



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Walter Mathews..... 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 8, 2007 – 8:30 A.M.
BUILDING C HEARING ROOM
2850 Fairlane Court, Placerville, CA**

1. CALL TO ORDER

Chair Knight called the meeting to order at 8:40 a.m. Present: Commissioners Mac Cready, Machado, Mathews, Tolhurst, and Knight; Paula Frantz, County Counsel; and Jo Ann Brillisour, Clerk to the Planning Commission.

2. ADOPTION OF AGENDA

MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER TOLHURST, 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:** February 8, 9, and 22, 2007

MOTION: COMMISSIONER TOLHURST, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO APPROVE THE MINUTES OF FEBRUARY 8 AND 9, 2007.

Commissioner Tolhurst asked about the comments received during the Public Forum on February 22. The other Commissioners explained that several individuals spoke about the winery ordinance. Larry Appel commented staff will be taking an update on the winery ordinance to the Board on March 20.

MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER MATHEWS AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY (except the portion on the minutes pertaining to the Winery Ordinance), MACHADO, MATHEWS, AND KNIGHT; ABSTAIN – COMMISSIONER TOLHURST (as he was not present February 22) AND COMMISSIONER MAC CREADY ON THE WINERY ORDINANCE PORTION OF THE MINUTES, IT WAS MOVED TO APPROVE THE MINUTES OF FEBRUARY 22, 2007.

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

These items were considered during the day as time permitted.

Peter Maurer introduced Thomas Lloyd, Associate Planner, who will be working on current planning projects.

6. COMMISSIONERS' REPORTS

Commissioner Machado asked about Bass Lake Park. EID, Serrano, and the Rescue School District were going to join on the development of the park. He would like a status report on the project. The school is not purchasing the site. Where is Serrano on the process?

Commissioner Machado commented there is a public golf course in El Dorado Hills. He would like an update. Are two golf courses part of the Specific Plan? Does the El Dorado Hills Specific Plan require two courses? Peter Maurer said a determination was made by the Commission some time ago that the second golf course was not necessary, that the development of the open space recreational area satisfied the requirements of the Specific Plan.

Commissioner Machado asked about future development in south El Dorado Hills and the Cameron Park area. Is the County looking at an east/west connector road in that area? Are we planning for the development in the area? Mr. Maurer spoke about connectors in the area and the connector considered with the Cinnabar application.

Commissioner Machado spoke about an article in the Sacramento Bee this last weekend referring to development around Aerojet. Gina Hunter has been conversing with Sacramento County and has provided maps of the adjacent lands in El Dorado County. The area that AKT is proposing to develop in Sacramento County is outside the Sacramento County Urban area. Staff put up a map of the area being discussed.

CONSENT CALENDAR/APPLICATIONS

7. RIVER USE PERMITS

River Use Permit #19: Request submitted by RICHARD FLASHER, owner of Nonesuch Whitewater, to Rollinson Adventures, LLC/Gary Rollinson.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER TOLHURST AND UNANIMOUSLY CARRIED, IT WAS MOVED TO APPROVE THE CONSENT CALENDAR/APPLICATIONS, SUBJECT TO THE FINDINGS PROPOSED BY STAFF.

Finding

1. The application for the transfer of River Use Permit #19 from Nonesuch Whitewater to Rollison Adventures, LLC, meets the standards required by the River Management Plan Element 6.2.1.4.

END OF APPLICATION CONSENT CALENDAR

PUBLIC FORUM/PUBLIC COMMENT – Art Marinaccio spoke about the Integrated Natural Resources Management Plan item that was considered by the Board of Supervisors this past Tuesday. Zak Schmidt, Sun Equity, spoke about a project they submitted about a month ago (Slate Creek). They would like a conceptual review of their project. George Forni, owner of the property for the Sun Equity project and owner of adjacent property, commented they are in support of this project.

8. PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP (Public Hearing)

PD05-0018/Tentative Map TM05-1404/Cimmarron Court Duplexes submitted by KENNETH DEVELOPMENT, INC./Shawn Johnson (Agent: Gene E. Thorne and Associates, Inc.). The tentative map and planned development propose to create 12 half-plex lots plus two open space lots on properties, identified by Assessor's Parcel Numbers 116-312-02 and -03, consisting of 1.15 acres, located on the east end of Cimmarron Court, approximately 0.4 mile east of the intersection with Cambridge Road, in the **Cameron Park area**. (Mitigated negative declaration prepared)*(Supervisory District I)

Staff: Gina Hunter recommended conditional approval. Peter Thorne was present.

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

Jon Vegna, Department of Transportation, said Conditions 6 and 8 are duplicate conditions. Condition 8 can be deleted. Condition 12 should reflect Standard Plan 103G rather than 103D.

Commissioner Machado asked for further clarification on the court. Using the display map, Mr. Thorne explained. Commissioner Machado does not see extra parking for visitors. Is there sufficient parking for visitors? If there is parking around the cul-de-sac, can emergency vehicles get around the parked cars in the cul-de-sac? Mr. Thorne said they do not plan to have parking around the inside of the loop. There is room for parking in front of the garages. Commissioner Machado said he is concerned that the width of the circle would not allow parking and access for emergency vehicles. Mr. Vegna said Conditions 13 and 14 cover the issue.

Commissioner Tolhurst commented that units 8 and 9 will only have parking in their garages.

Commissioner Machado said additional language could be added for striping. Commissioner Tolhurst said the map should be corrected to state 24 feet wide rather than 20 feet wide.

Commissioner Machado asked about the fencing along Cameron Park Drive. Mr. Thorne said the Advisory Committee suggested the fencing match the existing fencing. Commissioner Machado asked if the east side of the fencing is being landscaped. Mr. Thorne commented that if the Department of Transportation would allow a landscaping easement, they could provide such landscaping. Mr. Vegna spoke about the possible conflict between the proposed signal in the area and a landscape easement. Mr. Vegna checked with the engineer on the signal project, and it is acceptable to have a landscape easement in the slope easement which would be in place of the fence.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO APPROVE PD05-0018/TM05-1404, ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS AMENDED.

Findings

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1850.00 after approval but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.
- 1.2 The County 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 the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.
- 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.

2.0 ADMINISTRATIVE FINDINGS

2.1 Planned Development PD05-0018 Findings

Issuance of a planned development permit (PD05-0018) to create 12 half-plex units with a minimum lot size of 2,455 square feet within the Limited Multifamily Residential-Planned Development (R2-PD) Zone District.

2.1.1 The proposed development is so designed to provide a desirable environment within its own boundaries.

The project is for residential purposes. The subject site is surrounded by residential development and will fit within the context of the existing residential uses. The project includes 30 percent open space as required by General Plan Policy 2.2.3.1.

2.1.2 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.

The project does not require exceptions to the standard requirements of the zoning regulations.

2.1.3 The site is physically suited for the proposed uses.

The gently sloping lot is suited for the proposed residential use. The site will be developed in phases due to the oak tree canopy on-site. When the County implements Option B of the Oak Tree Retention Policy 7.4.4.4, the property owner intends to participate in the conservation fund and build out the site.

2.1.4 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.

The El Dorado Irrigation District has provided a Facilities Improvement Letter indicating that water and sewer services can be provided to the site. The El Dorado County Department of Transportation has recommended approval of the Project with road improvements made as a requirement of project approval.

2.1.5 The proposed uses do not significantly detract from the natural land and scenic values of the site.

The project is not within a scenic corridor and is surrounded by urban development. The developer is required to plant a significant amount of trees on the site to increase the scenic value of the site, as project mitigation.

2.2 Tentative Subdivision Map TM05-1404 Findings

A request for a tentative subdivision map (TM05-1404) consisting of an application to create 12 half-plex lots on 1.15 acre lot.

2.2.1 The proposed planned development and tentative map, are consistent with the General Plan policies and land use map.

As proposed, the tentative map conforms to the Multi-Family Residential General Plan land use designation and applicable General Plan policies including access, tree canopy retention, water service, and open space, as discussed in the General Plan section of the staff report.

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

The tentative map conforms with the development standards within the Limited Multifamily Residential-Planned Development (R2-PD) Zone District and the Major Land Division Ordinance.

