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

1.0 CEQA FINDINGS

~~1.1 The proposed project will not have a significant effect on the environment, based on the analysis contained in the Initial Study, and a Mitigated Negative Declaration has been filed. This~~

~~project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).~~

~~1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.~~

1.1 The Planning Commission has considered the Mitigated Negative Declaration together with the comments received and considered during the public review 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. 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).

1.2 The Planning Commission finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.

1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 Special Use Permit

2.1.1 The proposed use is consistent with the policies in the El Dorado County General Plan and as discussed in the General Plan section of this staff report.

2.1.2 The proposed 15, 000 square foot building for Snowline Hospice use is found to comply with the requirements of Chapter 17.28.030 (R1 Zone District: "Uses Requiring Special Use Permit") and Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report, and the analysis of potential impacts in the Initial Study, subject to the conditions and mitigation measures in Attachment 1 to S05-0042.

Mitigation Measures/Conditions

MITIGATION MEASURES

1. Visual surveys for nesting raptors in mature oaks and pines within and adjacent to the area of disturbance (i.e., areas slated for construction or grading) will be performed at least one week prior to construction if construction occurs between March and August (raptor breeding season); otherwise surveys are not needed.
2. Landscape plans shall be provided that show the planting of 41 ~~valley oaks trees on the parcels where the trees were removed~~ one-inch, or 82 one-half inch trees, or replace the removed canopy 1:1 in a manner that complies with the Interpretative Guidelines for General Plan Policy 7.4.4.4 as those Guidelines may be amended from time to time by the Planning Commission in a manner which is determined by the Development Services staff to constitute equal or greater mitigation of the impact of the four trees being removed.
3. Container trees will be planted in the fall after the leaf drop for best results. When planting container trees, holes shall be dug twice the width and depth of container size. Root mass should be sliced vertically 2 to 3 times on root ball to prevent root girdling. Roots should be gently pulled apart and planted with organic planting mix. Vitamin B-1 is recommended to accelerate root growth. A dirt mound shall be installed around the hole to help hold water in around tree. Mulch shall be applied around tree to slow evaporation of water. Two stakes shall be installed firmly around tree. A broad flexible material shall be used to attach trees to stakes and are to be removed after the growing season.
4. Trees will be fertilized in the fall when roots are active, using a slow controlled release formula. The trees shall be irrigated every two to three days for the first three months. Irrigation shall be a drip system with automatic controller.
5. The trees shall be inspected weekly for the period of one year for signs of shock and ensure that water is adequate, and that the stakes are in place.

CONDITIONS

El Dorado County Planning Services

6. The project, as approved, consists of the following: A 15,000 square foot building (8,700 square feet for administrative uses and 6,300 square feet for a six-bed hospice) to be used as the Snowline Hospice.
7. All site improvements shall conform to the site plan(s), landscape plans, elevations, and color material boards as submitted and approved (Exhibits D – H).

8. The road alignment shall be modified to comply with the oak tree retention requirements of Policy 7.4.4.4, subject to Development Services Director approval prior to issuance of any grading and/or building permits.
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 item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.

Department of Transportation

10. ~~The applicant shall make the following improvements subject to a Caltrans encroachment permit.~~
 - a. The applicant shall submit plans and an encroachment permit application for ~~this work~~ off-site grading prior to or concurrently with an application for a grading permit for site work, and the plans shall be approved by ~~Caltrans and~~ the County. prior to commencement of on-site grading. The on-site and off-site ~~This work~~ must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.
 - b. The applicant shall secure an encroachment permit from Caltrans prior to commencement of construction within the state right-of-way.
 - c. The applicant shall construct a Standard Plan 103D entrance to the project.
11. ~~The applicant shall construct pavement widening with a Class II bicycle lane as required by Caltrans, with Type 2 vertical curb and gutter sidewalk and six foot wide sidewalk, along the project frontage on State Route 49.~~
12. The applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, for the access road that is required for access to County or State maintained roads.
13. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the ~~Department~~ County 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 improvements shall be substantially completed, to the approval of the ~~Department of Transportation~~ County, prior to occupancy.

14. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued, unless those traffic fees are waived in accordance with County Policy B2.
15. If blasting activities are to occur in conjunction with grading or improvements, the applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.
16. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
17. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire protection district.
18. The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants, shall be shown on the improvement plans, which shall be subject to the approval of the responsible fire protection district. The Department of Transportation will require plans to meet Fire Safe Standards, but only the responsible Fire Protection District may waive or relax those Fire Safe Standards.
19. If human remains are discovered at any time during the grading or improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Director of Development Services.
20. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
21. Any import or export to be deposited within El Dorado County shall require an additional grading permit for that offsite grading.
22. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
23. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of

Transportation with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.

