

**EL DORADO COUNTY DEVELOPMENT SERVICES  
STAFF REPORT**



**Agenda of:** September 28, 2006

**Item No.:** 8.a.

**Staff:** Tom Dougherty

**STAFF REPORT - DESIGN REVIEW**

**FILE NUMBER:** DR05-0024

**APPLICANT:** Nick and Sue Demidoff

**REQUEST:** Design review for the construction of a two-story, 3,064 square-foot banquet/office/storage facility and a two-story, 1,200 square-foot caretaker/laundry/restroom facility with related parking and access improvements.

**LOCATION:** South side of Ponderado Road, approximately 900 feet south of the intersection with Sierra Blanca Road, in the Camino area. (Exhibit A)

**APN:** 048-471-28

**ACREAGE:** 3.750 acres

**GENERAL PLAN:** Commercial-Platted Lands (C-PL) (Exhibit B)

**ZONING:** Commercial-Sierra Design Control (C-SD) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**SUMMARY RECOMMENDATION:** Conditional approval

**BACKGROUND:** The 3.750-acre parcel was created by Parcel Map 28-134 which was recorded on March 19, 1981.

**STAFF ANALYSIS**

**Project Description:** Construction of a two-story, 3,064 square-foot banquet/office/storage facility and a two-story, 1,200 square-foot caretaker/laundry/restroom facility with related parking and access improvements on a 3.75-acre parcel. The loft area will not be rented as part of the banquet center. The project is designed for a maximum of 100 seats. There are 33 parking spaces, 4 to be compact, 3 to be ADA compliant, 2 of those to be van accessible, and 4 RV spaces. Two graveled overflow parking areas will be provided to the southeast and west of the caretaker home as shown on Exhibit D providing a potential additional 20 parking spaces. A monument sign will be located at the northwest entrance at Ponderado Road as shown on Exhibit D. Two driveway entrances to the project are proposed to encroach onto Ponderado Road. Both structures are proposed to be built from a combination of logs, river rock accents, and metal roofs.

**Site Description:** The project site is located at approximately 2,900 feet elevation above sea level. The parcel has been previously graded and compacted by excavation equipment. There are existing power and water facilities inside the parcel boundaries, including a fire hydrant. The vegetation includes annual grasses, scattered mature and immature Ponderosa pines (*Pinus ponderosa*), incense cedars (*Calocedrus decurrens*), and existing landscaping of non-native plants recently installed including irrigation. There is an all-weather surface road running parallel to and within the western parcel boundary that provides a shared access easement to the subject parcel and the parcel to the south. The parcel is within the viewshed of U. S. Highway 50.

**Adjacent Land Uses:**

	Zoning	2004 General Plan	Land Use/Improvements
Site	C-SD	C-PL	Previously graded/landscaping installed/irrigation in place/water/power/fire hydrant onsite
North	C	RR	Commercial/retail
South	C	HDR/PL	Single-family residence
East	RE-10	RR	El Dorado High School/firefighter training facility
West	C/R20,000	HDR/PL	Single-family residence

**General Plan:** The General Plan designates the subject site as Commercial. This designation permits a full range of commercial retail, office, and service uses. The following General Plan policies also apply to this project:

Table 2.3 requires a maximum floor area ratio of 0.25 percent for commercial land uses.

**Discussion:** The parcel size is 163,350 square feet. The total square footage of the floor area of the site is 4,264 square feet. The Floor Area Ratio (FAR) from the proposed project equals 0.026. The building intensity is compliant with General Plan policy standards.

Policy 2.2.2.3: The Platted Land (PL) overlay designation is applied to those lands that have been historically zoned commercial, as this parcel and the adjoining three parcels have been.

Discussion: The parcel was zoned Commercial by the Camino/Fruitridge Area Plan on June 27, 1985. It was also given the Sierra Design overlay designation at that time. All other zoning designations for the adjoining parcels have not changed since that time.

Policy 2.4.1.1: “Design control combining zone districts shall be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers, historic districts, and scenic corridors.”

Policy 2.4.1.2: “The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria:

- A. Historic preservation
- B. Streetscape elements and improvements
- C. Signage
- D. Maintenance of existing scenic road and riparian corridors
- E. Compatible architectural design
- F. Designs for landmark land uses
- G. Outdoor art”

Discussion: The Sierra Design Guide, adopted October 28, 1982, is the guide used as a basis for review of projects such as the subject project, which are located within the Sierra Design Control District. The design review of this project is discussed in more detail below.

