



## EL DORADO COUNTY PLANNING SERVICES

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

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### MINUTES

**Regular Meeting of the Planning Commission  
March 23, 2006 – 8:30 A.M.  
BUILDING C HEARING ROOM  
2850 Fairlane Court, Placerville, CA**

**1. CALL TO ORDER**

Chair Knight called the meeting to order 8:37 a.m. The following persons were in attendance: Commissioners Mac Cready, Machado, Chaloupka, Tolhurst, and Knight; Paula F. Frantz, County Counsel; Peter N. Maurer, Deputy Director of Planning; Roger P. Trout, Principal Planner; and Jo Ann Brillisour, Clerk to the Planning Commission.

**2. ADOPTION OF AGENDA**

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, 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: March 9, 2006**

ON MOTION OF COMMISSIONER CHALOUPKA, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO APPROVE THE CONSENT CALENDAR.

**5. DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items were considered during the day as time permitted.

Peter Maurer spoke about the SACOG traffic meeting that was held last week in El Dorado Hills. The next meeting Thursday is at the Best Western in Placerville.

Mr. Maurer said staff is working on improving the staff report format. He asked if the Commissioners have any question or if there is something they are not getting, let Roger Trout or him know. Commissioner Tolhurst said if a project really should not be approved, he would like to see more information in the staff report that would help the Commission make its decision. Commissioner Chaloupka would like to see alternate sites for towers discussed, and if there were alternate sites, why they were not selected.

Commissioner Machado would like to have an affordable housing workshop. There also needs to be a workshop on oak trees. Mr. Maurer said staff is currently working on obtaining a consultant for the new oak tree ordinance. Staff will bring a proposed schedule back to the Commission in a few weeks. The new General Plan requires a housing task force to be set up. He spoke about the grant for the task force.

## **6. COMMISSIONERS' REPORTS**

Commissioner Machado spoke about clarifying the application complete letter that is sent out on projects. The way it is worded, some applicants believe their project has been approved and nothing further is required. Roger Trout said all applications are different, so the letters are customized. Commissioner Tolhurst said TRPA states it is the application that is deemed complete. That seems to be the simplest way to do it.

Commissioner Machado spoke about the base of a sign being included in the square footage of a sign. Mr. Trout read the language pertaining to signs from the code. Commissioner Mac Cready asked if you can take 50 square feet and break it up into two or three different signs and place them in different locations on your property. Mr. Trout said the County sign requirements are abused. Off-site signs need a special use permit. Peter Maurer further explained how signs are measured. As part of the Zoning Ordinance update, the measurement of signs will be clarified so the public can better understand the requirements.

Chair Knight said he attended the ground breaking for Cool Village. There were a lot of people there. He also attended the SACOG meeting on traffic last week.

**PUBLIC FORUM/PUBLIC COMMENT** – Ken Greenwood spoke about the lack of acceptance of his comments on the Mira Flores Winery. He presented his comments to the Commission and asked that they be read. Mr. Greenwood said this project is not ready for hearing.

## **7. FINDINGS OF CONSISTENCY (Public Hearing)**

a. Request submitted by the GARDEN VALLEY FIRE PROTECTION DISTRICT on the annual update to their Capital Improvement Plan.

Ted Schmidt, Chief of the Garden Valley Fire Protection District, explained their fee calculations. They will be changing their fees from per building to square footage. Commissioner Tolhurst said larger homes require a sprinkler system. It seems they should get a discount. Chief Schmidt said the larger home does need more equipment to distinguish a fire. There is a discount if the home has a sprinkler system.

Commissioner Machado said the Cameron Park, El Dorado Hills, and Diamond Springs Districts are looking at the reduction of fees for low-cost housing projects. Commissioner Tolhurst asked if a multifamily unit is considered a commercial project. Chief Schmidt said it is considered commercial, and the fee is by square footage. Paula Frantz, County Counsel, said the methodology for the fee, etc., is not under review of the Planning Commission. The Board will review that portion of the request. She explained the finding that must be made by the Commission, which is a General Plan consistency determination.

Chief Schmidt explained the equipment they will be obtaining. They are not planning on any new stations at the present time.