Diamond Springs/El Dorado Fire Protection District

24. The developer shall meet with the fire protection district to determine where the proper fire lanes shall be installed and identified at the site.
25. All applicable Building and Fire Codes shall be adhered to and determined when a full set of building and site plans are received by the fire protection district
26. Diamond Springs/El Dorado Fire Protection District Ordinance 89-1 requires any new building (Except "E" and "R" occupancies) that meets or exceeds 3,600 square feet, is two stories or more or 35 feet in height or more, shall be equipped with an automatic fire sprinkler system. The fire sprinkler system shall extend and cover all areas of the building.
27. A fire flow of a minimum of 1,500 gallons per minute for the duration of two hours at a minimum 20 p.s.i. shall be provided for any future development.
28. A knox box shall be installed per District Requirements to be monitored with an electrical shunt.
29. A fire hydrant shall be installed, in compliance with the provisions of the C.F.C. Section 903, so that they will be within 150 feet of any portion of any new buildings, in a location acceptable to the Diamond Springs-El Dorado Fire Protection District.
30. Fire Department Connection Placement shall be approved by the fire district.
31. Fire apparatus access roads shall be provided in accordance with Sections 901 and 902.2 for every facility, building or a portion of a building hereafter constructed or moved into the jurisdiction when any portion of the facility or any portion of the exterior wall of the first story of the building is located more that 150 feet from the fire apparatus access as measured by an approved route around the exterior of the building or facility.
32. The roadway shall meet the El Dorado Fire Safe Regulations Title 1, Article 2.
33. Fuel modification around the structure shall meet the El Dorado County Fire Safe Regulations Fuel Modification Standards Title 14, Article 5.

El Dorado County Environmental Management Department- Environmental Health Division

34. Pursuant to El Dorado County Solid Waste Management Ordinance, Chapter 8.42, the applicant will need to provide an adequate space within each solid waste enclosure to accommodate both mixed solid waste (i.e. garbage) and recyclable bins.

35. Before building permits are issued for the development, plans for the adequacy, accessibility, convenience, and location of solid waste and recyclable containers and storage facilities must be approved by the County Building, Planning and Environmental Management Departments and the respective (solid waste) franchisee.

Environmental Health Department – Air Quality Division

36. District Rules 223, 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emissions, shall be adhered to during the construction process.
37. 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.
38. Project construction for the road should adhere to District Rule 224, Cutback and Emulsified Asphalt paving materials, and the County Ordinance concerning asbestos dust.
39. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
40. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.

The action today can be appealed to the Board of Supervisors within ten working days.

10. GENERAL PLAN AMENDMENT/ZONG CHANGE/PLANNED DEVELOPMENT/TENTATIVE MAP/TENTATIVE PARCEL MAP (Public Hearing)

- a. **A06-0003/Z05-0008/PD05-0005/TM05-1400/P05-0014/Special Use Permit S05-0017** submitted by ERIK PILEGAARD/CAMERON PARK VENTURES for the following: 1. General Plan Amendment to modify the boundary between MFR Multi Family Residential (MFR) and Commercial (C) land use designations; 2. Rezone from Estate Residential Ten-acre-Planned Development (RE-10/PD) to Commercial-Planned Development (C-PD) and Limited Multifamily Residential-Planned Development (R2-PD); 3. Tentative map to create 64 duets and three large lots; 4. Development plan to allow a 35 room Alzheimer’s unit, 140 units of congregate care, and 64 duet cottages along with an 8,000 square foot clubhouse; and 5. Special use permit for a community care facility. The property, identified by Assessor’s Parcel Number 083-350-43, consists of approximately 68 acres, is located on the northeast side of Gabbert Road, approximately 0.25 mile east of the intersection with Gabbert Road and Palmer Drive, in the **Cameron Park area**. (Mitigated negative declaration prepared)

Lisa Burke presented this item with a recommendation for approval. She suggested the addition of two conditions from the Department of Transportation (new Conditions 29 and 30).

Erik Pilegaard thanked staff. This project has been in progress for one and a half years. They agree with the two new conditions. Mr. Pilegaard also thanked the Cameron Park Committee.

Chair Knight and Commissioner Machado did meet with the applicant.