Policy 2.6.1.2: “Until such time as the Scenic Corridor Ordinance is adopted, the County shall review all projects within designated State Scenic Highway corridors for compliance with State criteria.”

Discussion: The portion of U.S. Highway 50 from the Ray Lawyer Drive to South Lake Tahoe is designated by Caltrans to be a State Designated Scenic Highway, (El Dorado County EIR, May 2003, Exhibit 5.3-1). There currently is no Scenic Corridor Ordinance; however, Policy 2.6.1.2 directs that projects be reviewed as stated above.

Policy TC-Xf: “Prior to occupancy for development that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the developer shall do one of the following: (1) construct all road improvements necessary to regional and local roads needed to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure adequate funding is identified and available for the necessary road improvements and those projects are programmed. The

determination of compliance with this requirement shall be based on existing traffic plus traffic generated from the project and from other reasonable foreseeable projects.”

Discussion: The El Dorado County Department of Transportation (DOT) required and accepted a traffic study performed by KD Anderson entitled “Sierra Banquet Center” and dated July 26, 2006. The Department responded with concerns that neither Ponderado Road nor Golden Chain Road are County maintained, however, they join County-maintained Sierra Blanca to which they gain access to U.S. Highway 50. It should be noted that Caltrans may require improvements to this highway access, or in the future may even decide to close this encroachment and require access via Sierra Blanca and Camino Heights Road. The existing junction of the roads is unsatisfactory and will need to be simplified by the development. The conditioned alignment was discussed with applicant’s engineer prior to the traffic study and the four legged intersection will be required. Improvements are also required on Ponderado and Golden Chain Roads and encroachment permits or Road Improvement Agreements, and approved improvement plans are required for all work in public rights-of-way.

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

Discussion: All outdoor lighting will be conditioned to conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. Planning staff will recommend adding a condition that will limit nighttime lighting impacts by motion sensors and limiting the number of lights shining after business closure.

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.”

Policy 7.4.4.2: “Through the review of discretionary projects, the County, consistent with any limitations imposed by State law, shall encourage the protection, planting, restoration, and regeneration of native trees in new developments and within existing communities.”

Discussion: Landscaping will be conditioned to meet Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2. The final Landscape Plan shall meet the intent of the General Plan Policies for inclusion of native El Dorado County plants indigenous to the project vicinity. There would be no conflict with this policy.

Conclusion: As discussed above, staff finds that the project is consistent with its historic uses as a commercial land use, as well as with development allowed under its Commercial designation and will have insignificant impacts on the intentions of the Platted Lands/Important Biological Corridor/Mineral Resource overlays. Staff further finds that the proposed project, as conditioned,

will have minimal impact on its portion of the State Route Highway 193 scenic quality and, as such, conforms to the General Plan.

**Zoning:** The subject site is zoned Commercial-Sierra Design Control (C-SD) which permits the proposed uses of banquet/office/storage facility on a minimum parcel size of 5,000 square feet. Therefore, the existing 3.75-acre parcel conforms to existing zoning. The proposed project conforms to development standards provided under §17.32.040 for setbacks, lot coverage, and building height.

17.14.130: Architectural Supervision. “In case an application is made for a permit for any building or structure in any RL, RM or C district and where it faces on a state highway, the application shall be accompanied by architectural drawings or sketches showing the elevations of the proposed building or structure. The drawings or sketches shall be considered by the Planning Commission in an endeavor to provide that the architectural and general appearance of the buildings and structures be in keeping with the character of the neighborhood, and such as not to be detrimental to the orderly and harmonious development of the county, or to impair the desirability of investment or occupation in the neighborhood.”

**Discussion:** The proposed project site is within the views cape of U.S. Highway 50, in a commercial district that has access to that Highway. In addition to the fact it is located within the Sierra Design Control District, pursuant to §17.14.130, the location of the proposed project also directs it be reviewed by the Planning Commission.

