



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
November 8, 2007 – 8:30 A.M.
BUILDING C HEARING ROOM
2850 Fairlane Court, Placerville, CA**

1. CALL TO ORDER

Meeting called to order at 8:45 a.m. Present: Commissioners Mac Cready, Machado, Mathews, Tolhurst, and Knight; Paula F. Frantz, County Counsel; and Jo Ann Brillisour, Clerk to the Planning Commission.

2. ADOPTION OF AGENDA

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER TOLHURST AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE AGENDA, WITH ADDENDA.

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.)

Minutes: October 25, 2007

ADDENDUM - 1

This item was conceptually approved on October 25, 2007, and continued to this date for final adoption of findings/conditions.

Z06-0038/S98-0013R submitted by LIGHT OF THE HILLS LUTHERAN CHURCH (Agent: Brian Morris) to rezone Assessor's Parcel Number 109-161-01 from Limited Multifamily Residential-Planned Development (R2-PD) to Estate Residential Five-acre (RE-5), and revision to a special use permit to allow construction of one additional building and expansion of the

permit to allow the development of a multi-purpose ball field on an adjacent 5.069 acre parcel (Assessor's Parcel Number 109-161-31). The proposed Sunday school building would be located directly behind the current church facility and would be a two-story building. The original use permit allowed for two additional buildings that would include a formal sanctuary (8,000 square feet) and an elementary school facility (10,000 square feet). The applicant has requested that the plan for two additional buildings be abandoned and replaced with a single building of reduced size (13,720 square feet). The properties, identified by Assessor's Parcel Numbers 109-161-01 (5.015 acres) and 109-161-31 (5.069 acres), are located on the south side of Rodeo Road, at the intersection with Coach Lane, in the **Cameron Park area**, Supervisorial District IV. (Mitigated negative declaration prepared)*

Staff: Pat Kelly recommend approval (see motion below).

Findings

1.0 CEQA

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received 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.
- 1.2 Through feasible conditions and mitigation placed upon the project, significant impacts on the environment relating to Biological Resources have been eliminated or reduced to less than significant.
- 1.3 The document 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

2.1 General Plan

The project is in conformance with the Low Density Residential land use designation of the site as specified on the General Plan Land Use Map. The project has been designed in compliance with land use policies of the General Plan including Biological Resource, Commercial Development Standards, Circulation /Transportation, Air Quality, Noise, and Public Utilities.

2.2 Zoning Ordinance

The request is for a zone change from Limited Multifamily Residential-Planned Development (R2-PD) to Estate Residential Five-acre (RE-5). Pursuant to Section 17.28.200 Development Standards the proposed development is found to be consistent with the General Plan and will not be detrimental to the public health, safety, and welfare nor injurious to the neighborhood with the adoption of the conditions of approval, Attachment 1 and mitigation measures.

3.0 Special Use Permit

3.1 *The issuance of the permit is consistent with the General Plan.*

This project meets the intent of the General Plan because the proposed development supports the intent of the uses allowed within the Low Density residential (LDR) land use designation and applicable Land Use Element General Plan policies identified and discussed in the staff report.

3.2 *The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.*

Based on comments received from public agencies, citizens' groups, and impacted neighbors discussed in the staff report, staff finds that the project will not be detrimental to the public health, safety and welfare, nor injurious to the neighborhood with the adoption of conditions of approval and mitigation measures.

3.3 *The proposed use is specifically permitted by special use permit pursuant to this Title.*

As discussed in the Zoning Code section of this staff report, the proposed development is allowed upon approval of a special use permit.

Conditions

The following are the original approved conditions (in sequence) under Special Use Permit S98-0013 for the construction of the three church buildings. The conditions that are not applicable to this project are shown with a ~~strike-through~~ while the additional conditions that are applicable are shown with an underline. Revisions made to the conditions provided for the October 25, 2007, Planning Commission meeting are shown as a ~~double-strike-through~~ for deletions while the additional conditions and revisions to conditions are shown with a double underline.