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

ON MOTION OF COMMISSIONER CHALOUPKA, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE UPDATE TO THE GARDEN VALLEY FIRE PROTECTION DISTRICT CAPITAL IMPROVEMENT PLAN CONSISTENT WITH THE COUNTY GENERAL PLAN.

**8. SPECIAL USE PERMITS (Public Hearing)**

- a. **S05-0025** submitted by VERIZON WIRELESS COMMUNICATIONS (Agent: Jennifer Walker) to allow the construction and operation of a new wireless tower disguised as a 110-foot monopine. The facility will consist of three antenna sectors, two proposed and one future; two future collocation antennas per sector (12 total antennas); two future microwave dishes; and ground equipment within a 50 by 50 foot lease area. The property, identified by Assessor's Parcel Number 042-680-02, consists of 20 acres, is located on the north side of Bushwacker Lane, 1,150 feet east of the intersection with Starkes Grade Road, in the **Pollock Pines area**. (Negative declaration prepared)

Mike Baron presented this item with a recommendation for conditional approval. Since the last meeting, there has been no relocation of the facility, as more trees would have to be removed. There is no new information for the Commission today.

Erin Merrill, representing the applicant, said they did look at moving the tower 50 feet to the west. Since the last hearing, she did receive a letter from the well provider stating they need the 50-foot setback so they can get their equipment into the site and to keep from destroying any fracture that may contribute to the well production. Ms. Merrill presented a letter from the well company, a site map showing the location of the site, and a picture of the trees that would have to be removed. They can move the site 50 feet west. The trees that will be removed are the same trees that will screen the site on Nordick Lane. The current site requires the removal of

only one tree and allows for natural screening. The original site was on the 30-foot setback line. After talking to the neighbors, the site would be moved more to the open area. If the site were moved, it would be in a lower area on the property which would require a taller tower. Ms. Merrill presented a letter from the subject property owner stating their future development plans for the property. She also presented some photographs of the property showing a 360-degree view of the property and a photograph indicating the site from the residence. Mr. Mattsson will be able to see a portion of the pole but not the ground equipment. The pole blends in with the surrounding trees. They are proposing wooden fencing and landscaping. The pole has faux bark covering up to 40 feet, and the branches start at 35 feet. This tower meets the requirements of the County. It will bring needed services into this area.

Francis Itaya said they were supposed to find another site for this tower. He presented a picture showing the location. He went to the building department and was told there are no regulations for not building by the well. There will be electromagnetic fallout from the tower.

Larry Arens, previous owner of the subject property, cleared and cleaned up the property before it was sold. It seems reasonable to move the tower, if possible. Removing six trees on this property would not be detrimental. Commissioner Tolhurst agreed cutting down the additional six trees would not cause a problem, but doing so would eliminate some of the screening. How long would it take for the trees to grow? Mr. Arens said it would take approximately 20 years.

Jim Bartolo, adjacent property owner, voiced concern about the well report. He does not see why the tower cannot be moved to a different location.

William Bosen said as far as viewing the facility, he believes he is sensitive to everyone's needs. He has moved it back from Nordick Lane and as far west as possible. The proposed site is in very close view from his backyard. He will see the site more than anyone else. They have worked hard to put the landscaping and fencing in. Moving the tower 50 feet will not be that significant to the people on Nordick Lane. If he moves his well there is no guarantee he will be able to obtain water. The proposed site is a beautiful site. The leased site will guarantee that the site will remain in a natural setting.

Commissioner Mac Cready asked if Verizon or Mr. Bosen would be willing to plant some cedar or ponderosa pines to further screen the site. Mr. Bosen said he is willing to let them plan as much as they want.

Commissioner Tolhurst asked about the access. Mr. Bosen said the access is completely from his property. He has moved the site as far west as he can. Commissioner Machado asked that the property owner mark where his water lines are located. He asked where the power for the well is from. Chair Knight said the power is from the overhead lines. Mr. Bosen indicated the location of the facilities requested by Commissioner Machado. Commissioner Machado asked if Rumsey-Lang is the company that installed his well. Mr. Bosen replied in the affirmative.