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

This is an infill project that will be surrounded by other existing residential development. The Gables Condominiums are located to the west, the Cimmaron Creek Townhomes are located to south and the west, and the Cameron Glen Estates are located to the north. The proposed project will fit within the context of these existing residential uses. As such, the site is physically suitable for the proposed type and density of development.

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

The proposed subdivision is not likely to cause substantial environmental damage with the implementation of the mitigation measures and conditions of approval identified in Attachment 1.

Conditions

1. This tentative map and planned development permit approval is based upon and limited to compliance with the project description, dated March 8, 2007, 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" is for a tentative subdivision map and planned development permit to create 12 half-plex units with a minimum lot size of 2,455 square feet along with two open space lots. The two open space lots are referred to as Lot A and Lot B. Lot A is 3,203 square feet and Lot B is 12,088 square feet.

The project is designed to be built in phases. The phasing plan indicates that phase 1 would include the buildout of lots 1 and 2, and 5 to 8. No trees would be removed during the construction of phase 1. Phase 2 would include the buildout of lots 3 and 4, and 9 to 12. Phase 2 would require the removal of 6 trees 8 inches or larger at breast height which would retain approximately 62 percent (2,606 square feet of the canopy). Phase 2 will be constructed after Option B of Policy 7.4.4.4 has been implemented.

All units will be two-story with two-car garages located underneath the units. The exterior of the units will have 8-inch horizontal siding, shingle accents, and composition roofing. Windows, doors, and corners will have a 4-inch trim to add dimension and interest to the elevations

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as landscape and tree protection plans) must be submitted for review and approval and shall be implemented as approved by the County.

MITIGATION MEASURES

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

2. Protective fencing shall be erected at least one (1) foot beyond the drip line surrounding each oak tree unless otherwise specified by the project arborist. This fenced area shall not be encroached for any reason, without authorization by the project arborist. No materials, equipment, or vehicles shall be stored or parked within the projected tree zone. No grading, cuts, fills or trenching of any kind shall be allowed within the drip line of the trees without direct supervision of the project arborist.

A letter from the project arborist shall be submitted to Planning Services prior to issuance of a grading permit which shall state that the required fencing has been installed. The required measures shall be incorporated into the grading and construction plans, prior to issuance of grading and building permits.

MONITORING: Planning Services shall review the Certified Arborist letter and conduct a site visit prior to issuance of a grading permit to ensure that all measures are in place to protect the oak trees during construction.

3. Prior to development of Phase II of the project, the applicant shall participate in General Plan Policy 7.4.4.4 Option B, if available, or shall comply with the oak tree removal criteria specified in the Oak Woodland Interim Interpretive Guidelines for El Dorado County. In the event that trees are removed in accordance with the Interim Interpretive Guidelines, a letter from the project arborist verifying the replacement of trees at a 1:1 oak woodland replacement ratio shall be required and a contract for maintenance and monitoring shall be required in accordance with the Oak Woodland Interim Interpretive Guidelines or General Plan Policy 7.4.4.4. The applicant shall ensure a 90 percent survival rate during this period of time. The arborist contract shall be provided to Planning Services prior to issuance of a grading permit.

MONITORING: Prior to development of Phase II of the project site, Planning Services shall verify whether the Option B program is available for applicant participation. If Option B is not available, the applicant may choose to remove trees in accordance with General Plan Policy 7.4.4.4, in accordance with the Interim Interpretive Guidelines. Planning Services shall review the Certified Arborist contract prior to issuance of a grading permit to ensure that all trees proposed for removal are to be replaced and that an on-going maintenance program has been established.