1. The Special Use Permit-Revision and Rezone is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A through Exhibit E, dated October 25, 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 future environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The proposed project, as considered, is described as follows:

The special use permit is for the construction of the three church buildings: Phase 1 multi purpose building (10,700 square feet) and later phases the formal church sanctuary (8,000 square feet) and an elementary school (10,000 square feet). Since the site improvements for the elementary school are not available for purposes of assessing project impacts, a new special use permit will be required to be filed for the elementary school. Any minor changes may be approved by the Planning Director. However, major changes or additions will require the filing of a new Special Use Permit. Site plan and building elevations shall be consistent with Exhibits D and E. This revision to a Special Use Permit is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-D, 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, consists of the following:

The proposed project is a revision to a special use permit to allow construction of one additional building and the development of a multi-purpose ball field. The project also includes a rezone to bring parcel 109-161-31 into conformance with the General Plan.

The proposed 13,720 square foot Sunday school building will be located directly behind the current church facility and will be a two-story building. The original special use permit that allowed for two additional buildings, including a formal sanctuary (8,000 square feet) and an elementary school facility (10,000 square feet) will be abandoned.

A multi-purpose playing field will be developed on the adjacent 5-acres parcel south of the current property. The design includes one softball field and one soccer field that overlap allowing use of one field at a time. ~~The fields will not have public access and will require scheduling of events through the Church office.~~ The applicant is required to ensure the multi-purpose ball field shall ~~not have public access except through the scheduling of an event through the Church.~~ include, but not be limited, to the following Church activities and special events: Church carnival (no typical commercial carnival rides); flea markets; rummage sales; Church retreats and Vacation Bible School; and Church-sponsored sports activities and events. The uses shall be limited to day use only. No lighting shall be allowed. The multi-purpose ball field shall not be used by organized sports leagues (excluding Church leagues). The multi-purpose ball field shall be enclosed by a six (6) foot tall chain link fence.

The grading, development, use and maintenance of the property, the size, shape, arrangement, and location of structure, 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 must be submitted for review and approval and shall be implemented as approved by the County.

Conditions from the Mitigated Negative Declaration

24. 2. The applicant shall include the use of buffers and barriers to prevent or reduce the disturbance to oak trees and their under story and the following other measures shall be required: a. the applicant shall retain a qualified project biologist to oversee all aspects of the construction monitoring that pertain to oak tree protection. Any oak tree removed from the site shall be replaced as specified in the Interim Interpretive Guidelines for El Dorado County on November 9, 2006. A detailed analysis of: 1) precise number and species to be removed and 2) specific mitigation areas to be planted shall be identified in a tree survey, preservation, and replacement plan prepared by a qualified professional. Lost canopy shall be replaced at the percentage required under the County's Interim Interpretive Guidelines, and shall be in the final landscape plans. The plans shall be submitted prior to the issuance of a grading permit for review and approval by Planning Services. (MM BIO-1)

MONITORING: The final landscaping plans shall contain the details of the canopy replacement, planting and monitoring. Planning Services shall review the required protection measures on the final landscaping plans and verify implementation of the measures on-site. The landscaping plans shall be submitted prior to the issuance of a grading permit for review and approval by Planning Services.

26. 3. Prior to the issuance of a grading permit from Building Services the applicant shall provide the following Mitigation Measures shall to be executed to protect elderberry bushes on-site:
- a. Fence and flag all areas to be avoided. Provide a minimum setback of twenty (20) feet from the drip line of each elderberry plant, surrounded by a 100-foot buffer.
 - b. The contractors for the project shall be advised by the applicant on the need to avoid damaging the elderberry plants and the ~~possible~~ penalties for not complying with these regulations.
 - c. The applicant shall require the contractors to put up signs every 50 feet along the edge if the avoidance areas with the following information: "This area is habitat of the Valley Elderberry Longhorn Beetle, a threatened species and must not be disturbed. Violators are subject to prosecution, fines, and imprisonment." The signs shall be clearly visible from a distance of 20 feet during the ~~duration~~ life of construction.