Mr. Mattsson, resident on Nordick Lane, spoke about the neighbors putting their facilities underground. The trees are currently 60 feet and the tower is at 100 feet. He does not want the tower in this location. He does not see a problem with taking out six more trees.

There was no further input.

Ms. Merrill said they have met with Mt. Itaya and Mr. Collins. They were not willing to give her any input other than to move the site. They do not want to jeopardize the well site. The power easement is for the electricity. Access to and from the site will be 100 percent from Bushwacker Lane. They would be happy to put in additional landscaping. They worked with the neighbors regarding the type of landscaping as one of the neighbors is allergic to juniper bushes. They will also plant cedar and pines. Locating the tower to another site creates a problem with regard to elevation. A taller tower would be required. The current trees are of similar heights, approximately 75 feet. The tree pole will blend in with the environment without towering over the canopy. The visibility from Nordick will not change whether the tower is moved 50 feet or not. They are happy to work with the community and the County to make this facility possible.

Commissioner Machado asked if there is a possibility of reducing the size of the lease area. Ms. Merrill said it could not be reduced to less than 40 feet by 40 feet.

The public hearing was closed

Commissioner Mac Cready said it appears this area is Medium Density Residential. What is that? Mr. Baron explained the designation. Roger Trout said the size of possible parcels would depend on the infrastructure in the area. Commissioner Mac Cready said the subject parcel could be split up into at least four more parcels, and perhaps more. He believes the people in the area would prefer the larger parcel.

Ms. Merrill said they would be submitting a revised landscaping plan for the file.

Commissioner Machado asked what size toyon bushes would be planted. Mr. Baron said five gallon toyon does not do as well as the one gallon size. Ms. Merrill said they would work with the County arborist.

ON MOTION OF COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER KNIGHT AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, MACHADO, CHALOUPKA, AND KNIGHT; NOES – COMMISSIONER TOLHURST, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S05-0025 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

## **Findings**

### **1.0 CEQA FINDING**

- 1.1 The Planning Commission has considered the Negative Declaration together with the comments received and considered during the public hearing process. The Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.

- 1.2 The Planning Commission finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.
- 1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.5 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 ADMINISTRATIVE FINDINGS**

### **2.1 Special Use Permit 05-0025 Findings**

Special Use Permit S05-0025 has been requested by Verizon Wireless Communications for the purpose of installing a 110-foot monopine. This Special Use Permit authorizes Verizon Wireless Communications to place the monopine and equipment shelter within a 50-foot by 50-foot lease area. The Special Use Permit shall only be approved or conditionally approved if all of the following findings are made:

#### **2.1.1 The use is found to comply with the requirements of County Code Section 17.14.200, Wireless Communication Facilities, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood.**

This is a new wireless proposal designed as a multi-carrier facility, to allow for future co-location, which is encouraged by the County. To address maintenance issues, the applicant proposes to have a technician service the wireless facility and equipment approximately once or twice a month to ensure proper performance of the facility. It is found that the use will not conflict with the adjacent uses, and will provide a benefit to the area by improving cellular service. After review of the submitted site plan and visual simulations it has been determined that the proposed project meets the standards contained in Section 17.14.200 F through J of the County Code. The aesthetic impacts associated with the project have been fully considered. There will be no discernable visual impact from the addition of the monopine in the Pollock Pines/Sly Park area.

**Conditions**

**MITIGATION MEASURES**

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

1. District Rule #223, which addresses the regulation 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 403 of the South Coast Air Quality Management District. A fugitive dust prevention and control plan and contingent asbestos hazard dust mitigation plan shall be submitted to and approved by the Air Pollution Control District prior to the start of project construction.
2. 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.
3. In the event a heritage resource or other item of historical or archeological 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 archeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archeologist 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.
4. 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 deposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

**CONDITIONS**

**Planning Services**

5. The authorization for the cellular communication facilities allowed by this permit is based upon and limited to compliance with the project descriptions and conditions of approval set forth below. Further, any deviations from the project(s) descriptions, 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 described approval will constitute a

violation of the permit approval and may subject the authorized activities to revocation hearings.

