



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Chris Chaloupka District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

2850 Fairlane Court • Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355
Fax: (530) 642-0508

MINUTES

Regular Meeting of the Planning Commission December 14, 2006 – 8:30 A.M. BUILDING C HEARING ROOM 2850 Fairlane Court, Placerville, CA

1. CALL TO ORDER

Meeting called to order at 8:38 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, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED BY THOSE COMMISSIONERS PRESENT (Commissioner Tolhurst was absent), 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: November 9 and 16, 2006

MOTION: COMMISSIONER CHALOUPKA, SECONDED BY COMMISSIONER MACHADO (Commissioner Tolhurst was absent), IT WAS MOVED TO APPROVE THE CONSENT CALENDAR.

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

These items were considered during the day as time permitted.

Greg Fuz introduced Larry Appel, Deputy Director of Planning. He spoke regarding the Integrated Natural Resources Management Plan. The draft Scope of Work has been released and will be on the website today. The Board will consider the Scope of Work on January 23, 2007. The Commission will have a workshop on the Winery Ordinance January 11, and the Board will consider the ordinance in February. In January, the Commission will be reviewing the preliminary fee for oak woodlands.

6. COMMISSIONERS' REPORTS

Chair Knight informed the Commission that on future agendas under Commissioners Reports, staff will be reporting back on items where Commissioners have asked questions or asked for reports on issues.

Commissioner Machado asked about the Arco sign at Cambridge and Highway 50. Peter Maurer said this is being handled by the Permit Center. Pierre Rivas said a letter has been sent to the applicant stating that the signage is not in conformance with the design review that was approved by the Commission. The applicant has retained an attorney and will follow up with a letter on the issue.

Commissioner Machado said the El Dorado Hills Community Services District will be coming before the Commission for a Finding of Consistency on their Recreation Plan. He wants to see the nexus study.

PUBLIC FORUM/PUBLIC COMMENT - None

CONSENT CALENDAR/APPLICATIONS

Commissioner Machado removed Items 7.a. and b. from the Consent Calendar. Commissioner Mac Cready removed Item 8.a., and Peter Maurer said the applicant would like to discuss Item 7.c.

7. SPECIAL USE PERMITS (Public Hearing)

a. **S05-0045** submitted by T-MOBILE (Agent: John Yu) to allow the construction of a wireless telecommunications facility to include the removal of an existing 60 foot high light standard and installation of a new 80 foot high light standard. Three, eight foot tall antennas will be mounted on the new light standard at 80 feet. The project will include ground mounted equipment located within a 20 by 25 foot lease area. The property, identified by Assessor's Parcel Number 121-190-22, consisting of 30.087 acres, is located at Oak Ridge High School, on the south side of Harvard Way, 300 feet west of the intersection with Silva Valley Parkway, in the **El Dorado Hills area.** (Negative declaration prepared)

Staff: Jonathan Fong recommended conditional approval. Commissioner Machado asked about a lighting study, as this is in a residential area. The lighting was not analyzed enough. Commissioner Tolhurst said the Commission did not review the lights originally, because this is a school district.

Craig Beardson, representing the applicant, explained the lighting study that was done. The proposed lighting will improve the situation.

There was no further input.

Larry Appel said the County has no jurisdiction over lighting at schools. He has seen this lighting system, and it really does work.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-0045 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

Findings

Special Use Permit S05-0045 is a request to construct a new wireless facility at the Oak Ridge High School football stadium in the El Dorado Hills Community Region. The project would involve the removal of an existing 60-foot light standard and the installation of a new 80-foot tall light standard. Three eight-foot tall antennas would be mounted at 70 feet. Ground mounted equipment would be installed within a 260 square foot lease area. The special use permit may be approved or conditionally approved based on the following findings:

1.0 CEQA Findings:

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetland, 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.
- 1.4 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.

2.0 Special Use Permit Findings:

- 2.1 The issuance of the permit is consistent with the General Plan because the proposed wireless facility would blend in with the existing structures located at the football stadium. The wireless antennas would be painted to match the new light standard. Ground mounted equipment would be enclosed by fencing which is consistent with the adjacent stadium bleachers. Furthermore, the new light standards will reduce the amount of glare in the vicinity produced by the use of the stadium lights.
- 2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood because the project would create emissions that would be incompatible with surrounding land uses. The radio frequency created by the project would not exceed established thresholds and the new light lighting would reduce the amount of glare in the project vicinity.
- 2.3 The proposed use is specifically permitted by special use permit pursuant to this Title. Section 17.14.200 5B. of the Zoning Ordinance establishes in the Public Facilities (PF) zone district wireless facilities are subject to approval of a Special Use Permit by the Planning Commission.

3.0 Administrative Findings:

- 3.1 The proposed use is consistent with the Zoning Ordinance which establishes development standards for wireless facilities. As proposed the T-Mobile wireless facility meets these requirements.

The proposed cellular facility will be a multi-carrier facility which will enable an additional two wireless carriers to locate on the light standard once constructed. The proposed wireless antennas will be painted a non-reflective color to match the light standard. The ground mounted equipment will be enclosed within a fenced area to screen the equipment from view. The wireless facility has been designed to blend in with the existing structures located at the football stadium site.

Section 17.14.170 of the Zoning Ordinance establishes standards for outdoor lighting. New lighting should be designed and constructed in a manner that minimizes the negative impacts of glare on adjacent properties.

The new light standards would utilize newer technology than the lights currently in use. The proposed lights will incorporate hood features above the lights that would redirect potential glare downward onto the playing field. The increased height of the lights would enable the lighting to project downward at a steeper angle than the existing lights. The increased angle would minimize the potential for glare to negatively affect surrounding properties.

Conditions

El Dorado County Planning Department

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: The project would involve the construction and operation of a new wireless telecommunications facility. The project would include the replacement of an existing 60-foot tall pole and installation of a new 80-foot tall pole. The new light standard would include a total of 13 light fixtures which would be mounted at 80 feet on the new pole. The lights would be mounted in two banks- seven lights on the top bank and six mounted directly below.

The proposed cellular facility would include mounting three, eight-foot tall antennas mounted at 70 feet. A 260 square foot lease area would include ground mounted equipment located approximately three feet west of the new light standard. The equipment shelter and lease area would be enclosed by a six foot high chain link fence which includes green painted slats to screen the ground mounted equipment from view.

The new light pole and wireless facility would be located on the north end of the existing stadium bleachers. The lease area is to be located approximately three feet from the light standard and connected via an underground coaxial cable.

Two utility easements have been proposed to provide utility services to the project site. A five-foot utility easement would extend east from the project site to a utility pole located in the northeast corner of the football stadium near Silva Valley Parkway. Another 12-foot utility easement has been proposed beneath the stadium bleachers which and would to the proposed Nextel wireless facility (S05-0046).

A 12-foot wide access and utility easement is proposed to provide vehicular access to the project site. The easement would cross the high school parking lot and end at parking lot encroachment on Harvard Way.

Construction would occur Monday thru Friday between the hours of 7:00 a.m. to 7:00 p.m. or by conditions determined by the Planning Commission. The typical construction period is one month. Post construction, a monthly visit is expected by a T-Mobile representative to service the facility.

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

3. All equipment shelters, cabinets, or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection and approval of the facility.
4. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the proposed carriers installs no more than 12 panel antennas and that there shall not be any increase overall height of the light standard.
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 to Planning Services of any written television interference complaint.
7. All obsolete or unused communication facilities shall be removed by the applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
8. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part o the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Deputy Director of Planning Services or designee to cover the cost of processing a five-year review.
9. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for

handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.

10. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
11. Prior to commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval.

El Dorado County Environmental Management Air Quality Management District:

12. The project shall comply with District rules regulating impacts to air quality. An Asbestos Dust Mitigation Plan shall be submitted to the District with the applicable fee. The District shall review and approve the application prior to start of project construction.
13. The project shall comply with the El Dorado Union High School District Oak Ridge High School Naturally Occurring Asbestos Operation and Maintenance Plan. The District shall verify compliance with the Plan prior to issuance of a building permit.

El Dorado County Environmental Management Department/Hazardous Materials Division:

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

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

b. **S05-0046** submitted by NEXTEL COMMUNICATIONS (Agent: Craig Beardsley) to allow the construction of a wireless telecommunications facility to include the removal of an existing 60 foot high light standard and installation of a new 80 foot high light standard. Three, eight foot tall antennas will be mounted on the new light standard at 80 feet. The project will include ground mounted equipment located within a 20 by 25 foot lease area. The property, identified by Assessor's Parcel Number 121-190-22, consisting of 30.087 acres, is located at Oak Ridge High School, on the south side of Harvard Way, 300 feet west of the intersection with Silva Valley Parkway, in the **El Dorado Hills area**. (Negative declaration prepared)

Staff: Jonathan Fong recommended conditional approval.

Craig Beardson represented the applicant, commenting his comments were the same as on Item 7.a., S05-0045.

There was no further public input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-0046 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

Findings

Special Use Permit S05-0046 is a request to construct a new wireless facility at the Oak Ridge High School football stadium in the El Dorado Hills Community Region. The project would involve the removal of an existing 60-foot light standard and the installation of a new 80-foot tall light standard. Three eight-foot tall antennas would be mounted at 70 feet. Ground mounted equipment would be installed within a 20 by 25 foot lease area. The Special Use Permit may be approved or conditionally approved based on the following findings:

1.0 CEQA Findings:

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetland, 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.
- 1.4 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.