- d. Applicant is to instruct construction crews about the status of the Beetle and the need to protect its elderberry host plant.
- e. Transplant elderberry plants that cannot be avoided. Planning Services shall inspect the project site for the location of elderberry plants which will be impacted due to construction.
- f. Plant additional elderberry plant seedlings or cuttings, along adjacent to with the native species-; outside the proposed development areas. (MM BIO-2)

MONITORING: Planning Services shall review the required protection measures including replanting and transplantation on all construction/grading/improvement plans and verify implementation of the measures on-site prior to issuance of a grading permit.

- ~~2. 4. The 8,000 square foot sanctuary building and 10,000 square foot elementary school shall be eliminated from the project phasing plans. The applicant shall provide a detailed site plan and floor plan of the proposed uses planned for the formal sanctuary and elementary school for review and approval of the Planning Director, for purposes of determining parking requirements for these uses. Architectural style shall be consistent with the multi-purpose building. submit for a Boundary Line Adjustment, merging the two parcels prior to issuance of a building permit.~~
- ~~3.5. The future formal sanctuary and elementary school buildings project shall be subject to review by the Cameron Park Design Review Committee.~~
- ~~4.6. All construction involving parking lot areas shall adhere to APCD Rule #224 regarding Cutback and Emulsified Asphalt paving materials.~~
- ~~5.7. The applicant shall comply with the El Dorado County Air Pollution Control District (APCD) Rule #223 which addresses the control of fugitive dust. The applicant shall submit a fugitive dust control plan to the APCD prior to beginning project construction.~~
- ~~6.8. The project shall satisfy the fire flow requirements of the El Dorado County Fire Protection District.~~
- ~~7.9. The applicant shall install the number of fire hydrants required by the El Dorado County Fire Protection District.~~
- ~~8.10. Fire apparatus roads shall be a minimum of 20 feet wide, and contain an all weather surface and shall be located within 150 feet of the buildings.~~
- ~~9.11. Dead end access roads shall not exceed 150 feet, if an approved turnaround area is not provided.~~

- ~~10.12.~~ The propane tank shall be separated from the buildings and/or trash enclosures by no less than 10 feet from tanks up to 500 gallons and 25 feet for tanks up to 2,000 gallons.
- ~~11.13.~~ For the proposed parking lot area, the lighting within 20 feet of the centerline of the poles and wires shall not exceed 15 feet in height.
- ~~12.14.~~ The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the department 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.
- ~~13.15.~~ The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.
- ~~14.16.~~ The applicant shall be subject to the County traffic impact mitigation (TIM) fee. Pursuant to Resolution No. 32-98, said fee shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.
- ~~15.17.~~ The applicant shall be subject to the State system infrastructure traffic impact mitigation (TIM) fee. Pursuant to Resolution No. 31-98, said fee shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.
- ~~16.18.~~ The applicant shall be subject to an encroachment permit, Standard Plan 103-G.
- ~~17.19.~~ The applicant shall enter into a Road Improvement Agreement with the County to construct the following frontage improvements to Rodeo Road:
- ~~a.~~ One half road width (20 feet) in conformance with Standard Plan 101A.
 - ~~b.~~ Concrete curb, gutter and no sidewalks along Rodeo Road in conformance with Standard Plan 101A.
- ~~18.20.~~ The applicant shall dedicate right of way to the County measured 30 feet from the centerline of Rodeo Road.
- ~~19.21.~~ The applicant shall install low level lights on both sides of the project entry. Pole mounted lights shall deflect illumination directly downward on the project site.
- ~~20.22.~~ The monument sign shall be non illuminated and the roof mounted cross shall be a maximum 5' high metal surface painted either brown or white. The applicant shall obtain a building permit for the proposed monument sign.
- ~~21.23.~~ The trash enclosure shall be a concrete block wall with a solid gate(s).