Graciela Hinshaw, Pine Hill Preserve Manager, said the Cameron Park parcel of the Pine Hill Preserve is very rich in species. She explained some of the species in the preserve. She had a lot of questions this morning that have been answered by the project proponent, Fish and Game, and the County. Commissioner Machado asked if the preserves are given notices of this type of project. Mr. Hust said the Preserve Management Team is not noticed but Fish and Game is.

Commissioner Machado asked if the Preserve is satisfied there is sufficient mitigation. Ms. Hinshaw said they are partially satisfied. She further explained. Her comments did not pertain specifically to this project.

Art Marinaccio spoke in support of the project.

Pete Trenham, Fish and Wildlife Service, said they are responsible for the Federal Species Act. They do not feel there is adequate mitigation for the plants. They would like to be involved in any future projects.

Ms. Hinshaw said if you add to a preserve, it needs to be contiguous land in order to protect the species.

Mr. Pilegaard said it is a five-year ongoing mitigation measure to ensure the mitigation is adequate.

John Little, Sycamore Environmental Consultants, said the applicant has to pay a fee and transplant the plants. The area where the plants will be placed is adjacent to the Pine Hill Preserve. The applicant is willing to provide an easement, so the preserve will have the property in perpetuity. They are also planting additional plants in the preserve. Fish and Game has accepted their plan based on an acceptable preserve manager in perpetuity. Commissioner Mac Cready asked the location of the property they are transplanting to. Mr. Little explained the location. Commissioner Machado asked who the applicant goes to for a decision. There are eight or nine partners. Steve Hust explained. Mr. Pilegaard said there is a condition for a 2081 permit from Fish and Game.

Roberta Gerson, Fish and Wildlife, said only the federal government can manage the Endangered Species Act.

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS APPROVE A06-0003

MODIFYING THE BOUNDARY BETWEEN THE MULTI-FAMILY RESIDENTIAL (MFR) AND COMMERCIAL (C) LAND USE DESIGNATIONS BASED ON THE FINDINGS PROPOSED BY STAFF; APPROVE Z05-0008 REZONING ASSESSOR'S PARCEL NUMBER 083-350-43 FROM ESTATE RESIDENTIAL TEN-ACRE-PLANNED DEVELOPMENT (RE-10/PD) TO COMMERCIAL-PLANNED DEVELOPMENT (C-PD) AND LIMITED MULTIFAMILY RESIDENTIAL-PLANNED DEVELOPMENT (R2-PD) BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED; ADOPT THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN; APPROVE TM05-1400/P05-0014 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF; AND APPROVE S05-0017 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

Findings

1.0 CEQA FINDING

1.1 The proposed project, as conditioned, will not have a significant effect on the environment and a mitigated negative declaration has been filed.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan/Rezone/Development Plan

2.1.1 This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,285.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$35.00 processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

2.1.2. The proposed use and design conforms to the General Plan in that the parcel is located within a community region, the proposed use and developmental density are consistent with both land use designation, as well as the zoning district, and the natural resources on site will be protected pursuant to related policies in the General Plan.

2.1.3. The proposed use and development plan conforms to the Zoning Ordinance as follows:

a. *The PD zone request is consistent with the general plan;*

The project parcel consists of a rezone and development plan to make all the parcels consistent the Zoning and General Plan Land Use designations.

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

The project is designed to provide a desirable environment within its own boundaries for visitors and residents. The project contains adequate parking and landscaping and has a consistent design throughout the project.

c. *There are no exceptions to the Zoning Ordinance proposed for the project;*

No variances to the Zoning Ordinance have been requested.

d. *The site is physically suited for the proposed uses;*

The site is physically suited for the proposed uses. The project will be built on slopes less than 30 percent slopes and although trees will be removed, a tree replacement plan will be required and adhered to.

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

The project is located in a Commercial area of Cameron Park where there is existing development, therefore adequate services and improvements are available for the project.

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

The project is suitable within a commercialized area of Cameron Park. The buildings are compatible with the surrounding development and will provide a consistent appearance to the site.

2.1.4. The proposed use and design will not be detrimental to the public health, safety, and welfare, nor be injurious to the neighborhood.

2.2 Tentative Map/Parcel Map

2.2.1. The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.

- 2.2.2. The proposed tentative map does conform with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.
- 2.2.3. The site is physically suitable for the proposed type and density of development.
- 2.2.4. The proposed tentative map is not likely to cause substantial environmental damage, as it is a commercial parcel map for an existing development.