2.0 Special Use Permit Findings:

- 2.1 The issuance of the permit is consistent with the General Plan because the proposed wireless facility would blend in with the existing structures located at the football stadium. The wireless antennas would be painted to match the new light standard. Ground mounted equipment would be enclosed by fencing which is consistent with the adjacent stadium bleachers. Furthermore, the new light standards will reduce the amount of glare in the vicinity produced by the use of the stadium lights.

- 2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood because the project would create emissions that would be incompatible with surrounding land uses. The radio frequency created by the project would not exceed established thresholds and the new light lighting would reduce the amount of glare in the project vicinity.
- 2.3 The proposed use is specifically permitted by special use permit pursuant to this Title. Section 17.14.200 5B. of the Zoning Ordinance establishes in the Public Facilities (PF) zone district wireless facilities are subject to approval of a Special Use Permit by the Planning Commission.

3.0 Administrative Findings:

- 3.1 The proposed use is consistent with the Zoning Ordinance which establishes development standards for wireless facilities. As proposed the Nextel wireless facility meets these requirements.

The proposed cellular facility will be a multi-carrier facility which will enable an additional two wireless carriers to locate on the light standard once constructed. The proposed wireless antennas will be painted a non-reflective color to match the light standard. The ground mounted equipment will be enclosed within a fenced area to screen the equipment from view. The wireless facility has been designed to blend in with the existing structures located at the football stadium site.

Section 17.14.170 of the Zoning Ordinance establishes standards for outdoor lighting. New lighting should be designed and constructed in a manner that minimizes the negative impacts of glare on adjacent properties.

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Conditions

El Dorado County Planning Department

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The proposed cellular facility would include mounting three, eight-foot tall antennas mounted at 70 feet. A 20 by 25 foot lease area would include ground mounted equipment located approximately three feet west of the new light standard. The equipment shelter and lease area would be enclosed by a six foot high chain link fence which includes green painted slats to screen the ground mounted equipment from view.

The new light pole and wireless facility would be located on the north end of the existing stadium bleachers. The lease area is to be located approximately three feet from the light standard and connected via an underground coaxial cable.

Two utility easements have been proposed to provide utility services to the project site. A five-foot utility easement would extend east from the project site to a utility pole located in the northeast corner of the football stadium near Silva Valley Parkway. Another 12-foot utility easement has been proposed beneath the stadium bleachers which and would to the proposed T-Mobile wireless facility (S05-0045).

A 12-foot wide access and utility easement is proposed to provide vehicular access to the project site. The easement would cross the high school parking lot and end at parking lot encroachment on Harvard Way.

Construction would occur Monday thru Friday between the hours of 7:00 a.m. to 7:00 p.m. or by conditions determined by the Planning Commission. The typical construction period is one month. Post construction, a monthly visit is expected by a Nextel representative to service the facility.

2. All site improvements shall conform to the site plan and elevations attached as Exhibit D.
3. All equipment shelters, cabinets, or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection and approval of the facility.
4. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the proposed carriers installs no more than 12 panel antennas and that there shall not be any increase overall height of the light standard.
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 to Planning Services of any written television interference complaint.
 7. All obsolete or unused communication facilities shall be removed by the applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
 8. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part o the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Deputy Director of Planning Services or designee to cover the cost of processing a five-year review.
 9. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.
 10. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

11. Prior to commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval.

El Dorado County Environmental Management Air Quality Management District:

12. The project shall comply with District rules regulating impacts to air quality. An Asbestos Dust Mitigation Plan shall be submitted to the District with the applicable fee. The District shall review and approve the application prior to start of project construction.
13. The project shall comply with the El Dorado Union High School District Oak Ridge High School Naturally Occurring Asbestos Operation and Maintenance Plan. The District shall verify compliance with the Plan prior to issuance of a building permit.

El Dorado County Environmental Management Department/Hazardous Materials Division:

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

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

- c. **S04-0029R** submitted by VERIZON WIRELESS (Agent: Erin Merrill) to allow the collocation of an additional 12 panel antennas and 2 microwave dishes to a previously approved 120-foot tall monopine tower. The ground mounted support equipment for those facilities are to be located adjacent to the previously approved lease area. The property, identified by Assessor's Parcel Number 012-330-45, consisting of five acres, is located on the west side of Cee Pee Court, approximately 625 feet east of the intersection with U. S. Highway 50, in the **Kyburz area**. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)

Staff: Tom Dougherty recommended conditional approval, with modifications to Conditions 1 and 10, deletion of Condition 8, and modification of Findings 1.1 and 1.2

Erin Merrill asked that Condition 10 be removed. Larry Appel commented this is a standard condition he has asked staff to place on all cell tower applications. Paula Frantz, County counsel, said this is not a new condition.

John Yu supported deletion of Condition 10. He feels it should be left up to the cell tower companies as to what type of tower is utilized.

No further input was received.

MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S04-0029R BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Changes made during the hearing are indicated by double underlining for additions and ~~double strikethrough~~ for deletions.

Findings

1.0 CEQA Findings

- 1.1 The Planning Commission finds that the proposed project ~~be~~ is Categorically Exempt from CEQA pursuant to Section 15301(b) of the CEQA Guidelines stating that minor expansion of existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage or other public utility services may occur.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Planning ~~Department~~ Services at 2850 Fairlane Court, Placerville, CA.
- 1.3 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 General Plan Findings

- 2.1 The proposed use is consistent with the Low-Density Residential (LDR) with an approved Special Use Permit. The proposal does not prevent future residential use potential.
- 2.2 The proposed use is consistent with the Policy 5.6.1.3 in the 2004 El Dorado County General Plan because, as discussed in the staff report, the aesthetics of existing tower were previously addressed by the approval of S04-0029 and the additional antennas subject of this permit (S04-0029R) will not create an additional significant impact.

3.0 Zoning Findings

- 3.1 The proposed use is permitted in the Single-family Three-acre Residential (R3A) Zone District pursuant to Section 17.14.200 (D)(5)(b) by special use permit and Section 17.14.200.D.3. a-d because it is a collocation and is conditioned to blend in with the environment.

4.0 ADMINISTRATIVE FINDINGS

4.1 Special Use Permit Findings

4.2 The applicant has designed the wireless facility in compliance with County regulations, addressing aesthetics, environmental issues and health and safety concerns. All project-related environmental issues have been evaluated in the Mitigated Negative Declaration that was approved by the Planning Commission for S 04-0029. Therefore, staff finds that the project, as conditioned and mitigated, conforms to the General Plan.

4.1.2 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. 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 as well as possible in the continuance of the existing Planning Commission approved tower. The visual impact from the addition of antennas on an existing pole in the Low Density region of Kyburz can be considered less than significant.

4.1.3 The use complies with the requirements of County Code Section 17.14, Wireless Communication Facilities, Sections 17.28.400 thru 17.28.440, Single-Family Three-Acre Residential (R3A) Districts.

Conditions

1. This 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.

The project description is as follows:

Issuance of Special Use Permit S04-0029R allows Verizon Wireless to co-locate 12 wireless communication panel antennas, 2 proposed, and 1 future antenna sectors with 2 proposed and 2 future antennas per sector to be placed at the centerline of 75 feet above ground level, and 2 future 6-foot diameter microwave dishes mounted at the centerline of 67 feet above ground level. The antennas would be attached to an existing 120-foot tall monopine. The ground support equipment will be located within an approximately 40-foot by 25-foot lease area to be enclosed by a 6-foot tall chain link fence with barbed wire atop and having 2, 6-foot wide gates enclosing a 12-foot wide entrance. Inside the enclosure will be a 12-foot by 30-foot equipment shelter with a separate generator room, and 2 air conditioners mounted in the north wall. Telco and power will travel from U.S. Highway 50 within an existing 6-foot wide utility easement. The access driveway was

previously conditioned to be fifteen-feet wide. The approved project shall be substantially compliant to Exhibits D1, D2, E1 and E2 for S04-0029R (previous permit).

Issuance of Special Use Permit S04-0029 for Cingular Wireless and Special Use Permit S04-0049 for Nextel Communications, to install a 120-foot steel monopine with up to 12 panel antennas on property located at the south end of CeePee Court. Cingular Wireless is to be the owner of the tower and lease holder of the property, while Nextel Communications would be collocating on the tower and would hold lease entitlements from Cingular Wireless.

This special use permit authorizes Cingular Wireless, as the pole owner and lease holder of the property, to install a 120-foot steel monopine with up to 4 panel antennas mounted at a centerline of 110 feet. The antenna panels would be approximately 10.3 inches wide, 51 inches long and 4.6 inches deep. All antennas are to be made of non-reflective materials. A four-foot in diameter microwave dish for Telco is to be placed on the monopine. Cingular Wireless shall be placing the ground equipment within a 50-foot by 25-foot lease area enclosed by a 6-foot-high chain link fence. The equipment for the facility includes five cabinets, utility rack for electrical and Telco cabinets, and a utility cabinet. A GPS antenna would be attached to a utility rack post within the enclosure to provide for communication between the wireless facility and low-orbiting satellites. The facility would be connected to land-based electrical and telecommunications utilities located on a nearby joint-utility pole. There would be a 12-foot-wide gate with a high priority security Knox padlock on the enclosure.

This special use permit authorizes Nextel Communications to collocate with Cingular Wireless on the 120-foot steel monopine with up to 8 panel antennas mounted at a centerline of 100 feet. The antenna panels would be approximately 6 inches wide, 96 inches long and 6.5 inches deep. All antennas would be made of non-reflective materials. Nextel Communications shall be placing the prefabricated equipment shelter within a 15-foot by 25-foot lease area to be enclosed by a 6-foot-high chain link fence with barbed wire. Two GPS antennas would be attached to the equipment shelter. The facility would be connected to land-based electrical and telecommunications utilities located on a nearby joint-utility pole.