- ~~22.24.~~ The trim accent and stucco of the buildings shall be “oyster” color shade and the roof shall be a dark green.
- ~~23.25.~~ A Landscape Plan application shall be submitted to the Planning Services for review and approval prior to issuance of the building/grading permit prior to the issuance of the Building Permit.
- 25.26. ~~The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The contractor shall utilize electric or diesel powered equipment in lieu of gasoline powered engines.~~
27. ~~The applicant shall comply with Ordinance 4500 regarding the establishment of an ecological preserve.~~

Site Specific Conditions - Planning Services

28. The project trim accent, stucco, and roof of the building shall be consistent with the existing building.
29. A final Landscape Plan shall be submitted to Planning Services for review and approval prior to issuance of a building and/or grading permit.
30. No lighting or sound system shall be installed or used with the multi-purpose ball field, ~~and event activities shall be restricted to day use only.~~
31. The existing single-wide trailer shall be removed prior to final sign-off of the building permit issued by Building Services.
32. The project site is located within the Ecological Preserve Mitigation Area 1 for the new church structure and the area developed for the multi-purpose ball field. Applicant shall be required to pay in lieu of Ecological Preserve Mitigation for the direct impacts caused by development on rare plants and rare plant habitat.
33. The applicant is required to ensure the multi-purpose ball field shall ~~not have public access except through the scheduling of an event through the Church.~~ include, but not be limited, to the following Church activities and special events: Church carnival (no typical commercial carnival rides); flea markets; rummage sales; Church retreats and Vacation Bible School; and Church-sponsored sports activities and events. The uses shall be limited to day use only, not after dark and requiring lighting be operating.
34. The multi-purpose ball field shall not be used by organized sports leagues (excluding Church leagues).
35. The multi-purpose ball field shall be enclosed by a six (6) foot tall chain link fence and shall be installed prior to use of the multi-purpose ball field. Planning Services shall verify installation of the fence prior to use.

- ~~34~~ 36. 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 Pubic 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.
- ~~35~~ 37. 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.
- ~~36~~ 38. Prior to issuance of a grading permit, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.
- ~~37~~ 39. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.
- . The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.
- County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

Department of Transportation

- ~~38~~ 40. The applicant shall obtain an encroachment permit from DOT and construct a Type 2 vertical curb and gutter along Rodeo Road along the entire frontage for APN 109-161-31, per Standard Plans 104. The required curb and gutter shall connect to the existing curb and gutter that adjoins APN 109-161-01. These improvements shall be substantially complete or the applicant shall obtain an approved improvement agreement with security as determined by the Department of Transportation (DOT), prior to the issuance of any Building Permit associated with this proposed project.

El Dorado County Environmental Management

Air Quality Management District (AQMD)

- ~~39~~ 41. The project construction would involve grading and excavation operations, which would 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 that this property is not located within the Asbestos Review Area. Therefore, District Rules 223 and 223-1 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 Rules 223 and 223-1. In addition, a Fugitive Dust Plan Application shall be submitted long with the appropriate fees to and approved by the District prior to start of project construction.
- ~~40~~ 42. Project construction may involve road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
- ~~41~~ 43. 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 (Rule 300 Open Burning).
- ~~42~~ 44. The project construction would involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.
- ~~43~~ 45. The District goal is to strive to achieve and maintain the 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 measures used to reduce impacts on air quality impacts 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 re-formulated 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

- Development construction traffic management plan that includes, but no 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-site and off-site.

~~44~~ 46. Prior to construction/installation of any new point source emission units or non-permitted emission units (i.e. gasoline dispensing facility, boilers internal combustion engines, emergency generators, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s) equipment specifications and emission factors.