Conditions

Department of Transportation

4. The full site shall be shown in the grading and improvement plans for subdivision improvements.
5. Class I subdivisions shall have curb and gutter, and sidewalk on both sides of the roadway. As there is an existing curb and gutter, the project will be required to construct sidewalks to Cimarron Road.
6. 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.
7. 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. All improvements shall be consistent with the approved tentative map.
8. ~~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.~~

9. The final map shall show all utility, road and drainage easements per 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. An additional slope easement shall be provided, commencing at the shown 10 foot wide public utilities easement and slope easement along Cameron Park Drive at the boundary line between Assessor's Parcel Numbers 116:312:02 and 03, and transition to a 20-foot wide slope easement at the southern boundary line of parcel -02. Said easements shall be irrevocably offered to the County. The slope easement shall be accepted by the County. All other easements shall be rejected by the County. The applicant shall offer and place a five-foot wide landscaping easement overlapping the slope easement along the project boundary. This offer will be rejected by the County. Fencing shall be prohibited in this landscape easement.
10. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
11. The developer shall construct four-foot wide sidewalks per Standard Plan 101B on the project frontage and on both sides of the Cimmarron Court to Cimmarron Road prior to filing the final map.
12. The developer shall construct Standard Plan ~~103D~~ 103G driveways onto Cimmarron Court. This work must be substantially complete, as determined by the Department of Transportation, prior to filing the final map.
13. The common circular driveway shall be a minimum of 24 feet in width.
14. Parking shall only be allowed in the designated parking aprons in front of the garages, and shall be enforced by inclusion of this restriction in the CC&Rs. The inside curb of the radius shall be painted red for no parking or signage.
15. Maintenance of the common driveways and other common areas shall be included in the CC&Rs.
16. A Vehicular Access Restriction contiguous to Cameron Park Drive, and for the frontage of Lot A on Cimmarron Court, shall be shown on the final map.
17. A final drainage study shall be prepared by the subdivider and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
18. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open, unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural, rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system.

19. Cross lot drainage shall be avoided wherever possible. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB). This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
20. 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, as irrevocable offers of dedication to the County.
21. 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.
22. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit to fund drainage facilities maintenance.
23. Grading and improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
24. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants into drainages.
25. The applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from, the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
26. The project applicant shall incorporate final drainage plans into the subdivision improvement plans and obtain approval of the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1996. The project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate

calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed best management practices (BMPs) to reduce erosion and alter quality degradation. All onsite drainage facilities shall be constructed using El Dorado County Minimum Construction Site Storm Water Management Practices (March 31, 2004) and to the satisfaction of El Dorado County Department of Transportation. BMPs shall be implemented throughout the construction process and permanent BMPs shall be included in the grading plan.

STANDARD DEPARTMENT OF TRANSPORTATION CONDITIONS

27. The location of fire hydrants, systems for fire flows, and fire protection access are to meet the requirements of the responsible Fire Protection District. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the Fire Protection District. Phasing plans shall be subject to Fire District approval to ensure that each phase has a minimum of two access points.
28. 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.
29. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
30. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Director of Development Services or designee.
31. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.

32. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
33. 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 revegetation is proposed.
34. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4548 shall apply.
35. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the drainage and geotechnical reports in PDF format and the record drawings in TIF format.

Planning Services

36. Prior to occupancy/issuance of a building permit or 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 prior to occupancy/issuance of a building permit for verification of compliance with applicable conditions of approval.
37. All site improvements shall conform to the following:
 - Exhibit A.....Tentative Subdivision Map
 - Exhibit B.....Floor Plans
 - Exhibit C.....Drainage Plan- Pre Development
 - Exhibit D.....Drainage Plan- Post Development
 - Exhibit E.....Slope Study
 - Exhibit F.....Tree Canopy Preservation Plan
 - Exhibit G.....Grading and Drainage Plan
 - Exhibit H.....Preliminary Water and Sewer Plan
 - Exhibit I.....Color Details
 - Exhibit J.....Light Fixture Detail
 - Exhibit K.....Roof Material Detail

