



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
September 28, 2006 – 8:30 A.M.
BUILDING C HEARING ROOM
2850 Fairlane Court, Placerville, CA**

1. CALL TO ORDER

Meeting called to order at 8:40 a.m. Present - 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

MOTION: COMMISSIONER MAC CREADY, SECOND BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED 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: September 14, 2006

MOTION: COMMISSIONER KNIGHT, SECOND BY COMMISSIONER CHALOUPKA AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MACHADO, CHALOUPKA, AND KNIGHT; ABSTAIN – COMMISSIONERS MAC CREADY AND TOLHURST (as they were not present September 14), TO APPROVE THE CONSENT CALENDAR.

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

These items were considered during the day as time permitted.

Greg Fuz gave the Commissioners a copy of the Scope of Work for the Oak Management Plan. Staff is proposing a workshop with the Agricultural Commission on November 16 to discuss the Plan. The Commission would like the workshop held at 1:00 PM. There will be six additional workshops. The department website contains a separate page pertaining to the oak woodlands issues. The Board of Supervisors will be holding a workshop in the Integrated Natural Resources Management Plan on October 16 2:00 PM and again on November 6 at 9:00 AM. Staff will receive direction from the Board on November 6. Mr. Fuz informed the Commission of the action taken by the Board on the Congregate Care Facility. He gave the Commission a memo on General Plan implementation. Interviews will be held today for Deputy Planning Director. Staff is starting on the update of the Housing Element. Mr. Fuz informed the Commission regarding the Target store and Fountains project. He asked that the Oak Woodlands item today be continued to October 12.

6. COMMISSIONERS' REPORTS - None

PUBLIC FORUM/PUBLIC COMMENT - None

7. SPECIAL USE PERMITS (Public Hearing)

- a. **S06-0004** submitted by the GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT (GDPUD) to allow the construction of a wireless communications facility to include a 120-foot monopine tower to support cellular and emergency agency radio transmission. The facility is proposed to include 60 antennas at various heights with ground support equipment to be located in an existing fenced facility to be expanded to 3,005 square feet and to be enclosed by a six-foot tall chain link fence with barbed wire atop. The property, identified by Assessor's Parcel Number 061-740-47, consists of 0.069 acre, is located on the east side of Chipmunk Ridge Road, approximately 550 feet north of the intersection with Chipmunk Trail, in the **Georgetown area**. (Negative declaration prepared)

Staff: Tom Dougherty recommended conditional approval.

Tim McFadden represented the applicant. Mary Cornelison from the Volcanoville Fire Department spoke in favor. Robert Bloomfield does not want trespass across their property for a commercial enterprise. Bill Wright, representing GDPUD, said the roads are public roads, privately maintained. Jon Vegna, Department of Transportation, and Paula Frantz, County Counsel, explained offers of dedication on roads. Verizon's lease requires repair of any damage occurring to the roads from their use. Mr. Wright requested road fees be restricted to the use. They would rather work it out without a condition. No further input received.

MOTION: COMMISSIONER CHALOUPKA, SECOND BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, TO ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S06-004 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Commissioner Mac Cready amended the motion to add a condition pertaining to the payment of road fees. Commissioner Chaloupka accepted the amendment.

Findings

Special Use Permit S06-0004 has been requested by Georgetown Divide Public Utility District (GDPUD) for the purpose of installing a 120-foot steel monopine, with branches at the top making the total height 128 feet, with 60 antennas mounted at various heights at 6671 Chipmunk Ridge Road in Georgetown. This special use permit authorizes GDPUD to place the mono-pine and ground equipment within the 3,005 square-foot parcel identified by Assessor's Parcel Number 061-740-47 to be enclosed by a 6-foot-high chain link fence with barbed wire atop and dark green plastic slats covering it, and two 12-foot wide gate on the west side of the enclosure. The special use permit may be approved or conditionally approved based on the following findings:

1.0 CEQA FINDING

- 1.1 Based on the Initial Study (Exhibit J), staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared.
- 1.2 This negative declaration reflects the independent judgment and analysis of El Dorado County.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services, 2850 Fairlane Court, Placerville, CA.
- 1.4 The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91 is applicable).