El Dorado County Fire District

- ~~45~~ 47. Applicant is required to pay a site review fee of \$150.
- ~~46~~ 48. The project shall satisfy the fire flow requirements of the El Dorado County Fire District as indicated in El Dorado Irrigation District, Facilities Improvement letter dated, August 24, 2006.
- ~~47~~ 49. The applicant shall install the number of fire hydrants required by the El Dorado County Fire District. The Fire District shall approve the number of hydrants and location of the hydrants.
- ~~48~~ 50. The project requires a Fire District approved NFPA 13 fire sprinkler system to be installed.
- ~~49~~ 51. The Project is required to meet fire flow. Fire flow for this project is 1625 gpm @ 20 psi for two (2) hours, with an approved fire sprinkler system.
- ~~50~~ 52. Provide documentation from EID (FIL) that the fire flow can be met.
- ~~51~~ 53. Occupancy of the Sunday school building shall be A-3, B and S-2, (E occupancy may be used for educational purposes thru grade 12, for 12 hours a week or 4 hours in any one day).
- ~~52~~ 54. A-3 occupancies on the second floor of the Sunday school building require 1-hour construction.

El Dorado Irrigation District

~~53~~ 55. In order to provide the minimum fire flow of 1625 GPM for a 2-hour duration while maintaining a 20-psi residual pressure required by the El Dorado County Fire Department the applicant shall construct a water line extension from the existing 8-inch water lines located on the project site or Strolling Hills Road.

- §4 56. Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures shall be permitted within the easements of any existing or proposed facilities. The District shall have unobstructed access to these easements at all times, and does not generally allow water or sewer facilities along lot lines.
- §5 57. Easements for any new District facilities constructed by this project shall be granted to the District prior to District approval of water and/or sewer improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site District facilities that shall remain in place after the development of this property must also have an easement granted to the District.

ADDENDUM – 2

FINDING OF CONSISTENCY

GOV07-0011 submitted by EL DORADO COUNTY GENERAL SERVICES for a finding of consistency for the proposed Chili Bar site acquisition by El Dorado County. The properties, identified by Assessor's Parcel Numbers 089-180-35, -36, and -37, consisting of 15.71 acres, are located on the upper reaches of the South Fork of the American River, at 1671 Chili Bar Court, Placerville, CA, Supervisorial District IV.

Staff: Jason Hade recommended the Commission find request consistent with County General Plan

MOTION: COMMISSIONER TOLHURST, SECONDED BY COMMISSIONER MAC CREADY, IT WAS MOVED TO APPROVE THE ITEMS ON THE CONSENT CALENDAR.

END OF CONSENT CALENDAR

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

These items were considered during the day as time permitted.

Eileen Crawford, Department of Transportation, informed the Commission regarding their website which now contains interaction maps of the department's capital improvement plans.

6. COMMISSIONERS' REPORTS

Commissioner Machado asked for an update on the Board meetings this week. Larry Appel updated the Commission.

The draft Missouri Flat Design Guidelines have been released, and the Commissioners have received a copy in their in-basket. The document should be before the Commission early next year.

Commissioner Machado commented on the memo from Code Enforcement on Baker Logging. Mr. Appel said any future action would be a legal action. If the Commission wishes, the item could come back before the Commission.

Commissioner Tolhurst informed the Commission of the Planning Commissioners Conference in Tahoe.

PUBLIC FORUM/PUBLIC COMMENT - None

7. ZONE CHANGE/PLANNED DEVELOPMENT (Public Hearing)

Z06-0043/PD06-0029 submitted by TROY BURKHART (Agent: Jeff Crovitz) to rezone from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and development plan for a vehicle storage facility. The property, identified by Assessor's Parcel Number 325-230-27, consisting of 1.7 acres, is located on the north side of Headington Road, approximately 850 feet east of the intersection with Missouri Flat Road, in the Placerville Periphery area, Supervisorial District III. (Negative declaration prepared)

Staff: Michael Baron recommended approval. Commissioner Machado stated there are no hours of operation stated. Mr. Baron said there were no hours stated because individuals will be picking up recreational vehicles, cars, at all time. It is a card-lock operation. Safeway is located just across the street which has truck deliveries all night.