**Parking:** The submitted site plan was reviewed to verify compliance with on-site parking requirements of §17.18 of the Zoning Ordinance. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. As a result, calculations at final build-out for the proposed banquet/office/storage facility based on 100 seats, (number supplied by applicant), and based on Section 17.18.060 (16), requires one space per 3 fixed seats and 1 RV space per 10 spaces which means 33 spaces are required with an additional 3 to be for RVs. In addition, 2 spaces must be ADA compliant, with one being van accessible. Section 17.18.060(2) requires one space for the caretaker/second residential unit. The proposed project indicates a total of 33 parking spaces on-site with 3 ADA designated, of which two are van accessible. Four RV spaces are indicated on the submitted plans which mean 29 are available for standard and ADA parking. Section 17.18.080 C requires one 12-foot x 40-foot loading area, and the submitted plan indicates one is provided near the front entrance of the banquet facility. Two informal, graveled overflow parking areas will be provided to the southeast and west of the caretaker home as shown on Exhibit D providing a potential additional 20 parking spaces which will be enough space to facilitate the 4 standard parking spaces needed to meet the 33 space requirement.

**Other Design Issues:** Sierra Design Guidelines were adopted by the Board of Supervisors in October 26, 1982. They are applied to projects within the vicinity of U.S. Highway 50 under Policy 2.4.1.2. Specific design criteria relative to the site, building, landscaping, signs, parking, and other features are addressed below.

**Elevations:** The proposed banquet and the caretaker building are to be of the log home style with white or gray chinking between the logs and metal roofing. Granite rocks are to be cemented onto the outside of the either solid poured or cinder block foundations.

**Building Materials:** The exterior finish materials consist of painted stucco walls, with pre-cast concrete balustrades topping the kitchen roofline between the office and restaurant. Canvas awnings are proposed to be as accents, and concrete tile is proposed for the roof.

**Colors:** The following are the proposed colors for the building: The walls are to be log with a clear or slightly tinted finish. The roofs are to be metal sheets with a forest green color. The granite rocks around the foundations will be a grayish color with small black flecks.

**Signage:** The Sierra Design Guide directs that signs, their materials, size, color, lettering, location, and arrangement should be an integral part of the site and building design and compatible with the surroundings and include subtle lighting and non-garish colors.

The road access easement shared by the subject parcel and the one to the south is called Golden Chain Road. One monument sign is proposed to be located approximately 50 feet to the south of proposed encroachment of Golden Chain Road onto Ponderado Road. The sign face, excluding the rock base, to measure 4-feet tall by 12-foot wide. It is double faced. The full sign structure, including the roof element is approximately 6.5 feet by 18 feet, or 78 square feet. The total height is 8 feet above grade. Zoning Code §17.32.020(D) allows two signs measuring a maximum of 50 square feet without a special use permit, but one sign, other than wall signs can be less than 80 square feet as long as it is the only non-wall sign. The front face of the monument sign is proposed to be internally illuminated by an 800 milliamps (MA) fluorescent lamp. No wall signs are proposed. Planning staff has determined the proposed monument sign, as shown in Exhibit H, conforms to the intent of the Sierra Design Guide.

**Sierra Design Guidelines:** Applicable criteria from the Guide is reviewed against Zoning Ordinance provisions, as follows:

**Aesthetics:** The use of stone and wood are encouraged. Structures should be designed to blend into the environment.

**Discussion:** The proposed building meets the Commercial district development standards for setbacks and maximum coverage. The project parcel has a flat grade with no trees proposed to be removed. The project has been previously rough graded to flat with one abrupt increase in elevation created in the site terrain going from the front portion to the rear (south) portion. A commercial grading permit will be required to insure compliance with the *Grading, Erosion and Sediment Control Ordinance*. The buildings are proposed to be built of wood with stone accents and a forest green metal roof, all of which blend into the local environment and meet the intent of the Guide. The outside stairway is included for fire safety.

**Buffering/Parking:** The Guide suggests the use of buffering to encourage separation of commercial and residential areas, that parking areas are screened from public areas and that they be located around the side and rear of buildings.

**Discussion:** The project site currently has immature, irrigated landscaping already planted around the perimeter of the parcel. The final landscaping plan that would be submitted for Planning

Services review prior to issuance of a building permit will be required to assure that it complies with Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4. A Water Conservation Landscape Statement is not required because there is less than 2,500 square feet of landscaping proposed. Applicant will be required to install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.

*Lighting:* The Guide directs that exterior lighting should be subdued and avoid creating a glare for occupants or neighboring properties. Lighting should enhance the building design and landscaping as well as providing for safety and security.

*Discussion:* Ten proposed pole lights are shown on the submitted site plan. The light poles will measure 14 feet tall from ground level including the 2-foot tall concrete bases. The preliminary lighting head type submitted by the applicant for the pole lights does meet the full cutoff standards. The lighting fixture has a false bulb within the glassed in area to give the look of the old-time lights, but the actual lighting is recessed in the top portion. The final lighting plan shall be submitted to Planning Services for review and approval before issuance of a building permit. The project will receive conditions for full shielding of all exterior lighting.