2.3 Special Use Permit

2.3.1 The proposed use is consistent with the policies in the El Dorado County General Plan and as discussed in the General Plan section of this staff report.

2.3.2 The use is found to comply with the requirements of Chapter 17.22.500, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.

2.3.3. The proposed uses are specifically permitted by a special use permit as required by Chapter 17.32.190.

Mitigation Measures/Conditions

Mitigation Measures

1. Grading and improvement plans shall state: "It is the Contractor's responsibility to comply with all applicable state and federal laws and regulations including the Federal and State Endangered Species Acts and the Clean Water Act. The County Grading Permit does not authorize Contractor to conduct activities not permitted by applicable State and Federal agencies in areas subject to State and Federal jurisdiction."
2. Twenty-four hours prior to construction activities, a qualified biologist shall conduct a preconstruction survey for California horned lizard.
3. All horned lizards found on the project site during the preconstruction survey shall be relocated to the property west of the EID easement by a qualified biologist.
4. A qualified biologist shall be present on-site for all clearing and grubbing activities. All horned lizards found during clearing and grubbing shall be relocated to the property west of the EID easement.
5. A qualified biologist shall conduct a survey within three weeks prior to the start of grading, clearing, or other construction activities for active nests. The survey will be conducted within 200 feet of the project site.
 - a. If no active nests are found, no further avoidance measures will be necessary.

15. A certified arborist shall prepare a tree replacement plan showing the replacement of every inch diameter at breast height of tree removed from the site by planting the same number of inches of native oak trees on-site. The tree replacement plan shall be submitted and approved by the Planning Division prior to clearing and grubbing.

Conditions of Approval

16. The subject General Plan amendment, rezone, parcel map, planned development and special use permit approval is based upon and limited to compliance with the 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.
17. The project, as approved, shall consist of the following (Exhibits A-J):
 - a. A General Plan amendment to modify the boundary between Multi-Family Residential (MFR) and Commercial (C) land use designations.
 - b. A rezone of the parcel from Estate Residential Ten-acre/Planned Development (RE-10/PD) to Commercial-Planned Development (C-PD) and Estate-Residential Ten-acre (RE-10) to Commercial-Planned Development (C-PD).
 - c. Tentative map to create 64 duets and three large lots.
 - d. Special use permit for a community care facility.
 - e. Development plan to allow a 35 room (21,000 square feet) Alzheimer's unit, 140 units of congregate care, and 64 duet cottages along with an 8,000 square foot clubhouse.

PLANNED DEVELOPMENT

18. All site improvements shall conform to the site plan(s), landscape plans, elevations, and color material boards as submitted and approved in Exhibits A-J.
19. The gates to the trash receptacle enclosure shall remain closed at all times when not in use.
20. Lighting for the project shall conform to standards set forth in Section 17.14 of the Zoning Ordinance.
21. Signs shall conform to the standards set forth in Section 17.16 of the County Zoning Ordinance and shall be consistent with the proposed building materials and colors
22. The project shall conform to the County's Water Conserving Landscaping Ordinance.

23. All windows for the project shall be trimmed with a minimum four-inch wide casing. Window trim shall be shown on plans and approved by the Planning Division prior to issuance of building permits.
24. The clubhouse building shall have a tile roof consistent with the roofs of all other buildings on the project site.
25. Landscape plans shall demonstrate compliance with Section 17.18.090 of the County Zoning Ordinance and be submitted and approved by the Planning Services prior to the issuance of building permits.
26. All buildings within the project shall have a stone veneer accent feature. Window trim shall be show on plans and approved by the Planning Services on prior to issuance of building permits.
27. The applicable requirements of the Medical Waste Management Act for the handling, storage, treatment and disposal of medical waste generated at the site shall be complied with.
28. The applicable requirements of Chapter 6.5 through 6.95 of the California Health and Safety Code for the handling, storage and disposal of hazardous waste at the site shall be complied with through the submittal and approval of the appropriate medical waste and hazardous materials reporting forms to the Solid Waste/Hazardous Materials Division of the Environmental Management Department.
29. The applicant shall construct and dedicate Gabbert Drive to the northerly curb return of the project entrance driveway using Standard Plan 101B, including curb and gutter, a six foot wide sidewalk, and a barricade at the end. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.
30. The applicant shall construct a Standard Plan 110 driveway (with pedestrian ramps and truncated domes per Caltrans Standard Plan A88A) on Gabbert Drive. The driveway shall have a “throat” length of at least 30 feet to the gate kiosk, per Tables 7-8 and 31 of the ITE manual Transportation and Land Planning and the Fire Safe standards, to prevent backup onto Gabbert Drive. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.