Jeff Crovitz thanked staff for their help with this application. This property is not visible from the highway. It sits lower than the Department of Transportation yard. He asked that Condition 8 be modified. Paving the shoulder will encourage parking in that area. They would like to construct an 8 to 12 inch gravel base area rather than the paved area.

Commissioner Machado asked the applicant's representative about the hours of operation. Mr. Crovitz stated they will have someone on site from 7:00 AM to 7:00 PM. As it is a card lock facility the applicant is considering 24 hours which is consistent with the Department of Transportation and Safeway. The yard is for recreational vehicles. It is not for junk cars.

Adolph Zerke, owner of a business in the area, stated he works early and late hours in his business, and this is a noisy area. He feels this area should be changed to commercial. He feels this is a positive use for the area.

There was no further input.

Eileen Crawford, Department of Transportation, stated her department still supports the original recommendation for a paved shoulder. No parking signs could be posted in that area. Commissioner Machado said it is not right-of-way that is needed. Ms. Crawford explained the improvement that is required. Commissioner Machado said the gate is 50 to 60 feet within the parcel. Ms. Crawford said the paving on the parcel is to allow vehicles to turn around.

Commissioner Machado has no problem with the use. Commissioner Tolhurst said these are very large vehicles. There will be a problem even with 12 inches of gravel.

There was no further input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE Z06-0043/PD06-0029 REZONING ASSESSOR'S PARCEL NUMBER 325-230-27 FROM ONE-ACRE RESIDENTIAL (R1A) TO GENERAL COMMERCIAL-PLANNED DEVELOPMENT (CG-PD), ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

Findings

1.0 CEQA FINDING

- 1.1** The proposed project, as conditioned, will not have a significant effect on the environment and a negative declaration has been filed. Any impacts from the project on biological resources, traffic, and mineral resources will be less than significant due to existing standards and requirements imposed in the conditioning of the project.
- 1.2** The project will not affect wetlands, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game.
- 1.3** The documents and other materials which constitute the record of the proceedings upon which this decision is based are in the custody of the Development Services Department Planning Services at 2850 Fairlane Ct, Placerville, CA 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The proposal is consistent with General Plan Policies 2.2.1.2, 2.2.5.3, 2.2.3.1, 2.8.1.1, 5.1.2.1, 7.3.5.1, 7.3.5.2, 7.4.4.2, TC-Xe, TC-Xf and 7.4.4.4. The project has been designed in a manner to provide adequate access, site design, minimal traffic impacts, and has been conditioned to fit within the context of the surrounding land uses, it is found to be consistent with the General Plan policies identified above.

2.2 Zoning Code

Rezoning the project site from One Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) is consistent with the 2004 General Plan Table 2-4 Consistency Matrix and the addition of the Planned Development Overlay ensures Consistency with all applicable

policies related to noise, smoke, dust, light, and glare. As proposed, the project meets all applicable development standards contained within §17.32.040 of the *El Dorado County Zoning Ordinance*.

2.3 Planned Development

The proposed vehicle storage lot has been reviewed pursuant to Chapter 17.02 of the El Dorado Zoning Code (Planned Development) and verified conformance to applicable standards of the Zoning Code and General Plan policies. In accordance with Section 17.04.030 of the County Code, a Development Plan cannot be approved unless the Planning Commission can make the following findings:

2.3.1 The Planned Development request is consistent with the General Plan.

As required by the planned development process, staff has reviewed the submitted development plan (project plans, site, preliminary grading, elevation, and sign) and verified conformance to the standards of the Zoning Code. Additionally, the General Plan contains several policies pertinent to the project whose consistency is discussed under the General Plan section of these Findings.

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

The project involves minimal construction due to the existing condition of the site, the conversion of a garage into a small office connected to an existing single family dwelling, minimal grading, fence mounted sign, security light, and security gate.

2.3.3 The exceptions to the standard requirements of the zone regulations are justified by the design and existing topography.

The project does not require exceptions to the County Code.