*Trash and other service areas:* Trash containers and loading docks are to be located away from public streets and store entrances and shall be screened. Screening should be durable and an integral part of the overall structural design.

*Discussion:* The trash receptacle will be sited across from on the northeast side of the caretaker building and will be fully enclosed behind a concrete wall and wooden gates. The enclosure will be required to be compatible in design and materials with the existing building. The loading area will be located by the front entrance/passenger unloading area, however, due to the intermittent nature of deliveries to a business of this type and the fact those deliveries would be made by vans and not large trucks, Planning staff concludes the proposed location of the loading area is adequate. The Planning Commission does have the option to condition the project to only have deliveries occur during off hours.

*Mechanical equipment and utilities:* Service equipment, including meter boxes, should be designed as part of the structure and include screening.

*Discussion:* No roof-mounted equipment is being proposed.

**Agency and Public Comments:** The following agencies provided comments on this application. Copies of their written comments are available at the Planning Services office. From these comments, the following issues were raised:

Air Quality Management District: The District responded with recommended conditions in a letter dated December 13, 2005. However, their requirements and recommended conditions are covered during the normal building permit procedures.

El Dorado County Environmental Management Department, Environmental Health Division: The Division expressed that conditions be added to address solid waste and the septic system. These requirements have been incorporated as Conditions 24 to 26.

El Dorado County Fire Protection District: The District reviewed the project and commented in a letter dated November 16, 2005, that recommended changes be incorporated to comply with the Districts requirements. Their requirements are covered during the normal building permit procedures. The main comment they had for this design review stage is that the proposed road accesses and circulation shown on the submitted site plan are acceptable.

El Dorado County Department of Transportation: The DOT response to the submitted traffic study is discussed in more detail above in the General Plan section. The Department responded with concerns that the intersections, encroachments, and widths of the roads in the direct project vicinity would be required to be improved. These requirements have been incorporated as Conditions 10 to 22.

Apple Hill Growers: The Growers responded they did not want the originally proposed Apple Hill Banquet Center name used. The applicants had no idea that using “Apple Hill” in any way was not permitted to be used by anyone else besides the Growers, and they promptly changed their proposed name to Sierra Banquet Center.

The following agencies were solicited for comments and either did not respond with concerns or responded they had no recommended conditions of approval:

El Dorado County Environmental Management Department, Hazardous Materials Division  
El Dorado County Pioneer Cemeteries  
El Dorado County Resource Conservation District  
El Dorado Irrigation District  
El Dorado County Economic Development  
Caltrans  
Camino Union School District

At the time of the preparation of this report, staff had not received any comments from the public.



## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a Negative Declaration has been prepared.

This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.<sup>00</sup> 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).

**RECOMMENDATION:** Staff recommends the Planning Commission take the following action:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve Design Review DR05-0024 as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report and the modification of the project to include conditions itemized in Attachment 1.

## **SUPPORT INFORMATION**

### **Attachments to Staff Report:**

Attachment 1 Conditions of Approval

Attachment 2 Findings

Exhibit A1	Vicinity Map
Exhibit A2	Assessor's Parcel Map
Exhibit A3	Parcel Map Dated January 1981
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan, "SDR," dated May 1, 2006
Exhibit E1	Elevation (Banquet Center), "A1" dated October 5, 2005
Exhibits E2 and E3	Elevation (Caretaker dwelling), Drawings 3 and 4, revised October 28, 2005.
Exhibit F	Applicant submitted photo of what their banquet facility log kit will look like. From "Log Home Living," October, 2001 issue, page 100.
Exhibit G	Preliminary Landscape Plan, sheet L1, dated May 1, 2006.
Exhibits H1 and H2	Monument Sign Elevations, both dated October 5, 2005
Exhibit I	Environmental Checklist and Discussion of Impacts
Exhibit J	Proposed pole light fixture
Exhibit K	Site Visit Photos from November 21, 2005
Exhibit L	Aerial Photo

**ATTACHMENT 1**  
**CONDITIONS OF APPROVAL**

**FILE NUMBER DR05-0024**

This design review 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 conditions and/or further environmental review.