Access to the site is to be provided from CeePee Court. Access to the site is to be improved to 12 feet wide and is to have an all weather surface within 150 feet of all exterior portions of the project. The road surface is to have a 4-inch thickness of three-quarter inch Class II aggregate base. Turnouts are to be provided at the midway point of the road, or every 400 feet. Fire turn-around access and a minimum vertical clearance of 13 feet 6 inch above the access road will also be provided.

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

MITIGATION MEASURES FROM THE PREVIOUSLY APPROVED PROPOSED MITIGATED NEGATIVE DECLARATION FOR S04-0029

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

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

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

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

OTHER PROJECT SPECIFIC CONDITIONS FOR BOTH S04-0029 AND S04-0029R

4. All site improvements for S04-0029 shall conform to the site plan(s) attached as Exhibit D and the elevations as show on Exhibit E.
5. All equipment shelters, cabinets, or other auxiliary structures shall be painted in a matching color. Planning Service shall verify the painting of the structures prior to final inspection of the facility.
6. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that no more than 24 panel antennas are placed on the monopine at any one time with no increase in height. The new antennas shall be screened by tree foliage, and review and approval by Planning Services is required prior to issuance of a building permit to ensure that all antennas are screened by tree foliage.

7. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
8. ~~The applicants shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicants shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.~~
9. All obsolete or unused communication facilities shall be removed by the applicants within six months after the use of that facility has ceased or the facility has been abandoned. The applicants shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
10. Due to the ever-changing technology of wireless communication systems, this special use Permit ~~shall~~ may 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~~ may review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part o the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicants shall pay a fee as determined by the ~~Planning Director~~ Deputy Director of Planning Services or designee to cover the cost of processing a five-year review.

El Dorado County Building Services

11. The applicants shall obtain a building permit from the El Dorado County Building Services for the project facilities prior to the commencement of construction.

El Dorado County Environmental Management Department

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

El Dorado County Fire Protection District

13. The applicants shall comply with the following requirements of the El Dorado County Fire Protection District which include but shall not be limited to:
 - a. The applicants shall be subject to a site plan review fee commensurate with the scope of the proposed project. The site plan review fee shall be due to the District prior to commencement of any work performed.
 - b. The applicants shall submit a design for review and approval of a Fire District turn-a-round prior to issuance of a building permit. A 12-foot wide turn-a-round requires a minimum 40-foot inside radius with a 60-foot depth from centerline.
 - c. The applicants shall install approved turn-a-rounds along CeePee Court. Turn-a-rounds shall be provided at the midway point or if over 800 feet in length every 400 feet. The access road shall be a minimum of 12 feet wide and have an all weather surface and be within 150 feet of all exterior portions of the structure, shall not exceed a 16 percent road grade, and shall meet Fire Safe standards for driveways. The access road and turn-a-round shall be approved by the El Dorado County Fire Protection District and shall be installed prior to final inspection of the facility.
 - d. The applicants shall install an access road with a vertical clearance of 13 feet 6 inches. The road shall be capable of supporting a 40,000 pound load and shall not exceed a road grade of 16 percent. El Dorado County Fire Protection District shall review and approve the location and design of the access road prior to issuance of a grading permit.
 - e. The applicants shall provide high priority Knox access with keys for emergency access. In addition, Knox access shall be required for compound area and on access road. El Dorado County Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.
 - f. The applicants shall provide vegetation clearance to meet “Fire Safe” standards, which shall be 16 feet from centerline along the access road. El Dorado County Fire Protection District shall verify the vegetation clearance prior to final inspection of the facility.
 - g. The applicants shall install the address of the facility at CeePee Court with the letters to be a minimum of eight inches in height, with the letters visible from both directions. El Dorado County Fire Protection District shall verify the installation of the signage prior to final inspection of the facility.
 - h. The gates for the facility shall comply with Fire Prevention Officers standard as reviewed and approved by the El Dorado County Fire Protection District prior to issuance of a Building Permit.

- i. The El Dorado County Fire Protection District shall verify the installation of one 2A10BC Fire Extinguisher inside the structure prior to final inspection of the facility.
- j. The project shall comply with all California Fire Safe Regulations and Fire Codes. The project plans shall be reviewed and approved by the El Dorado County Fire Protection District prior to issuance of a building permit.

El Dorado County Department of Transportation

14. The project shall comply with the requirements of the Department of Transportation which shall include the following:
 - a. The applicants shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval prior to issuance of a grading permit. 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*.
 - b. The applicants shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed. The grading permit fees shall be due prior to issuance of a grading permit.
 - c. The applicants shall place a minimum of 4-inch thickness of three-quarter inch Class II aggregate base along a 12-foot wide access easement from the leased area to CeePee Court/U.S. Highway 50 intersection. Any connection or work within the Caltrans right-of-way shall require the applicants to obtain an encroachment permit from Caltrans prior to the commencement of grading. The applicants shall provide road improvement details to the Department of Transportation for review and approval prior to issuance of a grading permit.
 - d. The access road shall be adequate for a vehicle to exit the site in a forward direction. The applicants shall provide road improvement details to the Department of Transportation for review and approval prior to issuance of a grading permit.
 - e. The El Dorado County Fire Protection District shall review and approve the site and access road for accessibility and turn-a-round area requirements prior to issuance of a grading permit. A letter of approval from the Fire District shall be provided to the Department of Transportation prior to issuance of a grading permit.

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

8. **WILLIAMSON ACT CONTRACT/REZONE** (Public Hearing)

a. **WAC06-0007/Z06-0032** submitted by ROBERT, MARGOT and STEVEN SCHARPF to establish a new agricultural preserve and rezone the same properties from Estate Residential Five-acre (RE-5) to Agricultural Preserve (AP) Zone. The properties, identified by Assessor's Parcel Number 084-200-13, -17, and 084-330-13, consisting of 25 acres, are located on the west side of Mosquito Road, 1.75 miles north of the intersection with Union Ridge Road, in the **Camino area**. (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)

Commissioner Mac Cready abstained on this item due to a possible conflict of interest.

Staff: Michael Baron recommended approval.

Bob Scharpf explained their proposal. Kathleen Adam is concerned about the 200-foot setback. Marilyn Beaver, resident across Mosquito Road, is concerned about the 200-foot setback. She does not believe she should have to pay \$300 to use her property. There was no further input.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER TOLHURST AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS CHALOUPKA, TOLHURST, AND KNIGHT; NOES - COMMISSIONER MACHADO; ABSTAIN – COMMISSIONER MAC CREADY, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTION 15317 OF THE CEQA GUIDELINES, APPROVE WAC06-0007 ESTABLISHING A NEW AGRICULTURE PRESERVE ON PROPERTIES IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 084-200-13, -17, AND 084-330-13, BASED ON THE FINDINGS PROPOSED BY STAFF, AND APPROVE Z06-0032 REZONING ASSESSOR'S PARCEL NUMBERS 084-200-13, -17, AND 084-330-13 FROM ESTATE RESIDENTIAL FIVE-ACRE (RE-5) TO AGRICULTURAL PRESERVE (AP), BASED ON THE FINDINGS PROPOSED BY STAFF.

Findings

1.0 CEQA Findings

1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15317 of the CEQA Guidelines which states, "Class 17 consists of the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area.

2.0 General Plan Findings

2.1 The proposed Williamson Act Contract is consistent with the policies in the El Dorado County General Plan, as discussed in the General Plan section of this staff report.

3.0 Zoning Findings

3.1 The subject parcels meet the design standards pursuant to 17.36.090.D of the County Code.

4.0 Administrative Findings

4.1 The property satisfies the County's three criteria for the establishment of an Agricultural Preserve, as defined in Resolution Number 188-2002, as follows:

- a. The 20-acre minimum has been met, as the property consists of 25 acres.
- b. Capital outlay has been achieved over time with the on-site agricultural improvements of barns agricultural equipment, fencing and grape vines totaling \$110,000.
- c. The land has been determined to be capable of making a profit through agricultural pursuits with projected income from the existing 5.5 acres of grapes equaling \$18,000.

END OF CONSENT CALENDAR

9. REZONE/PLANNED DEVELOPMENT (Public Hearing)

a. **Z06-0021/PD06-0017** submitted by BURNETT PARK, LLC (Agent: Jim Losch) to rezone property from Limited Multifamily Residential-Design Control-Airport Safety District (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety District (R2-PD-AA), and a development plan for a six-unit multifamily residential development consisting of a four-plex and a duplex. The property, identified by Assessor's Parcel Number 082-531-20, consisting of 0.59 acre, is located on the east side of Estepa Drive, 700 feet north of the intersection with Cambridge Road, in the **Cameron Park area**. (Negative declaration prepared)

Staff: Jonathan Fong recommended conditional approval.

Chair Knight walked the site and met with the applicant during the appeal on the design review application. He has had one telephone conversation with the applicant on this application.

Jim Losch was present and is completely satisfied with the compromise made with the Department of Transportation. No further input was received.

Commissioner Machado is concerned about the number of parking spaces. It seems to be an under-parked facility. There was no further input.

MOTION: COMMISSIONER CHALOUPKA, SECONDED BY COMMISSIONER TOLHURST AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS

MAC CREADY, CHALOUPKA, TOLHURST, AND KNIGHT; NOES – COMMISSIONER MACHADO, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED, APPROVE Z06-0021/PD06-0017 AND ADOPT THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetland, 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.
- 1.4 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.