38. 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.
39. 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.
40. The front planters shall have weed mat and bark and shall include lighting to illuminate the landscape trees. Planning Services shall review the project landscape plan prior to issuance of a building permit to ensure that the plans have been modified to incorporate these requirements.
41. The fencing shall match the existing wood fence at Cameron Park Drive. Planning Services shall review the project plans prior to issuance of a building permit to ensure that the plans have been modified to incorporate these requirements.
42. Shingle accents shall be added to the back units next to Cameron Park Drive (middle sections only). Planning Services shall review the project elevations prior to issuance of a building permit to ensure that the plans have been modified to incorporate these requirements.
43. The units shall utilize the same color scheme on all units including the main portion of the units and shall be light mocha or tan, shingle siding to be brown, gutter and fascia a middle tan, garage the same as the trim color, window trim to be tan/cream (lighter than the main portion of the units). Planning Services shall review the color palette prior to issuance of a building permit to ensure that the required colors have been incorporated into the project.
44. The roof shall be 30 year composition shingles that are black/brown in color. Planning Services shall review the roof sample prior to issuance of a building permit to ensure that the roof material and color matches that approved.
45. The air conditioning units shall be in back or on the side of the units, behind a fence. Planning Services shall review the placement of the units on the site plan prior to issuance of a building permit.
46. All signage for the project site shall require Cameron Park Design Review Committee review.
47. During Phase 1, no trees shall be removed from the project site. A notation prohibiting removal of oak trees during Phase 1 shall be placed on the project grading plans and reviewed by Planning Services prior to issuance of a Grading Permit.
48. Phase 2 of the project shall be implemented once Option B within General Plan Policy 7.4.4.4 is available pending the development of the County's Integrated Natural Resources Management Plan (INRMP).

49. Construction activities shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays. Planning Services shall verify that the construction hours are placed on the grading plans and construction plans prior to issuance of grading and building permits.
50. Motorized construction equipment shall be equipped with intake/exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.
51. Noise-generating equipment, including portable power generators and air compressors, shall be located at the furthest distance possible from the nearest occupied residence.
52. A meter award letter or similar document shall be provided to Planning Services by the water purveyor prior to filing the final map.
53. Minor changes in the adopted development plan may be approved by Planning Services provided that the changes:
 1. Do not change the boundaries of the subject property;
 2. Do not change any use as shown on the official development plan;
 3. Do not change the intent of the official development plan.

Major changes in the official development plan after it has been adopted by the Planning Commission or Board of Supervisors may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code.

A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005B3 of the County Code.

Changes in land uses shall be considered by the special use permit process and shall be evaluated by Section 17.12 prior to approval.

Surveyor's Office

54. 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 the surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit shall be coordinated with the County Surveyor's Office.

Cameron Park Community Services District

55. CC&Rs are required for this development and must be reviewed and approved in advance by the Cameron Park Community Services District prior to their recordation.

56. The CPCSD will require the payment of in-lieu fees, park impact fees and fire development fees.

El Dorado Irrigation District

57. The applicant shall upsize the existing 8-inch water line in Cimmarron Court to 10-inch water line. The District shall approve the facilities improvement plans prior to issuance of a grading permit.

Department of Environmental Management – Air Quality

58. Prior to the issuance of a grading or building permit, an asbestos dust mitigation plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD). Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4548 shall apply.
59. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
60. The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
61. The applicant shall submit a list of all proposed architectural coatings to the AQMD for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.
62. The applicant shall submit a list of equipment to the AQMD stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a grading or building permit:
- 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; and
 - 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.
63. 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.

Cameron Park Fire Department

64. The project shall comply with the requirements of the Cameron Park Fire Department which include but shall not be limited to the following:
- a. The Cameron Park Fire Department shall determine the location of all required fire hydrants and fire department connections during plan review. All improvements shall be completed prior to occupancy.
 - b. Fire flow is based on building type, size and available water. Fire flows for the proposed structures is 1,750 gallons per minute for 2 hours at 20 psi. The fire flow and number of required fire hydrants may be adjusted up or down when actual construction plans are evaluated. All improvements shall be completed prior to occupancy.

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

9. NON-CONFORMING USE (Public Hearing)

Consideration of the nonconforming use status of the Olde Coloma Theatre, located at 380 Monument Road, Coloma, CA. The property, identified by Assessor's Parcel Number 006-290-04, is located on the south side of Monument Road, approximately 300 feet west of the intersection with Cold Springs Road, in the **Coloma area**. (Supervisorial District IV)

Staff: Peter Maurer said the theater is waiting for information from the park regarding a parking agreement. Staff recommends the Commission find this is not a legal non-conforming use. He understands there is a request in process to waive the fee for a special use permit. Staff recommends any action against the use of the theater be stayed as long as a use permit is being processed.