**CONDITIONS OF APPROVAL**

**Planning Services**

1. The project, as approved, consists of the construction of a two-story, 3,064 square-foot banquet/office/storage facility and a two-story, 1,200 square-foot caretaker/laundry/restroom facility with related parking and access improvements on a 3.75-acre parcel. The loft area will not be rented out as part of the banquet center. The project is designed for a maximum of 100 seats. There are 33 parking spaces, 4 to be compact, 3 to be ADA compliant, 2 of those to be van accessible, and 4 RV spaces. Two graveled overflow parking areas will be provided to the southeast and west of the caretaker home as shown on Exhibit D providing a potential additional 20 parking spaces. A monument sign to match the building materials will be located at the southeast entrance at Durock Road as shown on Exhibit D. Two driveway entrances to the project are proposed to encroach onto Ponderado Road.
2. All site improvements, building locations, building orientations, and materials shall comply with the approved site plan and elevations. The approved site plan shall consist of Exhibit D, attached.
3. All outdoor lighting shall be conditioned as follows:
  - a. All outdoor lighting shall conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.
  - b. There shall be 10 pole lights total. The pole lights are proposed to be 12 feet in height with 2-foot tall concrete bases making the total height 14 feet tall from ground level. Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of the Development Services Director or his designee.
  - c. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.

- d. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Security lighting shall be designed with motion-sensors.
4. The internally lit monument sign as shown on the elevations (Exhibits H1 and H2) is approved for size and location as shown. Any size or location change for the sign shown shall conform to Chapter 17.32.140 (D) and Chapter 17.16 of the El Dorado County Zoning Ordinance and shall be provided to, and then approved by, the Development Services Director or designee prior to issuance of a building permit.
5. The final landscape plan shall meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4. The final landscape plan shall be submitted to, and then approved by, the Development Services Director or designee prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
6. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993, California Accessibility Regulations. Deliveries to the buildings shall be handled by small delivery trucks or vans, which shall utilize the loading zone as depicted on the site plan in Exhibit D. Delivery activities that require utilization of a larger vehicle requiring larger parking space shall occur before and/or after business hours.
7. 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.
8. The design review shall be null and void if project implementation does not occur within 24 months from the date of approval. This time limit will be waived if one of the following has occurred:
  - a. A building permit has been issued and at least one inspection has occurred.
  - b. An extension of time has been granted by one of the following methods:
    - (1) The Development Services Director or designee finds that substantial progress has been made in implementing the permit, and not more than 12 months will be necessary to comply with the requirements of subsection (a) listed above.
    - (2) A written request for an extension of time has been approved by the issuing authority, provided that no change in conditions or circumstances has occurred that would have been grounds for denying the original application, the applicant has been

diligently pursuing implementation of the permit, and modified conditions have been imposed as necessary which update the permit to reflect current adopted standards and ordinance requirements.

9. Changes not exceeding 10 percent of the square footage of buildings, minor location changes, and architectural feature changes may be approved by the Development Services Director or designee. Major changes in building sizes or features will require an amendment to the approved design review application. The Development Services Director or his designee may approve minor modifications to an approved project where they find 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.

#### **El Dorado County Department of Transportation**

10. The applicant shall construct improvements to the intersections of Pondorado Road, and Sierra Blanca to make a four legged intersection, including the access to U.S. Highway 50 and the driveway to the existing commercial center, as required by the El Dorado County Department of Transportation and Caltrans. This work must be substantially complete, as determined by the Department of Transportation, prior to issuance of building permits.
11. The applicant shall realign and construct Sierra Blanca Road to Standard Plan 101C with 24 feet of paved roadway from its intersection with U.S. Highway 50 to the intersection with Pondorado Road and the driveway to the existing commercial center, and then westerly to join existing Sierra Blanca Road. This work must be substantially complete, as determined by the Department of Transportation, prior to issuance of building permits.
12. The applicant shall construct Pondorado Road to Standard Plan 101C with 24 feet of paved roadway along the project frontage to its intersection with Sierra Blanca. This work must be substantially complete, as determined by the Department of Transportation, prior to issuance of building permits.
13. The applicant shall construct Golden Chain Road to Standard Plan 101C with 24 feet of paved roadway, from its intersection with Pondorado Road southerly approximately 300 feet to approximately 60 feet past the driveway into the site, as shown on the site plan. This work must be substantially complete, as determined by the Department of Transportation, prior to issuance of building permits.