2.0 ADMINISTRATIVE FINDINGS

- 2.1 The proposed rezone and development plan conform to the General Plan because the proposed multifamily development is consistent within the multifamily (MFR) land use designation. The rezone will create the Planned Development overlay which is required by the General Plan.
- 2.2 The proposed rezone and development plan conform to the County Zoning Ordinance which permits the proposed development within the Limited Multifamily Residential (R2) zoning district.

3.0 PLANNED DEVELOPMENT FINDINGS

- 3.1 The proposed development is so designed to provide a desirable environment within its own boundaries because adequate parking and landscaping has been provided on site.
- 3.2 No exceptions to the R2 zone district development standards have been proposed.

- 3.3 The site is physically suited for the proposed use. Existing topography will not require excessive alteration and no trees currently exist on site.
- 3.4 Adequate services are available for the proposed use.
- 3.5 The proposed uses do not significantly detract from the natural land and scenic values of the site because the site has already been graded and developed under previous approvals.

Conditions

Planning Services

1. The project, as approved, shall allow the following:

A rezone from Limited Multifamily Residential-Design Control-Airport Safety District (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety District (R2-PD-AA) and a proposed Development Plan for a six-unit multifamily complex. The development plan proposes a four-plex unit which was previously approved under DR05-0010S and an additional duplex.
2. Building design and colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein (Exhibits E, F and G). Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require Planning Services review and approval.
3. No lighting is proposed at the time of application. All future outdoor lighting shall require Planning Services approval of a minor revision to this design review application. All lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.
4. No signage is proposed at the time of application. All future signage shall require Planning Services approval of a minor revision to this design review application. All signage shall conform to Chapter 17.16 and Chapter 17.28 of the County Code.
5. Landscaping is required to meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.4.5.2 and 7.4.4.4. before a final building permit can be issued. The final revised Landscape Plan shall meet the 50 percent requirement for native plants. A Water Conservation Landscape form shall be filled out and approved by Planning Services before the final permit can be issued. 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. Prior to building permit issuance an Avigation and Noise Easement must be completed and recorded.
7. Parking shall be provided as shown on the approved site plan, Exhibit E. The parking requirements contained in Section 17.18.070 and in Section 17.18.080 shall be met.
8. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance.
9. Grading and construction activities on the site shall be limited to daylight hours from 8:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday. No construction or grading activities shall take place on Sundays or on Holidays

Department of Transportation

10. The applicant shall provide a drainage report at the time of grading permit application identifying appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
11. The applicant shall be subject to encroachment permit, Standard Plan 103C for multi unit residential on a local road. 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.
12. The applicant shall construct the ~~widening of the~~ roadway fronting the project, to a half width of 20 15 feet (from centerline to face or curb) with vertical curb and gutter or rolled curb if the drainage can be contained in gutter section, according to the approved drainage report, required for this project. In addition, and a six four (4) foot wide concrete sidewalk along the project frontage extending to the driveway to the southeast, Assessor's Parcel Number 082-770-45, on Estepa Drive. The plans and encroachment permit for this work shall be approved by the County prior to commencement of the onsite grading. This work must be substantially complete, as determined by the Department of Transportation prior to occupancy of the site.
13. The applicant shall submit plans and an encroachment permit application for the driveway prior to, or concurrent with, the application for the grading permit for the site work. The plans and encroachment permit shall be approved by the County prior to commencement of the on-site grading. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.

14. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the county of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California Handicapped Accessibility Standards.
15. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued.
16. The applicant shall provide a soils report at the time of grading permit application 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 T1 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.
17. The applicant shall provide a drainage report at time of grading permit application, consistent with the *Drainage manual* and the *Storm Water Management Plan*, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

Cameron Park Community Services District (CPCSD)

18. Park impact fees and fire development fees shall be paid to the Cameron Park Community Services District (CPCSD) prior to the issuing of a building permit and occupancy of the buildings.
19. Prior to the issuing of a building permit, the applicant shall submit plans to the CPCSD Architectural Review for review and approval.
20. CC& R's must be recorded and adhered to prior to final building permit approval.

El Dorado County Environmental Health Division

21. Prior to approval of any building permits, the applicant shall provide an adequate number of solid waste enclosures to meet the needs of the project Pursuant to the El Dorado County Solid Waste Management Ordinance, Chapter 8.42. The applicant shall demonstrate compliance with this ordinance by showing the location and size of approved solid waste enclosures and containers on the site plans. The applicant should contact Waste Management, the solid waste franchisee, for direction regarding the aforementioned enclosure needs for this project.

El Dorado County Air Quality Management District

22. The project shall address air quality issues as discussed in District comments. These comments are attached as Exhibit I.

10. GENERAL PLAN AMENDMENT (Public Hearing)

- a. **A06-0005** initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS to amend Policy HO-3g to provide a 10-year waiting period for condominium conversions for any apartment, and 20-year period for affordable rental units. The recommend change would read as follows: Policy HO-3g: ~~New multifamily affordable housing developments~~ Apartment complexes, duplexes, and other multifamily rental housing shall not be converted to condominiums for at least ~~twenty~~ ten years after issuance of the Certificate of Occupancy. ~~Apartment complexes, duplexes, and other multifamily rental housing that contain any units restricted to households earning 120% or less of the area median family income (MFI) shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy.~~ (General Plan EIR, SCH No. 2001082030)

Staff: Peter Maurer recommended approval. There was no public input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS APPROVE A06-0005, AMENDING GENERAL PLAN POLICY HO-3g, BASED ON THE FINDINGS PROPOSED BY STAFF.

Findings

1.0 CEQA Findings

- 1.1. The proposed General Plan policy amendment will not create any new or changed environmental impacts from those identified in the 2004 General Plan Environmental Impact Report.
- 1.2. No subsequent EIR is required for the General Plan policy amendment pursuant to §15162 of the State CEQA Guidelines because the proposed amendment is not a substantial change that would cause new significant effects or increase the severity of previously identified effects; substantial changes in the circumstances under which the plan was adopted have not occurred; and there is no new information regarding potential impacts that were not identified during the preparation of the previous EIR.

2.0 General Plan Finding

- 2.1. The proposed policy amendment is consistent with the General Plan Housing Element goals and objectives in that it will not reduce the ability of the County to provide housing to all income levels and will not hasten the conversion of rental stock to ownership units.

11. **FINDING OF CONSISTENCY** (Public Hearing)

a. Submitted by the EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION on the proposed road abandonment of River Road (Old) affecting portions of Assessor's Parcel Numbers 006-231-13, -26, -27, and 28. The properties are located east of Mill View Lane, between the South Fork of the American River and Coloma Heights Road, in the **Coloma area**.

Staff: Roman Anissi recommended the Commission find the proposed abandonment of River Road (Old) affecting portions of Assessor's Parcel Numbers 006-231-13, -26, -27, and -28 consistent with the General Plan.

George Applebaum represented Finn Schmidt and questioned the wisdom of the abandonment. His comments were more appropriate for the Board hearings and will be made there.

Danika McClain said the old alignment would be detrimental to her properties.

Victor McClain commented the portion of the road that connects State Route 49 to his boundary line is the portion which Finn Schmidt would also like abandoned. This portion should not be abandoned because of safety issues. The portion that goes through the four parcels should be abandoned. There was no further input.

MOTION: COMMISSIONER CHALOUPKA, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE PROPOSED ABANDONMENT OF RIVER ROAD (OLD) AFFECTING PORTIONS OF ASSESSOR'S PARCEL NUMBERS 006-231-13, -26, -27, AND 28 CONSISTENT WITH THE COUNTY GENERAL PLAN.

12. **TENTATIVE SUBDIVISION MAP** (Public Hearing)

a. **TM05-1398/Thousand Oaks, Unit 3** submitted by HELEN L. THOMAS (Agent: Gene E. Thorne & Associates) proposing to create 3 lots ranging in size from 1.83 to 3.35 acres in size. Design waivers have been requested to allow the following: a) Irregular shaped lots and frontage for Lots 2 and 3 to be less than 100 feet as shown on the tentative map; and b) Permit the existing roads to remain as they currently exist. The property, identified by Assessor's Parcel Number 070-300-15, consisting of 8.4 acres, is located on the south side of St. Ives Court, approximately 500 feet south of the intersection with Meder Road, in the **Shingle Springs area**. (Mitigated negative declaration previously prepared and advertised)

Due to an issue with rare plants, Jason Hade recommended this item be continued off calendar until the issue is resolved. Peter Maurer said there is a recirculation issue with the negative declaration.

Gene Thorne informed the Commission regarding the previous map and briefly went over some background information on the project.

Jeff Little, Sycamore Environmental and consultant for Don Thomas, believes there could be a condition added to the project and that the negative declaration would not have to be recirculated.

Mike Mines, retired environmental scientist, addressed the rare plant issue. There is a remaining issue. The septic system for Lot 1 is on an ephemeral stream. He is concerned the State Water Quality Board was not consulted. The document was not circulated through the State Clearinghouse.

Art Marinaccio, resident in Shingle Springs, believes this is in Mitigation Area 2, and the fee is supposed to be adequate mitigation. Is the on-site mitigation in place of the fee or in addition to the fee? It should be instead of the fee.

There was no further input.

Mr. Maurer said this property is in Mitigation Area 1. The main concern is that an issue has been raised regarding the adequacy of the negative declaration. Staff was only looking at the construction of the driveway and not the house. Mr. Thorne said there is the option of moving the house so as not to affect the plants identified in the report.