2.0 ADMINSTRATIVE FINDINGS

- 2.1 It can be found the proposed use is consistent with the policies in the 2004 El Dorado County General Plan, as discussed in the General Plan section of this staff report.
- 2.2 It can be found the proposed use is consistent with the policy 2.2.5.21 in the 2004 El Dorado County General Plan because the proposed monopine has been designed to minimize the effects on adjacent properties. The antennas and microwave dishes are to

be painted a flat green color to blend in with the foliage, the chain link fenced enclosure will be covered with plastic dark green slats and the ground equipment will all be painted the same color that will blend in with the surrounding environment.

- 2.3 It can be found the proposed use is consistent with the Policies 5.6.1.4 and 6.5.1.2 in the 2004 El Dorado County General Plan because, as discussed in the Staff Report, the aesthetics of monopine tower have been addressed as well as possible, and the impacts of noise from short-term construction, and the potential introduction of a generator and two air conditioners have been analyzed in the Initial Study and found to have a less than significant impact.

3.0 SPECIAL USE PERMIT FINDINGS

- 3.1 It can be found the proposed use complies with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, because the use complies with the requirements of County Code Section 17.14, Wireless Communication Facilities, Sections 17.28.170 thru 17.28.210 and Section 17.22.540, and "Required Findings for Special Use Permit." The proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report.

This is a new wireless proposal designed as a multi-carrier facility, to allow for future co-location, which is encouraged by the County. To address maintenance issues, the applicant proposes to have Georgetown Divide Public Utility District approved technicians service the wireless facility and equipment approximately once or twice a month to ensure proper performance of the facility. It is found that the use will not conflict with the adjacent uses, and will provide a benefit to the area by improving cellular service. After review of the submitted site plan and visual simulations it has been determined that the aesthetic impacts associated with the project have been fully considered. The visual impact from the addition of the mono-pine in the Community Region of Georgetown can be considered less than significant.

Conditions

El Dorado County Planning Services

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

The project description is as follows: Construction and operation a new wireless communications facility to support cellular and emergency agency radio transmission

consisting of a 120-foot tall monopine tower that will have branches on top making the total height 128 feet tall, and hold 60 antennas. The pole is proposed to be located within a 3,005 square-foot area enclosed 6-foot tall, green slatted, chain link fence in a shape resembling a triangle somewhat with approximate side lengths of 85 feet, 77 feet, and 70 feet. (For true shape see attached site plan, drawing number A01). Proposed are to be two 12-foot wide entrances with two 6-foot wide gates each. The existing fence will be removed and the area around the existing 26-foot diameter by 20-foot tall water tower will be expanded by cutting 1,240 feet³ and filling 1,953 feet³ of the existing soil surface to enlarge the fenced area to the above mentioned dimensions. Two of the existing Comcast Cable microwave antennas mounted on the water tower will remain, and the others will be relocated to the new proposed monopine tower. The monopine is proposed to have the following antennas mounted at nine different levels:

Agency	Proposed Height of Antennas (from ground level)	Number of Antennas
Proposed PCS/Cellular Antennas (Future)	120 feet	12
Proposed PCS/Cellular Antennas (Future)	112 feet	2
Proposed PCS/Cellular Antennas (Future)	105 feet	12
Proposed PCS/Cellular Antennas (Future)	94 feet	12
Proposed PCS/Cellular Antennas (Future)	83 feet	12
El Dorado County Sheriff's Department and El Dorado County Fire Protection District	75 feet	2
Georgetown Divide Public Utility District	65 feet	2
Pacific Gas and Electric Company	55 feet	4
Georgetown Fire Protection District	45 feet	2

Within the within the approximately 3,005 square-foot fenced area, along with the monopine and water tank are proposed to be two 15 foot by 10-foot future radio equipment locations at the southern fence line, one 20-foot by 15-foot 6-inch future PCS/cellular lease area for equipment cabinets, a potential 5-foot by 10-foot generator area and an 11-foot by 2-foot site house panel for power. The future PCS/cellular lease area is projected in the future to include one equipment shelter with two air conditioning units and one back-up generator. The entire fenced in area for the tower, water tank and support equipment is proposed be graveled.

