

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commission

Agenda of: 08-09-12

FROM: Mel Pabalinas, Senior Planner

Item: #10

DATE: August 1, 2012

RE: **Additional Condition of Approval**
Agenda Item No. 10 Diamond Dorado Retail Center (DDRC)
File Nos. A07-0018/Z07-0054/PD07-0034/P08-0017

General Plan Policy 5.6.1.1 states the need to promote and coordinate efforts for undergrounding existing and new utility distribution lines in the Community Region and Rural Center areas of the county (Attachment A). The project is located with the Community Region of Diamond Springs and distribution lines currently exist along State Route 49. Based on this policy, the following condition is recommended for the project:

The applicant shall install any existing or new distribution power lines underground along project frontage on Diamond Springs Parkway and Diamond Road/SR-49 in accordance with standards of the California Public Utility Commission (CPUC) and in coordination with the affected utility company.

Attachment A: General Plan Policy 5.6.1.1

OBJECTIVE 5.5.2: RECYCLING, TRANSFORMATION, AND DISPOSAL FACILITIES

Ensure that there is adequate capacity for solid waste processing, recycling, transformation, and disposal to serve existing and future users in the County.

- Policy 5.5.2.1 Concurrent with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation, and disposal of solid waste.
- Policy 5.5.2.2 Facility sites shall be protected from the encroachment of sensitive and/or incompatible land uses.
- Policy 5.5.2.3 The County shall adopt a Construction and Demolition Debris Diversion Ordinance requiring that a minimum of 50 percent of the debris from construction and demolition projects be reused or recycled. The County shall encourage a higher rate of diversion.

UTILITY SERVICES

GOAL 5.6: GAS, ELECTRIC, AND OTHER UTILITY SERVICES

Sufficient utility service availability consistent with the needs of a growing community.

OBJECTIVE 5.6.1: PROVIDE UTILITY SERVICES

Community Regions shall be provided with adequate and reliable utility services such as gas, electricity, communication facilities, satellite and/or cable television, and water distribution facilities, while recognizing that levels of service will differ between Community Regions, Rural Centers, and Rural Regions.

- Policy 5.6.1.1 Promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing overhead power lines within scenic areas and existing Community Regions and Rural Centers.
- Policy 5.6.1.2 Reserve adequate rights-of-way to facilitate expansion of services in a timely manner.
- Policy 5.6.1.3 *intentionally blank*
- Policy 5.6.1.4 Special use permits shall be required for the installation of community telecommunication facilities (e.g., microwave towers) in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are considered.