Paula Frantz, County Counsel, said the negative declaration contains a factual error and needs to be corrected.

MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER CHALOUPKS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE TM05-1398 TO THE MEETING OF FEBRUARY 22, 2007.

13. REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP (Public Hearing)

a. **Z06-0015/PD06-0014/TM06-1415/Knollwood Park Condominiums** submitted by DAVID LONG, MARLON, LTD (Agent: Carlton Engineering) to rezone properties from Limited Multifamily Residential-Design Control (R2-DC) to Limited Multifamily Residential-Planned Development (R2-PD); development plan to convert an existing 25 unit rental apartment complex into 25 airspace condominium units with common areas under management of a homeowners association; and tentative subdivision creating 25 airspace condominium units on two parcels consisting of 1.3 acres. The properties, identified by Assessor's Parcel Numbers 082-401-07 and -08, are located on the east side of Knollwood Drive, approximately 250 feet south of the intersection with Country Club Drive, in the **Cameron Park area**. (Categorically exempt pursuant to Section 15301(k) of the CEQA Guidelines)

Staff: Aaron Mount recommended approval. The Department of Transportation is recommending a four-foot sidewalk instead of five feet (Condition 8). Nancy Hayes, Carlton Engineering, was present and had nothing to add. No public input was received.

MOTION: COMMISSIONER CHALOUPKA, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A

RECOMMENDATION THAT THE BOARD OF SUPERVISORS FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTION 15301(k) OF THE CEQA GUIDELINES, APPROVE Z06-0015 REZONING ASSESSOR'S PARCEL NUMBERS 082-401-07 AND -08 FROM LIMITED MULTIFAMILY RESIDENTIAL-DESIGN CONTROL (R2-DC) TO LIMITED MULTIFAMILY RESIDENTIAL-PLANNED DEVELOPMENT (R2-PD), APPROVE PD06-0014 ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, AND APPROVE TM06-1415, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

1.0 CEQA Findings

1.1 This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15305 of the CEQA Guidelines stating that "Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density", and 15301(k) that applies to the :Division of existing multiple family or single-family residences into common-interest ownership...where no physical changes occur which are otherwise exempt."

2.0 General Plan Findings

2.1 As proposed, the project is consistent with the Multi-family Residential (MFR) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 as the parcel is located within a community region and the proposed use and development density are consistent with the land use designation as well as the combining zone district.

2.2 As proposed and conditioned, the project is consistent with General Plan Policies Ho-3g, TC5a, and 2.2.3.1 concerning affordable housing, pedestrian access, and the Planned Development overlay.

3.0 Administrative Findings

3.1 Tentative Map

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

3.1.2. The proposed tentative map conforms with the applicable standards and requirements of the County's zoning regulations and the Major Land Division Ordinance.

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

3.1.4. The proposed subdivision is not likely to cause substantial environmental damage.

- 3.1.5. The project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15305 of the CEQA Guidelines stating that “Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density”, and 15301(k) that applies to the :Division of existing multiple family or single-family residences into common-interest ownership...where no physical changes occur which are otherwise exempt.”

3.2 Planned Development

- 3.2.1. That the planed development request is consistent with the General Plan;

Discussion: The proposed zone change request to rezone the property from Limited Multi-family Residential-Design Control (R2-DC) to Limited Multi-family Residential-Planned Development (R2-PD) is consistent with the land use designation and Policy 2.2.5.3 regarding rezones in general, as the project is an existing development previously approved under discretionary review. Additionally, the General Plan contains several policies pertinent to the project whose consistency is discussed under the General Plan section of these Findings.

- 3.2.2. That the proposed development is so designed to provide a desirable environment within its own boundaries;

Discussion: The development plan is consistent with the existing development.

- 3.2.3. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

Discussion: A planned development application is required to facilitate the conversion of the existing residential structure to the proposed condominium units and common area. The request includes exceptions to the standard requirements of zone regulations concerning building setbacks and minimum lot sizes. Staff has determined that the requested zero-lot lines and reduced lot sizes to accommodate the condominium conversion proposal are justified by the project design.

- 3.2.4. That the site is physically suited for the proposed uses;

Discussion: The site is an existing apartment complex that is located within a high density, commercially and residentially developed, Community Region.

- 3.2.5. That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities; and

Discussion: The project consists of an existing apartment complex, and as such, all improvements and services exist on site.

- 3.2.6. That the proposed uses do not significantly detract from the natural land and scenic values of the site.

Discussion: The existing development conforms to its multi-family residential and commercial surroundings. The proposed condominium conversion has been determined to be Categorically Exempt from CEQA pursuant to Section 15301(a) of the CEQA Guidelines.

Conditions

1. The subject tentative map and planned development approval is based 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.

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

- a. Rezone from Limited Multi-family Residential-Design Control (R2-DC) to Limited Multi-family Residential-Planned Development (R2-PD).
- b. Development plan to convert an existing 25 unit rental apartment complex into 25 airspace condominium units with common areas under management of a homeowners' association (HOA).
- c. A tentative subdivision map creating 25 airspace condominium units on two parcels consisting of 1.3 acres (Exhibit B).

Tentative Map

Planning Services

2. Concurrently with final map recordation, CC&R's with a homeowners' maintenance agreement, to include but not limited to those requirements under §17.28.121 of the County Code, shall be recorded.
3. Prior to final map recordation, a lighting plan shall be submitted in conformance with §17.14.170 of the County Code.
4. The applicant shall be subject to all noticing requirements under the Subdivision Map Act, as outlined in Exhibit F. Prior to final map recordation, proof of legal noticing to all tenants shall be submitted to Planning Services demonstrating compliance.
5. The applicant shall be subject to notification to buyers that the structures pre-date 1994 building code changes in relation to condominium conversions.

Department of Transportation

6. 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.
7. 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.
8. The developer shall construct a ~~five~~ four-foot wide sidewalk along Knollwood Drive, per Standard Plans 104 and 101B. In addition, a timber barricade, approved by the Department of Transportation, shall be installed at the north end of this proposed sidewalk to prevent inadvertent access to the drainage facility along the northern boundary of this project. This work must be substantially complete, as determined by the Department of Transportation, prior to filing the final map.

Surveyor's Office

9. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have a surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.

14. NON-CONFORMING USE DETERMINATION (Public Hearing)

- a. Determination of non-conforming use for the PACIFIC HOUSE AUTOMOTIVE REPAIR facility located on property, identified by Assessor's Parcel Number 009-140-19, along the north side of Peavine Ridge Road, approximately one-third mile east of the intersection of U.S. Highway 50 and Peavine Ridge Road, in the **Pacific House area**.

Staff: Michael Baron recommended conditional approval. Gene Long, owner of the facility, gave the Commission some background information on this operation. He asked that the fee for the site plan review be waived. Peter Maurer said the Department would be willing to waive the \$300 fee.

No further input was received.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO TAKE THE FOLLOWING ACTION (Commissioner Chaloupka amended the motion to include the lift as part of the non-conforming use. Commissioners Machado and Mac Cready accepted the modification as part of the motion.):

1. Find that the automotive repair facility is a legal non-conforming use based on the testimony and exhibits provided by the property owner and letters submitted by nearby property owners and that the lift is part of the non-conforming use.
2. Require the owner to submit a complete site plan review application ~~and pay all applicable fees~~ within 60 days of this hearing.
3. The site plan shall note location of all automotive operations, i.e. bays, storage, trash enclosures, offices, parking, and locations of residential buildings and all other structures on the site.
4. Require property owner to correct all ~~building code violations~~ items listed on the Notice to Correct dated March 17, 2006, within a timeframe consistent with Code Enforcement procedures and policies.
5. Require the removal of junk cars and buses within a timeframe that is consistent with the policies and procedures required by Vehicle Abatement.

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

15. ZONING ORDINANCE UPDATE

- a. Landscaping Ordinance

This item was continued to January 11, 2007.

16. WORKSHOP

- a. Oak Woodlands: Mitigation and Policy 7.4.4.4, Option B, Fee Method Consideration

This item was taken prior to Item 15.a.

Staff: Steven Hust introduced Rick Lind, EN2 Resources, who gave a power point presentation on the Oak Woodland Plan Option B Fee Method Development. Eric Wong from Pacific Municipal Consultants was also present. Art Marinaccio, Thalia Georgiadis, and Valeria Zetner representing the Farm Bureau gave input. Mr. Hust went over the next important steps that will be taken. No action was taken.

17. TENTATIVE SUBDIVISION MAP (Public hearing)

- a. TM06-1423/Promontory/Village Center, Lot H submitted by MJM PROPERTIES, LLC (Agents: David Burke/Larry Ito) proposing to create 85 parcels including 69 Small Lot Single Family units, five roadway lots, five open space lots, three future development lots, 2 landscape lots, and one landscape/drainage lot. The 69 single family lots range in size from 3,232 to 6,008 square feet on a 9.60-acre portion of the 316.35-acre site. The properties, identified by Assessor's Parcel Numbers 124-110-12 and -15, are adjacent to the City of

Folsom/El Dorado County border, approximately 2.5 miles north of U.S. Highway 50, the **El Dorado Hills area**. (Categorically exempt pursuant to Section 15182 of the CEQA Guidelines)

Staff: Tim Chamberlain recommended conditional approval. Mike McDougall agreed with the revised conditions and briefly explained the project. No further input was received.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED IT WAS MOVED TO FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTION 15182 OF THE CEQA GUIDELINES AND APPROVE TM06-423, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

1.0 CEQA

- 1.1. The project has been found to be Categorically Exempt from CEQA pursuant to Section 15182 stating that “where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The proposed subdivision is not likely to cause substantial environmental damage because there is no additional project impacts beyond the effects previously analyzed and mitigated in the Promontory Specific Plan EIR. No further environmental analysis is necessary. Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption

- 1.2. 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.
- 1.3. The applicant has provided updated information regarding the compliance with the Oak Tree Protection, Re-vegetation and Monitoring Plan as required under the Mitigation Monitoring Reporting Program for the Promontory Specific Plan.