**The project description is as follows:**

Verizon Wireless Communications proposes to construct a new wireless tower disguised as a 110 foot monopine style monopole and a 12 by 20 foot equipment shelter located inside a 50 by 50 foot leased area. The monopole will be disguised as a pine tree with bark detail and branches beginning at 0 to 42 feet. The monopole will have up to three antenna sectors with two proposed and one future, two future collocation antennas per sector and two future microwave dishes. This special use permit authorizes Verizon Wireless Communications to place the monopole and 12 by 20 foot equipment shelter within a 50 by 50 foot lease area. The facility would be connected to land-based electrical and telecommunications utilities located within the equipment shelter. Access to the site is provided from the north side of Bushwacker Lane, 1,150 feet east of the intersection with Starkes Grade Road in the Pollock Pines area. This special use permit authorizes maintenance personnel to visit the site approximately once or twice a month, at which time the facilities would be inspected to ensure proper operation and ongoing maintenance.

6. All site improvements shall conform to the site plan and elevations attached as Exhibit D.
7. 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 of the facility.
8. 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 there is no increase in overall height.
9. 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.
10. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.
11. 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.

12. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the Planning Commission every five (5) years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the Special Use Permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this Special Use Permit. The applicant shall pay a fee as determined by the Planning Director to cover the cost of processing a five-year review.
13. Access road shall be constructed prior to final occupancy.
14. Applicant shall submit a revised landscape plan showing additional shrubs, indigenous to the project area, along Nordic Lane in a random pattern to screen the facility and ensure the natural setting of the project area. Plans shall be subject to review and approval by Planning Services prior to the issuance of a building permit.

**El Dorado County Fire Protection District**

15. The applicant shall pay a site plan review fee of \$ 150.00 to the fire district.
16. A "Knox" box shall be installed on the shelter, five feet from grade to the right of the door.
17. A "Knox" padlock is required on the enclosure gate.
18. A minimum 12-foot wide all weather access road shall be provided to within 150 feet of the equipment shelter.
19. A turn-a-round approved by the fire district shall be provided at the project site.
20. Access roads shall have a 13 foot 6 inch vertical clearance and be capable of supporting a 40,000 pound load.
21. The minimum inside turning radius shall be 40 feet.
22. Road grades shall not exceed 16 percent, (grades from 17 to 20 percent are approved if paved).

23. Gates shall comply with Fire Prevention Officers standard (must be two feet wider than the road).
24. Vegetation control is required at site and shall be approved by the fire district.
25. Additional requirements may be necessary depending on building construction and use.

Chair Knight said the action today could be appealed to the Board of Supervisors within ten working days.

**9. GENERAL PLAN AMENDMENT (Public Hearing)**

- a. **Policy 2.2.1.5 – Floor Area Ratio:** Hearing to consider recommendations to the Board of Supervisors for adoption a Resolution of Intention to amend the General Plan to increase the floor area ratio (FAR) standards set forth in Policy 2.2.1.5, create a new Mixed Use Development land use designation, and to adopt policies supporting the new designation.

Steve Hust presented this item, recommending that the Resolution of Intention be forwarded to the Board of Supervisors for adoption. He would like the recommendation to include directing staff to proceed with the preparation of the environmental document for the project.

Commissioner Tolhurst feels this is a great proposal and is 100 percent behind the amendment. Policy 2.5.3.6 seems to indicate there is a minimum and maximum. Does there have to be some of each? Mr. Hust said each component must be included with a mixed use project. All four components are necessary.

Commissioner Mac Cready spoke about allowing multifamily on commercial properties. Paula Frantz, County Counsel, said this will be a completely different designation. There will be lands that are designated appropriate for these types of uses. You will not be taking commercial land for residential use.

Commissioner Machado asked if it would be possible to have detached single family housing on a commercial piece of property. Mr. Hust explained stating it could be on the ground floor or upper floors.

Commissioner Mac Cready said this is really suitable for Community Regions and Rural Centers. Mr. Hust said it is applicable in the Rural Centers on a small scale.

Peter Maurer said it sounds like staff has captured the ideas of the Planning Commission. If the Board adopts the Resolution, the environmental document will be prepared for the amendment. The amendment will come back through the Commission for a recommendation to the Board.