The project site is accessed directly from Chipmunk Ridge Road which has a 50-foot wide non-exclusive road and public utility easement and is approximately 550 feet north of the intersection of Chipmunk Trail

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

2. All site improvements shall conform to the site plan and elevations attached as Exhibits D, E1, and E2.
3. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. The chain link fence shall be covered entirely by dark green colored plastic slats. Said fence shall not have gaps at any portion where it touches ground level and shall have barbed wire attached to the entire top portion. No antenna shall project out past the branch tips. Planning Services shall verify the painting of the structures and antennas, said fence conditions and antenna projections within the branches prior to final inspection and approval of the facility. Lighting shall only be used for nighttime maintenance. A security light may be permitted however; it shall operate by a motion sensor only.
4. For collocation purposes, no further review by the Planning Commission shall be required, provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the proposed carriers installs no more than 12 panel antennas per carrier on the monopine and that there shall not be any increase overall height of the tower and branches.
5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
6. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.
7. All obsolete or unused communication facilities shall be removed by the applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
8. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the Planning Commission every five years. At each five-

year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Development Services Director or his designee to cover the cost of processing a five-year review.

9. 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.
10. The Georgetown Divide Public Utility District shall participate in the Hotchkiss Hill Road Association as it relates to the cellular communication facility, not to exceed the fee for an individual homeowner.

El Dorado County Environmental Management Department/Hazardous Materials Division:

- ~~10~~ 11. Under the Certified Unified Program Agency (CUPA) programs, if the operation, at any time, will involve the storage of reportable quantities of hazardous materials for backup power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid.

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

8. DESIGN REVIEWS (Public Hearing)

- a. **DR05-0024** submitted by NICK and SUE DEMIDOFF 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. The property, identified by Assessor's Parcel Number 048-471-28, consists of 3.750 acres, is located on the south side of Ponderado Road, approximately 900 feet south of the intersection with Sierra Blanca Road, in the **Camino area**. (Negative declaration prepared)

Staff: Tom Dougherty recommended conditional approval.

Sue Demidoff was present. Jackie Caseline was concerned about traffic, especially at Camino Heights; liquor being served; and noise. Bob Caseline is concerned about noise; lighting in the area is not good at the present time; and who is going to monitor the use. Richard Carey said the letter the applicant sent out is not the same as what is before the Commission. Sue Demidoff said their letter was correct. They will not be renting out the caretaker facility. This is for a banquet facility. No further input received.

MOTION: COMMISSIONER CHALOUPKA, SECOND BY COMMISSIONER KNIGHT AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS CHALOUPKA, TOLHURST, AND KNIGHT; NOES – COMMISSIONERS MAC CREADY AND MACHADO, TO ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE DR05-0024 BASED ON THE FINDINGS PROPOSED BY STAFF.

The following amendment was made to the motion:

MOTION: COMMISSIONER MACHADO, SECOND COMMISSIONER MAC CREADY TO DELETE THE CARETAKER FACILITY. THE MOTION FAILED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY AND MACHADO; NOES – COMMISSIONERS CHALOUPKA, TOLHURST, AND KNIGHT.

Findings

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.

Conditions

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.

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:
 - (i) 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.
 - (ii) 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.
10. There shall be no overnight parking on the site, except for the caretaker unit. A Notice of Restriction shall be placed on the property and recorded prior to issuance of a building permit.
11. There shall be no residential use on the site, except for the caretaker unit. A Notice of Restriction shall be placed on the property and recorded prior to issuance of a building permit.
12. The use of the caretaker unit shall be limited to the employees or owners only. The caretaker unit shall not be rented.
13. The project shall be reviewed by the Planning Commission in the event that the footprint of the building is enlarged.

El Dorado County Department of Transportation

- ~~10~~ 14. 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~~ 15. 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~~ 16. 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~~ 17. 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~~ 18. 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~~ 19. 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~~ 20. 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~~ 21. 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~~ 22. 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~~ 23. 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~~ 24. 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~~ 25. 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 26. 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 27. 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 28. 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 29. 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.

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

9. ZONING ORDINANCE UPDATE

There was no update. No action taken.

10. GENERAL PLAN (Public Hearing)

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

Continued to October 12, 2006.

- b. **General Plan Implementation:** Status Report

Steve Hust introduced Shawna Purvines who went through the staff report. No action was taken.

11. **DEPARTMENT OF TRANSPORTATION** - None
12. **COUNTY COUNSEL'S REPORTS** - None
13. **DIRECTOR'S REPORTS** - None
14. **ADJOURNMENT**

Meeting adjourned at 11:00 a.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:

John Knight, Chair