2.0 General Plan

- 2.1. The project is located within the Promontory Specific Plan with a designation of Adopted Plan (AP) under the El Dorado County General Plan Land Use Map. The General Plan has recognized and adopted the plans, policies and maps associated with the Specific Plan.
- 2.2. The proposed development is found to be consistent with applicable El Dorado County General Plan Policies.

- 2.2.1 The project is consistent with general plan policy 2.2.1.2 regarding density. The density proposed for the class 1 subdivision is 7.19 dwelling units per acre and is consistent with the requirements of the Promontory Specific Plan for the Village Center.
- 2.2.2 The project is consistent with general plan policies TC-1b, TC-Xa, TC-Xb.C, TC-Xe&f, and TC-Xh pursuant to the findings made by the Department of Transportation. These policies were reviewed and found to be consistent based on the mitigation measures already in place for The Promontory Development. These measures were created to be consistent with the Promontory Specific Plan and in conformance with the requirements of the Promontory Environmental Impact Report.

3.0 Zoning Code

- 3.1 The subdivision conforms to the lot standards identified in the Promontory Specific Plan by creating Single Family Small Lots with appropriate sizes, and frontages. Therefore, the proposed subdivision map is consistent with the El Dorado County Zoning Code.

4.0 Administrative-Tentative Subdivision Map

- 4.1 The proposed residential tentative map conforms to the applicable land use, density, and design and improvement standards identified in the Promontory Specific Plan. The project site is physically suitable to accommodate the proposed 69 Single Family Small Lots, the additional 16 lots (roads, landscape, future development), public utilities, and associated improvements in accordance to the standards Promontory Specific Plan and Settlement Agreement.

5.0 Design Waivers

5.1. Roads A, B, C, and D to conform to upland two-way standards of a 36-foot right-of-way.

- 5.1.1. There are special conditions or circumstances peculiar to the property which would justify the adjustment or waiver. Roads A, B, C, and D have been identified in the Promontory Specific Plan to be two-way minor residential street serving as circulation streets for the proposed 69 lot subdivision.
- 5.1.2. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property because it would conflict with previously adopted road sections identified in the Promontory Specific Plan.
- 5.1.3. The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public because Roads A, B, C, and D will be constructed within a reduced the right-of-way of 36 feet conforming to the specific plan and DOT standards as conditioned. On-street parking will be limited to one side of the street.

5.1.4 This waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division. The requested reduced right of ways matches the standards under the specific plan and is subject to recommended DOT conditions.

5.2 Road E and the three other stub streets to conform to upland two-way standards of a 24 foot right-of-way.

5.2.1. There are special conditions or circumstances peculiar to the property which would justify the adjustment or waiver. Road E and the three other stub streets have been identified in the Promontory Specific Plan to be private upland two-way stub streets. The map has been conditioned to meet county road construction standards.

5.2.2 Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property because it would conflict with previously adopted road sections identified in the Promontory Specific Plan.

5.2.3 The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public because Road E and the three other stub streets will be constructed within a reduced the right-of-way of 24 feet conforming to the specific plan and DOT standards as conditioned. On-street parking will be prohibited on both sides of the street.

5.2.4. This waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division. The requested reduced right of ways matches the standards under the specific plan and subject to recommended DOT conditions.

Conditions

1. This tentative subdivision map approval is based upon and limited to compliance with the project description, dated December 14, 2006, and Conditions of Approval set forth below. Any deviations from the project description, exhibits of 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:

The project consists of a tentative subdivision map creating 69 small lot single family units, five roadway lots, five open spaces lots, three future development lots, two landscape lots, and one landscape/drainage lot for a total of 85 new proposed lots. The applicants additionally request a design waiver of 60' county right-of-way standard. The Class I subdivision proposes the creation of 69 small lot parcels with sizes ranging from 3,232 square feet (0.07 acre) to 6,008 square feet (0.14 acre). These lots are designated "Small Lot Single Family Detached" (SLSFD) and are much smaller than the other single

family lots in The Promontory. The proposed five roadway lots will include sections of Sophia Parkway, a section of Alexandra Way, and roads to service the 69 single family lots. The proposed open space lots will separate portions of land that have already been designated open space from active development areas. The landscape and drainage lots will be functional lots to serve the 69 single family lots. The future development lots include one lot in the Village Center as well as the future development of Village 7 and Village 8 into additional single family residential units. The site is accessed via Sophia Parkway and Alexandra Way and the 69 small lots are served by circulation Roads A, B, C, D, and E. Sewer and water service will be provided by EID. This community shall not be gated.

The request includes a design waiver for the reduction of the minimum 60-foot right-of-way for minor residential streets within the Class I subdivision. Roads A, B, C, and D would be constructed with a maximum right-of-way of 36 feet (28-foot road width, sidewalk on one side) while Road E and the other dead end road stubs proposed would be 24 feet (21 foot wide road width, no sidewalks). The proposed right-of-ways and road widths conform to the approved road standards identified in the Promontory Specific Plan and Settlement Agreement.

DEPARTMENT OF TRANSPORTATION PROJECT SPECIFIC CONDITIONS

2. This project is subject to the 2004 General Plan Transportation Impact Mitigation Fee Program. Applicant shall pay traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
3. A vehicular access restriction shall be designated on the final map, on the frontage of Sophia Parkway and Alexandra Way (specifically Lots 1 through 11, 16 through 18, and 40 through 43).
4. All roads shall be constructed in conformance with the Promontory Specific Plan and the Design and Improvements Standard Manual with the following widths, prior to issuance of building permits:

ROAD NAME	PROMONTORY REFERENCE	ROAD WIDTH	EXCEPTIONS/NOTES
Dead end roads/courts, i.e. portions of Roads B, D & E	Section A	21 ft (24 ft R/W)*	Type 1 rolled curb & gutter per Std. Plan 104, w/no sidewalks
Roads A, B, C & D	Section B	28ft (36 ft R/W)*	Type 1 rolled curb & gutter per Std. Plan 104, w/5 foot sidewalk (ADA minimum) on one side only.
Road F	Section C	51 ft(60 62 ft R/W) w/9 ft median	Type 2 vertical curb & gutter per Std. Plan 104 on both sides and on median, w/ 5 4 ft (ADA minimum) sidewalk on both sides

Notes for Condition 3 table:

Road widths in the preceding table are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of curb.

*With approved waiver but consistent with the Specific Plan and prior approvals.

5. An irrevocable offer of dedication for rights of way (R/W) shall be made, in fee, of the widths shown in the preceding table for the proposed roads, with slope, pedestrian, and parking easements where necessary. Said offer may be rejected at the time of the final map, in which case a County Service Area Zone of Benefit or Homeowner’s Association shall be established in order to provide for the long term maintenance of the roads.
6. Applicant shall construct Alexandra Way from the intersection of Beatty Drive to the intersection of Sophia Parkway in conformance with the requirements of the Promontory Specific Plan and the Design and Improvements Standard Manual, prior to issuance of building permits.

ROAD NAME	PROMONTORY REFERENCE	ROAD WIDTH	EXCEPTIONS/NOTES
Alexandra Way	Village Center Collector	48 ft (60 ft R/W), plus parking, utility and slope easements	Type 2 Vertical Curb & Gutter w/o lot frontage: Type 1 rolled curb and gutter w/lot frontage: 6’ sidewalks on both sides includes curb.

Road widths in the preceding table are measured from curb face to curb face.

7. A notice of restriction shall be recorded on all lots where off street parking is required in lieu of the additional on street parking spaces or bays. As an alternative, the Promontory (or Village) CC&Rs shall include a provision for off street parking to compensate for lack of parking normally required on street.
8. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, the Promontory Master Drainage Study (July 1997, CTA) and the Willow-Humbug Creek Watershed Memorandum of Understanding between the County of El Dorado and the City of Folsom, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with above referenced documents.

Department Of Transportation Standard Conditions Of Approval

9. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements with gated access across fenced property lines. This drainage shall be by closed conduit wherever possible, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
10. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
11. The subdivider shall be required to form a County Service Area Zone of Benefit or Homeowner’s Association to fund drainage facilities maintenance and improvement services. The funding mechanism for these services must be established prior to approval

- of the final map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.
12. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.
 13. Applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, both onsite and for those roads that are required for access to County or State maintained roads.
 14. The County reserves the right to impose additional reasonable conditions relating to the filing of multiple final maps and phasing on the tentative map. Reasonable conditions, at a minimum, will include a letter of approval from the El Dorado Hills Fire Department and a finding of substantial compliance with the approved tentative map from the Planning Director.
 15. The developer shall obtain approval of project grading and improvement plans, including erosion control plans, and cost estimate 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.
 16. Prior to filing the final map, 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.
 17. The final map shall show all utility, road and drainage easements pursuant to 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.
 18. All lots that front on two roads shall take access on the minor roadway, and a non-vehicular access easement shall be established on the major roadway on the final map.
 19. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permits shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.
 20. The timing of construction and method of re-vegetation shall be coordinated with the El Dorado Resource Conservation District (RCD). An erosion and sediment control plan

shall be part of the project grading and improvement plans, incorporating the El Dorado County Minimum Construction Site Storm Water Management Practices (March 31, 2004) and submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve such plans and the developer shall implement said plan on or before October 15.