Ms. Frantz spoke about possible zone districts that would fall under such a land use designation. There could be different levels in the Zoning Ordinance.

Commissioner Tolhurst commented that the map would have to be changed if this is adopted. Mr. Hust said conceptual sites would have to be included in the EIR.

Commissioner Tolhurst asked if the percentage in Policy 2.5.3.6 is the percentage of use or the floor area ratio. Mr. Hust said the floor area ratio is applicable to 100 percent.

Jean Ritell asked how this is going to impact her area. She has a residence that abuts agricultural property. Why is the floor area ratio being eliminated for agriculture?

Art Marinaccio, representing a number of people and the Taxpayers Association, said Option 3 needs to be clarified that these floor area ratios are not allowed by right. There should be other factors that determine what type of density you can get. Basically, we are eliminating floor area ratios as the reason for limiting projects. He spoke about floor area ratios being in the Zoning Ordinance. Mr. Marinaccio would like to see the Commission propose that Policy 2.5.3.5 and the subsequent policies be included in the Design Manual. You need to look at Rural Centers as being mixed used developments. In Policy 2.5.3.4, the wording should be changed from "Regardless of the number of property owners" to "Regardless of the number of parcels." This designation would be included with a planned development or a specific plan. After attending the SACOG meeting last week, the area around the Silva Valley interchange is an area that would be very appropriate for this type of use. On Exhibit 1, agricultural lands only apply in Rural Regions, and he agrees with that. However, there is a parcel in the Silva Valley interchange area that is on roll-out from a Williamson Act Contract. Being agriculture precludes development of less than ten acres around that parcel. Mr. Marinaccio said this is a great start. You need to be really clear about not allowing the floor area ratio to be the limiting factor and that these are the maximum uses and not the expected uses.

Valerie Zetner, representing the Farm Bureau, said they are very supportive of this amendment. This also provides the opportunity for affordable housing. She would request that when we look at standards, there is a difference between Community Centers and Rural Centers. Pedestrian development would not be as appropriate in Rural Centers as in Community Centers. Ms. Zetner agrees with Art Marinaccio that this is a great first step.

Mr. Hust explained the relationship of the floor area ratios in the agricultural districts. Mr. Marinaccio is correct that the floor area ratios are maximums. The ratios would be implemented through the Zoning Ordinance. He agrees with Mr. Marinaccio on Policy 2.5.3.5, parcels rather than property owners.

There was no further input.

Commissioner Machado asked for clarification on the action required today. Mr. Maurer explained. Ms. Frantz said the policies can be a little more general. These are not the policies that have to be adopted. Commissioner Machado spoke about the percentages in Policy 2.5.3.6. Ms. Frantz suggested a modification to Policy 2.2.1.2. She said any affordable housing project would be able to have all the incentives allowed elsewhere.

Referring to Policy 2.5.3.10, Chair Knight does not like the word shall. Mr. Hust suggesting changing the wording to should.

Ms. Frantz said Policy 2.5.3.12 could be deleted because of the change made to Policy 2.2.1.2.

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER TOLHURST AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE RESOLUTION OF INTENTION TO AMEND THE GENERAL PLAN TO INCREASE THE FLOOR AREA RATIO STANDARDS SET FORTH IN POLICY 2.2.1.5, CREATE A NEW MIXED USE DEVELOPMENT LAND USE DESIGNATION, AND ADOPT POLICIES SUPPORTING THE NEW DESIGNATION, AS MODIFIED BY THE COMMISSION; FURTHER, THE COMMISSION RECOMMENDED THE BOARD OF SUPERVISORS AUTHORIZE PLANNING STAFF TO PROCEED WITH THE ENVIRONMENTAL REVIEW PROCESS FOR SAID AMENDMENT..

**10. DEPARTMENT OF TRANSPORTATION - None**

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

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

**13. ADJOURNMENT**

There being no further business, Chair Knight adjourned the meeting at 11:30 a.m.

APPROVED BY THE COMMISSION  
Authenticated and Certified:

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John Knight, Chair