2.3.4 The site is physically suited for the proposed uses.

Grading for construction of the proposed vehicle storage facility will be minimal due to the flat topography, existing tree canopy is retained, and existing fencing surrounding the property will remain.

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

The project site is adequately served by existing EID public water and sewer and local fire protection and emergency services.

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

The project is commercial in nature within close proximity to an existing commercial/light industrial area and would not impact any natural land or scenic values of the site.

Conditions

1. This zone change and development plan approval is based upon and limited to compliance with the project description, dated December 20, 2006, 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:

A request to rezone a 1.7 acre site from One Acre Residential to General Commercial-Planned Development and a development plan application for a vehicle storage facility of up to 76 vehicles, trailers, boats and RV's up to sixty feet long within a fenced lot. Improvements include an electronic security gate, office, unlighted fence mounted sign, and security lighting.

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 Final Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. All site improvements shall conform to Exhibits E, F, G, H, I, J, and K
3. Prior to issuance of building permits, the applicant shall provide to Planning Services a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
4. Prior to the approval of occupancy permits, the applicant shall schedule an inspection with Planning Services for verification of compliance with applicable conditions of approval.
5. 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. Minor variations are allowed, however, any major changes

in the design of buildings, location of buildings, access ways, and parking shall require additional Planning Services review and approval.

6. The final landscape plan shall meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.3.5.1, 7.3.5.2 and 7.4.4.4. The final landscape plan and Water Conservation Landscape Standards form shall be provided to, and then approved by the Deputy Planning Director or designee, prior to issuance of a building permit. Applicant shall install landscaping in accordance with the approved final landscaping plan and maintain in perpetuity or unless otherwise modified through any future permit.
7. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The developer shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a development, which action is brought within the time period provided for in Section 66499.37.

County shall notify the developer of any claim, action, or proceeding and County will cooperate fully in the defense.

Department of Transportation

8. The applicant shall construct a twelve-foot wide paved shoulder (3 inches AC over 8 inches AB) according to El Dorado County Design and Improvement Standards Manual Standard Plan 101A along the frontage of Headington Road from the existing encroachment to the existing fence along the eastern boundary of this project. The improvement plans for this work shall be submitted with the application for on-site grading/improvement plans and construction shall be substantially complete, as determined by the Department of Transportation, prior to the issuance of any building permit for this commercial development.
9. The applicant shall secure an encroachment permit and improve said access to Headington Road to Design and Improvement Standards Manual Standard Plan 103C, and shall be accomplished prior to occupancy of this commercial development.
10. The applicant shall submit an improvement 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", and the State of California Handicapped Accessibility Standards. The improvements shall be substantially completed, to the approval of the Department of Transportation, prior to occupancy.

11. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading, with CEQA compliance.
12. The applicant shall provide a 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.
13. Upon completion of the public improvements required, and prior to acceptance of the improvements by the County, the developer shall provide a CD to the Department of Transportation with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
14. The applicant shall pay the traffic fees at the time a building permit is deemed complete.

8. DESIGN REVIEW (Public Hearing)

DR99-0012R2/Tower Mart Addition submitted by TOWER ENERGY GROUP (Agent: Chris Cunan) to revise a previously approved project which was never constructed. The current project proposes a 1,100 square foot addition for the construction of a walk-in cooler, bringing the total square footage of the building to 4,700 square feet. The properties, identified by Assessor's Parcel Numbers 329-280-12 and -13, consisting of 1.71 acres, are located on the east side of Pleasant Valley Road (State Route 49), at the intersection with Patterson Drive, in the Diamond Springs area, Supervisorial District III. (Categorically exempt pursuant to Section 15301(e) of the CEQA Guidelines)

Staff: Thomas Lloyd recommended conditional approval.

Chris Cunan explained their operation. Commissioner Tolhurst said it appears there is no roof. Ms. Cunan stated there is a roof; it is off the back.

There was no further input.