PARCEL MAP

County Surveyor

29. All survey monuments must be set prior to filing the parcel map.

30. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

TENTATIVE MAP

Planning Services

31. Domestic water shall be supplied by a public entity with a minimum six-inch water line to the property being divided, and a water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to the County Surveyor at the time of filing the parcel map.
32. Only native riparian vegetation shall be planted within the wetland's 50 foot setback area.

Department of Transportation

33. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the project facilities. All improvements shall be consistent with the approved tentative map.
34. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
35. 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.
36. The applicant shall improve the on-site access road (Lot R) to a minimum roadway width of 24 feet, with curb, gutter, and sidewalk, per Standard Plan 101B (including signage as necessary – stop signs, street name signs, etc.) prior to occupancy.
37. An irrevocable offer of dedication (IOD) of easement for Lot R for road and public utility purposes shall be dedicated for access for this project. A complete submittal for this IOD shall be made to the right-of-way unit of the Department of Transportation or shall be dedicated on the final map for this project. The County will reject this IOD.
38. The applicant shall secure approval of improvement plans and obtain an encroachment permit, for the following and prior to performing any work within the County right of way, including:

- a. The attachment of the extension of roadway Lot R to Kevin Street (and the extension shall include sidewalk) to the existing Kevin Street, including a sign stating "End of County Maintained Road" at the property line.
 - b. The applicant shall construct a four-foot wide concrete sidewalk along the north side of Palmer Drive, from Kevin Street westerly, to join the existing sidewalk, in order to provide pedestrian access for the project residents. 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.
39. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports (and any other technical reports, such as structural or traffic reports, if applicable) in PDF format and the approved record drawings in TIF format.
 40. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued. Until such time as updated traffic impact fees are adopted pursuant to the General Plan, any subdivisions will be required to either (1) execute an agreement agreeing to pay the higher fees, even after building permits have been issued or (2) have a notice of restriction placed on the final map prohibiting the issuance of building permits until the updated traffic impact fees are adopted.
 41. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department 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.
 42. The applicant shall provide a soils report at time of grading plan submittal addressing, at a minimum, grading practices, compaction, slope stability of existing and 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 require an additional grading permit.
 43. The applicant shall provide a drainage report at time of grading plan submittal, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
 44. If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.

45. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
46. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District.
47. The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants, shall be shown on the improvement plans, which shall be subject to the approval of the responsible Fire Protection District.
48. If human remains are discovered at any time during the grading or improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Development Services Director.

County Surveyor

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

Environmental Health Department – Air Quality Division

51. District Rules 223, 223.1, and 223.2 which address the regulations and mitigation measures for fugitive dust emissions and asbestos emissions, shall be adhered to during the construction process.
52. 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.
53. Project construction for the road should adhere to District Rule 224, Cutback and Emulsified Asphalt paving materials, and the County Ordinance concerning asbestos dust.

54. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
55. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.

El Dorado County Resource Conservation District

56. The project shall comply with the District’s Erosion Control Requirements and Specifications.

11. ZONING ORDINANCE UPDATE

a. Parking and Loading Standards

Roger Trout presented this item. No action was taken.

12. GENERAL PLAN

- a. **Draft Interim Guidelines Implementing General Plan:** Policies 7.4.4.4/7.4.4.5 (Oak Woodlands)

Greg Fuz presented this item. The Commission first considered the item on August 10, and several Commission members has since met with interested parties.

Kirk Bone feels Fire Safe Plan on Pages 3 and 4 should be better defined. They are in the process of implementing a fire safe plan for Pedrigal. Referring to Page 5, Mr. Bone said early on people did not understand this applied to existing parcels.

Art Marinaccio is concerned the Commission will not have sufficient input before staff puts out the contract for the Management Plan. The Commission needs to look at the comments received and get very involved. We need to get a plan in place that is superior to Policy 7.4.4.4.

No action was taken. This item will be considered again at the September 14 meeting

13. DEPARTMENT OF TRANSPORTATION - None

14. COUNTY COUNSEL’S REPORTS - None

15. DIRECTOR’S REPORTS - None

16. ADJOURNMENT

The meeting was adjourned at 3:30 p.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:

John Knight, Chair