21. The contractor shall deploy measures sufficient to achieve compliance with the County's Grading Ordinance and, for projects which involve one acre or more of disturbed soil or are part of a larger common plan of development that encompasses one acre or more of disturbed soil, shall comply with the State Water Resources Control Board's (SWRCB) NPDES General Permit for Storm Water Discharges Associated with Construction Activity.
22. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where re-vegetation is proposed.
23. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. All curb returns shall be profiled on the improvement plans with elevations shown at least 25 feet before the beginning (BC) and at least 25 feet past the end (EC) of the curb, at the BC and EC, and at a minimum of quarter curve lengths, in a clockwise direction.
24. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

El Dorado Hills Fire Department

25. The potable water system for the purpose of the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for two-hour duration. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
26. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The Spacing between hydrants shall be determined by the Fire Department.

27. To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
28. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado County Fire Department Standard 103.
29. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing. The Fencing shall include three-foot gates spaced approximately 300 feet apart or as required by the Fire Department. These gates would be used by the Fire Department to access the open space during an emergency.
30. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code.
31. The applicant shall be conditioned to revise and implement the existing Wildland Fire Safe Plan to include Lot H.
32. This development shall be prohibited from installing any type of traffic calming device that utilized a raised bump/dip section of roadway.
33. All dead end road stubs (24 foot right-of-way) in the subdivision shall be striped with red curbing and shall have signage posted for no parking on either side of the road. On street parking is limited in this development based on requirements from the Manual of Uniform Traffic Control Devices, and striping and signage shall be completed prior to. Visitors shall park on the private driveway for lots served by the dead end road stubs, or on Roads A, B, C, or D in the allowed parking areas. Parking is prohibited on these road sections to provide adequate access for emergency vehicles.
34. This development shall be prohibited from installing gates or restricting access to the subdivision. This restriction applies to both the south and east points of access to the development.

Air Quality Management

- ~~34. The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. Current county records indicate this property is located within the Confirmed Asbestos Area. Therefore, District Rule 223.2 Fugitive Dust Asbestos Hazard Mitigation, which addresses the regulations and mitigation measures for fugitive dust emissions, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223.2. In addition, an **Asbestos Dust Mitigation Plan**~~

~~(ADMP) Application with appropriate fees shall be submitted to and approved by the District prior to start of project construction.~~

- ~~35. Project construction may involve road development and should adhere to District **Rule 224 Cutback and Emulsified Asphalt Paving Materials** and the county ordinance concerning asbestos dust.~~
- ~~36. A health risk assessment shall be prepared when the project will emit toxic air contaminants. Airborne toxic pollutants expected to be generated by the project must be identified. In addition, it must be determined if a project is to be located in an area which may impact existing or planned schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos containing serpentine. Applicant will assist District in preparing a public notice in which the proposed project for which an application for a permit is made is fully described and complies to Health and Safety Code 42301.6. The risk assessment must address the pollutants and potential impacts on public health.~~
- ~~37. If there is an additional increase of in/out traffic from the project then long term emissions data must be determined. Long term emissions are direct emissions generated by the project operation and the indirect emissions induced by the operation, the latter caused principally by the use of motor vehicles. El Dorado County is classified as non-attainment for ozone (O₃) and particulate matter (PM₁₀); therefore, the impact of this operation on long term attainment status needs to be determined. Computer modeling should be used to make this assessment. Most current models for URBEMIS and CALINE 4 should be used for this purpose and are available from the California Air Resources Board.~~
- ~~38. If there is an additional increase of in/out traffic from the project then a local scale analysis data must be determined. Local scale analysis is an estimate of the operation's air quality impact in the vicinity of the operation. Carbon monoxide (CO) is the primary concern regarding this analysis. CO impacts may be determined using the most current model of CALINE 4.~~
- ~~39. If there is an additional increase of in/out traffic from the project then a corridor analysis data must be determined. Corridor analysis should include the expected change in emissions for the affected transportation corridor, which may result from a significant change in level of service of local roadways, freeways, and/or arterials.~~
- ~~40. If there is an additional increase of in/out traffic from the project then cumulative impacts must be determined. Cumulative impacts are impacts on the ambient air that result from the incremental impact of the operation when added to other past, present, and reasonably foreseeable future development activities.~~
- ~~41. 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.~~

42. ~~The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.~~
43. ~~The District's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:~~

Heavy Equipment and Mobile Source Mitigation Measures:

- ~~Use low emission on-site mobile construction equipment.~~
 - ~~Maintain equipment in tune per manufacturer specifications.~~
 - ~~Retard diesel engine injection timing by two to four degrees.~~
 - ~~Use electricity from power poles rather than temporary gasoline or diesel generators.~~
 - ~~Use reformulated low-emission diesel fuel.~~
 - ~~Use catalytic converters on gasoline-powered equipment.~~
 - ~~Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible.~~
 - ~~Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).~~
 - ~~Schedule construction activities and material hauls that affect traffic flow to off-peak hours.~~
 - ~~Configure construction parking to minimize traffic interference.~~
44. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
45. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

OTHER DEPARTMENT OR AGENCY STANDARD CONDITIONS

46. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the development shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.

47. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the final map.
48. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.
49. ~~The subdivision is subject to parkland dedication in lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid at the time of filing the final map.~~
50. ~~The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in lieu fees.~~
51. As specified in conditions of approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the final map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possessing of the property.
52. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations
53. The applicant shall provide a letter from SBC shall verify that easements for SBC utilities are accurately shown on the final map.
54. Applicant shall provide verification that a joint trenching agreement has been established with the cable television provider.

MITIGATION MEASURES

The following are the applicable adopted mitigation measures from the Promontory Final EIR certified on November 4, 1997. The reference numbers are from the EIR.

Within or following the mitigation measure in italics are notes or abbreviations added to clarify implementation of the mitigation measure. The following legend defines the abbreviations used:

Stage in Process in Which Condition Must be Satisfied	Abbreviation
Tentative Map	<i>T.M.</i>
Shown on Improvement Plans	<i>I.P.</i>
Final Map	<i>F.M.</i>
Building Permit(fees paid with building permit issuance or design criteria in CC&Rs or Design Notebook)	<i>B.P.</i>

- 4.2.1a. Prior to approval of any project site improvement plans and the commencement of construction activities, the project applicant shall locate construction staging areas as far as reasonably possible from existing residential areas. Construction staging areas

shall be identified on project site improvement plans and approved by the El Dorado County Department of Transportation (*I.P.*)

- 4.2.1b. During construction activities, the project applicant shall limit the amount of daily construction equipment traffic by staging construction equipment and vehicles on the project site at the end of each work day rather than removing them. (*I.P.*)
- 4.2.1c. Prior to any construction activities requiring complete or partial closure of existing roadways surrounding the project site, the project applicant shall perform the following tasks to the satisfaction of the El Dorado county Department of Transportation:
Provide written notice to property owners along affected roadways one week prior to roadway closures.

To ensure public safety, clearly mark and secure roadway construction areas.

Steel plates shall be placed over open trenches at the end of each work day to restore vehicle access to all residents.

Roadway closure shall not occur during the a.m. or p.m. peak hour traffic periods. (*I.P.*)

- 4.3.1a. Prior to County approval of project site grading plans, the following item shall be included in the grading plans:

Project site grading shall avoid disturbing and or removing rock outcroppings and oak trees to the maximum extent feasible. (*I.P.*)

- 4.5.2a. Widen Green Valley Road from two lanes to four lanes from El Dorado Hills Boulevard to the El Dorado County line. *This mitigation measure is accomplished by inclusion in the CIP, paid for by the collection of fees for the 2004 General Plan Transportation Impact Mitigation Fee Program at time of building permit. (B.P.)*

- 4.5.3. The project applicant shall be responsible for their fair share cost of the following improvements:

Widen the northbound Francisco Drive approach to include dual left turn lanes, one exclusive through lane, and one exclusive right turn lane;

Widen the westbound Green Valley Road approach to include one exclusive left turn lane, two exclusive through lanes, and one exclusive right turn lane;

Widen the eastbound Green Valley Road approach to include dual left turn lanes, two exclusive through lanes, and one exclusive right turn lane; and

Modify the existing traffic signal equipment as necessary to accommodate the intersection widening. *This mitigation measure is accomplished by inclusion in the CIP, paid for by the collection of fees for the 2004 General Plan Transportation Impact Mitigation Fee Program at time of building permit. (B.P.)*