14. Encroachment permits or Road Improvement Agreements, and approved improvement plans are required for all work in public rights-of-way, and shall be obtained prior to any work in the right-of-way.
15. The applicant shall submit onsite and offsite improvement plans prepared by a professional civil engineer for review and approval. The plans 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, and shall be approved prior to issuance of any grading or building permit.
16. 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.
17. The applicant shall provide a soils report at time of improvement 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 import or export of fill material to be deposited within El Dorado County shall require an additional grading permit.
18. The applicant shall provide a drainage report at time of improvement 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.
19. The applicant shall irrevocably offer to dedicate Pondorado Road to the County, in fee, prior to issuance of a building permit. Said offer will be rejected.
20. The applicant shall irrevocably offer to dedicate Golden Chain Road as a road and public utility easement prior to issuance as a building permit. Said offer will be rejected.
21. 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. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
22. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not

completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

**El Dorado County Environmental Management Department, Environmental Health Division**

23. Food facilities shall be in compliance with California Health and Safety Code, “California Uniform Retail Food Facilities Law, and plans for the proposed food facility shall be submitted to Environmental Health for review and approval prior to issuance of the building permit.
24. The applicant shall resubmit the septic system design to the Environmental Health Division at the time of building permit application. Depending on the extent of the kitchen use, a grease interceptor may be required.
25. The applicant shall provide adequate number of trash enclosures to meet the needs of the project and adequate space within each solid waste enclosure to accommodate both mixed solid waste (i.e., garbage) and recycle bins. Plans for the adequacy, accessibility, convenience, and location of solid waste and recyclable containers and storage facilities shall be submitted to Environmental Health for review and approval prior to issuance of the building permit.

## **ATTACHMENT 2** **FINDINGS**

### **FILE NUMBER DR05-0024**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **FINDINGS FOR APPROVAL**

##### **1.0 CEQA FINDINGS**

- 1.1 The Planning Commission has determined that the proposed project, as conditioned, will not have a significant effect on the environment and a Negative Declaration has been filed. Further, the project will not affect wetlands, watercourses, 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.
- 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, 2850 Fairlane Court, Placerville, CA.

##### **2.0 ADMINISTRATIVE FINDINGS**

Design review for the construction of a two-story, 3,064 square-foot banquet/office/storage facility and a two-story, 1,200 square-foot caretaker/laundry/restroom facility with related parking and access improvements on a 3.75-acre parcel. The loft area will not be rented as part of the banquet center. The project is designed for a maximum of 100 seats. There are 33 parking spaces, 4 to be compact, 3 to be ADA compliant, 2 of those to be van accessible, and 4 RV spaces. Two graveled overflow parking areas will be provided to the southeast and west of the caretaker home as shown on Exhibit D providing a potential additional 20 parking spaces. A monument sign will be located at the northwest entrance at Ponderado Road as shown on Exhibit D. Two driveway entrances to the project are proposed to encroach onto Ponderado Road. Both structures are proposed to be built from a combination of logs, river rock accents, and metal roofs.

- 2.1 The proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood because the subject site is zoned Commercial-Sierra Design Control (C-SD) which permits the proposed uses of banquet/office/storage facility on a minimum parcel size of 5,000 square feet. Therefore, the existing 3.75-acre parcel conforms to existing zoning. The proposed project conforms to development standards provided under §17.32.040 for setbacks, lot coverage, and building height, and the project design meets the intent of the Sierra Design Guide. As such, 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 related project conditions.

- 2.2** The proposed use is consistent with the policies in the El Dorado County General Plan, because the applicant has designed the banquet/office/storage facility in compliance with County regulations, addressing aesthetics, environmental issues and health and safety concerns, as required by the General Plan
- 2.2.1 The project conforms with Policy 2.2.1.5, because the Floor Area Ratio (FAR) from the proposed project is 0.026. The building intensity is compliant with General Plan policy standards
- 2.2.2 The project conforms with Policy 2.6.1.2, because the project has been analyzed with the “Sierra Design Guide” as discussed in the staff report and is being brought before the El Dorado County Planning Commissioners for review.
- 2.2.3 The project will not conflict with Policy TC-Xf, because the applicants will be required to meet the conditions of approval directed by the El Dorado County Department of Transportation prior to final occupancy.
- 2.2.4 The project will not conflict with Policy 2.8.1.1, because all outdoor lighting will be conditioned to conform to §17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. In addition, the nighttime lighting impacts will be limited by the conditions of approval.
- 2.2.6 The project conforms with Policies 7.3.5.1 and 7.4.4.2, because the landscaping will be conditioned to meet Zoning Code Chapter 17.18.090, and said policies and the final landscape plan will be reviewed for compliance prior to issuance of a building permit.