- 4.5.6. Install a traffic signal at the Latrobe Road/U.S. Highway 50 Eastbound Ramps intersection. *This mitigation measure is accomplished by inclusion in the CIP, paid for by the collection of fees for the 2004 General Plan Transportation Impact Mitigation Fee Program at time of building permit. (B.P.)*
- 4.5.8. The project applicant shall be responsible for contributing their fair share of the cost to reconstruct the El Dorado Hills Boulevard/Latrobe Road interchange with U.S. Highway 50. *This mitigation measure is accomplished by inclusion in the CIP, paid for by the collection of fees for the 2004 General Plan Transportation Impact Mitigation Fee Program at time of building permit. (B.P.)*
- 4.6.1 Prior to approval of improvement plans for subsequent development, the project applicant shall demonstrate to the County and District their compliance with Rule 223 of the El Dorado Air Pollution Control Districts Rules and Regulations handbook in written report form. This fugitive dust prevention and control plan shall briefly list all Best Management Practices (BMP) to be implemented for the control of fugitive dust emissions throughout the construction phase. *(I.P)*
- 4.6.2.a The County shall encourage subsequent site development to incorporate the use of Best Available Control Technologies (BACT) for the control of construction exhaust emissions. The EDCAPCD shall be consulted to determine the appropriate BACT measures available (regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment). *(I.P)*
- 4.6.2.b Prior to future final map approvals, the project applicant shall demonstrate to the County and the EDCAPCD concerning feasible transportation alternatives in order to reduce construction worker vehicle trips and associated vehicle exhaust emissions. *(F.M.)*
- 4.6.3. Prior to future final map approvals, the project applicant shall demonstrate to the County and the EDCAPCD their compliance with Rules 215 and 225 of the EDCAPCD's Rules and Regulations handbook for the control of ROG emissions from architectural and asphalt coatings. *(F.M.)*
- 4.6.4. Prior to future final map approvals, the project applicant shall demonstrate compliance with the El Dorado Air Pollution Control District's open burning rules contained in Regulation III. *(F.M.)*
- 4.6.5. Implementation of the following measures would reduce, but not eliminate, the significant air quality impacts:
- Prior to future final map approvals, the project applicant shall demonstrate that only EPA certified stoves and fireplaces inserts are installed in homes. Standard masonry fireplaces, uncertifiable by the EPA, shall not be constructed. EPA certified stoves and fireplace inserts have a 70 to 90% lower particulate emission rate than conventional stoves and fireplaces. *(F.M.)*

- 4.7.1a. Construction activities shall be limited to the hours of 7:00 a.m. to 6 p.m. on weekdays and the hours of 8:00 a.m. to 5 p.m. on Saturday and Sunday. *(I.P.)*
- 4.9.1a. Prior to approval of the improvement plans for site development, the project applicants shall hire an engineering geologist or equivalent professional to prepare a site specific geotechnical report that will include the following:
- Identification of areas of potential slope hazards and measures to minimize the project's impact to slope stability.
- Identification of areas susceptible to soil erosion and measures to minimize the project's impact on soil erosion.
- Determination of the suitability of excavated material as engineering fill, topsoil, or other type of reuse on site. *(I.P.)*
- 4.9.1b. To the maximum extent practicable, project development shall avoid areas determined by the site specific geotechnical report to have unstable ground conditions. *(I.P.)*
- 4.9.1c. Prior to approval of the improvement plans for site development, the project applicant will submit an erosion control plan to the County. Erosion control measures will include techniques such as physical and vegetative stabilization measures and runoff diversion measures. Additionally, the plan will specify measures for reuse or disposal of excavated material. If excavated material is suitable for use at the project site, the plan should minimize elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan will include specific information regarding the eventual reuse or disposal site, transportation methods, disposal reuse management, and schedule. The plan will be consistent with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the El Dorado County Resource Conservation District's Erosion sediment Control Guidelines. *(I.P.)*
- 4.9.1.d. Stabilize grading areas left unprotected during the rainy season, as specified by the El Dorado County Grading, Erosion and Sediment Control Ordinance. Stabilization measures may include National Pollutant Discharge Elimination System (NPDES) Construction Activity best management practices such as hydroseeding, geotextiles and mats, and straw bale or sandbag barriers. *(I.P.)*
- 4.9.1e. Implement water quality mitigation measures, including retention of vegetation and avoidance of grading activities near water channels to the maximum extent feasible. Water quality mitigation measures are described in detail in Section 4.10, Hydrology and Water Quality. *(I.P.)*
- 4.9.2a. Prior to approval of the improvement plans for site development, a seismicity report will be completed by an engineering geologist or equivalent professional regarding

possible damage from seismic shaking and secondary hazards such as landsliding, liquefaction and lateral spreading. This report will include:

- An analysis of seismic hazards anticipated at the project site from regional faults.
- A discussion and recommendations for seismic mitigation at the project site.

Recommendations may include use of reinforced concrete foundations and avoidance of potentially unstable foundation materials. (I.P.)

4.9.2b. The project applicant will incorporate the recommendations of the seismicity report into the design for all structures proposed at the project site. All Structures will be designed for Seismic Zone 3 and will be designed to withstand the anticipated seismic hazards determined in the seismicity report. Plans for structures shall be reviewed by the County prior to approval of the improvement plans and building permits. (I.P., B.P.)

4.10.1 Prior to approval of improvement plans for site development, the project applicant shall submit erosion control plans and hazardous materials control program to the County consistent with El Dorado County's Grading, Erosion, and Sediment Control ordinance and El Dorado Resource Conservation District's Erosion sediment Control Guidelines. The plan should include Best Management Practices to minimize and control pollutants in storm water runoff. Suggested water quality control practices should include the following:

Construction Measures

Native vegetation will be retained where possible. Grading and excavation activities will be limited to the immediate area required for construction.

Stockpiled topsoil shall be placed in disturbed areas outside of natural drainage ways. Stockpile areas shall be designated on project grading plans.

No construction equipment or vehicles will disturb natural drainage ways without temporary or permanent culverts in place. Construction equipment and vehicle staging areas will be placed on disturbed areas and will be identified on project grading plans.

If construction activities are conducted during the winter or spring months, storm runoff will be regulated by temporary onsite detention basins.

Temporary erosion control measures (such as silt fences, staked straw bales, and temporary re-vegetation) will be employed for disturbed slopes until permanent re-vegetation is established.

No disturbed surfaces will be left without erosion control measures during the winter and spring months.

Sediment will be retained onsite by a system of sediment basins, traps or other appropriate measures.

Immediately after the completion of grading activities, erosion protection will be provided for finished slopes. This may include re-vegetation with native plants (deep rooted species for steep slopes), mulching, hydroseeding, or other appropriate methods.

Energy dissipaters will be employed where drainage outlets discharge into areas of erodible soils or natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during the construction phase.

A spill prevention and countermeasure plan will be developed identifying proper storage, collection and disposal measures for pollutants used onsite. No-fueling zones shall be indicated on grading plans and shall be situated at least 100 feet from natural drainage ways.

Operation Measures

All storm drain inlets will be quipped with silt and grease traps to remove oil, debris, and other pollutants, which will be routinely cleaned and maintained. Storm drain inlets will also be labeled "No Dumping – Drains to Streams and Lakes".

Parking lots will be designed to allow as much runoff as feasible to be directed toward vegetative filter strips to help control sediment and improve water quality.

Storm runoff from service stations or other similar uses will be treated with an oil/water separator.

Permanent energy dissipaters will be included for permanent outlets.

The detention/retention basin system of the site will be designed to provide effective water quality control measures design and operation features of detention/retention basins will include:

1. Construct basins with a total storage volume that permits adequate detention time for settling of fine particles even during high flow conditions.
2. Maximize the distance between basin inlets and outlets to reduce velocities, perhaps by using an elongate basin shape.
3. Incorporate some below grade area within the main detention basin for sediment settling.
4. Allow vegetation to reduce velocities and naturally filter water by encouraging vegetation establishment and ensuring adequate water supply to maintain vegetation cover.
5. Establish basin maintenance responsibility and schedules to periodically remove basin sedimentation, excessive vegetation growth and debris that may clog basin inlets and outlets. (*I.P.*)

4.10.5b. Prior to approval of improvement plans for site development, the project applicant shall prepare a hydrologic study in conformance with the El Dorado County Drainage Manual which would support the project drainage plans. The project applicant shall submit both the hydrologic study and drainage plans to the County for review and

approval. The drainage plans shall clearly demonstrate that build out peak storm runoff flows from the project site will remain at or below existing peak storm runoff flows. The drainage plan will provide details on ultimate location and design of retention/detention basins and other drainage facilities, as well as a maintenance program for all drainage facilities. The drainage plan shall also identify the 100 year floodplain on the project site, or verify that no 100 year flood zones will exist on the site. The drainage plan shall be in conformance with the El Dorado County Drainage Manual, as well as any additional requirements set forth the in the City of Folsom/El Dorado County drainage agreement described in Mitigation Measure 4.10.5a. *(I.P.)*

4.11.2. The project applicant shall implement the following measured to minimize potential impacts to undiscovered cultural resources:

a. Prior to approval of subsequent tentative subdivision maps for project development, the project shall retain a qualified archeologist to perform an archeological survey for the tentative subdivision map area. The archeological survey shall employ current field survey and record search methods and standards. Significant archeological resources discovered shall be recorded and avoided and/or mitigated, pursuant to state and federal standards. The findings of the archeological survey shall summarized in a report and submitted to the County prior to tentative subdivision map approval. *(T.M.)*

a. In the event that any prehistoric or historic subsurface cultural resources are discovered during construction related earthmoving activities, all work within 20 meters of the resources shall be hauled and the project applicant shall consult with a qualified archaeologist to assess the significance of the find. If any find were determined to be significant by the qualified archaeologist, then representatives of the project applicant, El Dorado County, and the qualified archaeologist would meet to determine the appropriate course of action. If the discovery includes human remains, Section VIII of CEQA Guidelines Appendix K would be followed, requiring coordination with the Native American Heritage Commission if human remains are of Native American origin. All significant cultural materials recovered would be subject to scientific analysis, profession museum curation, and a report prepared by the qualified archaeologist accord to current professional standards. *(I.P.)(B.P.)*

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

18. **DEPARTMENT OF TRANSPORTATION** - None

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

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

21. ADJOURNMENT

Meeting adjourned at 3:50 p.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:

John Knight, Chair