Commissioner Machado said when this item was considered by the Commission previously, the question was the widening of Pleasant Valley Road. It seems those concerns have been addressed. Eileen Crawford, Department of Transportation, concurred.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTION 15301(e) OF THE CEQA GUIDELINES AND APPROVE DR99-0012R2, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

Findings

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15301 (e) of the CEQA Guidelines. This guideline states that additions to existing structures are exempted, provided that the addition will not result in an increase of more than (1) 50 percent of the floor area of the structure before addition.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA 95667.

2.0 General Plan Findings

- 2.1 *The project is consistent with the General Plan.*

The General Plan designates the majority of the subject site as Commercial (C). A very small portion of the landscaping along the eastern boundary line of the project site lies within a Multi-Family Residential land use designation. The purpose of the Commercial land use designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. As such, the current use and proposed expansion of the Tower Mart is consistent with the General Plan.

3.0 Zoning Findings

- 3.1 *The proposed use is consistent with Title 17.*

The use is permitted in the Commercial Zone pursuant to *Section 17.32.020B*, and by Site Plan Review in the Planned Commercial Zone pursuant to *Section 17.32.140B*. Additionally, the project was found consistent with *Sections 17.14.170, 17.18, and 17.74* of the Zoning Ordinance.

- 3.2 *The architectural style and general appearance of the proposed structure is in keeping with the character of the neighborhood, and not detrimental to development of the County or neighborhood.*

The project, as proposed and conditioned, is consistent with the provisions of *Section 17.14.130*.

Conditions

El Dorado County Planning Department Services:

1. This design review revision is based upon and limited to compliance with the project descriptions, the Planning Commission hearing exhibits marked Exhibits A through G dated November 8, 2007, and conditions of approval set forth below. Further, any deviations from the project descriptions, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval.

The project, as approved, consists of the following:

A request for a design review permit to allow a 1,200 square foot addition for the construction of a walk-in cooler, bringing the total square footage of the building to 4,800 square feet. (Note: DR99-0012 and DR99-0012R1 were never constructed)

2. All Development Services fees for processing this application shall be paid in full prior to the issuance of a building permit.
3. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant agrees to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37. County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

1. ~~The project, as approved, shall conform to exhibits E, E-1, E-2, and E-3. The maximum increase of the building expansion shall not exceed 1,200 square feet. Minor modifications may be approved by the Planning Director. Major modifications require approval by the Planning Commission~~
2. 4. During all grading and construction activities in the project area, an Archaeologist or Historian approved by the Planning-Development Services 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 and building plans shall include this condition of approval on the plans. The Planning Department Services shall review the grading and building plans prior to issuance of a grading or building permit.

3. 5. Any outdoor lighting shall conform to El Dorado County Code Section 17.14.170, and shall be fully shielded per Illumination Engineering Society of North America (IESNA) full cut-off designation. Lighting plans for existing lighting shall be submitted for confirmation of this compliance at the time of building permit review.
4. 6. Each of the conditions of approval required by this document must be demonstrated and so noted on the plans submitted for review by the applicant. This demonstration and notation of compliance must be located on the applicable page of the submitted plan set.

El Dorado County Building ~~Department~~ Services

5. 7. This project shall be subject to the issuance of a commercial building permit from the El Dorado County Building ~~Department~~ Services.

Diamond Springs-El Dorado Fire Protection District:

6. 1003.2.1.1 General

~~An approved automatic fire extinguishing system shall be installed in all buildings 3,600 square feet in floor area or larger, except in one and two family dwelling units.~~

A. ~~For purposes of Section 1003, area separation walls shall not define separate buildings.~~

B. ~~For the purposes of section 1003, 1003.2.1 shall be used to identify required installations unless any section of 1003 is more restrictive, then such section shall be enforced.~~

1002.1 General

~~Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with the UFC Standard 10-1. Additional portable fire extinguishers may be required.~~

8. 1003.2.1.2 Status of existing buildings of 3,600 square feet and over

~~In existing buildings of 3,600 square feet or larger, other than one and two family dwelling units, where the floor area of the building or structure is increased by an addition of more than thirty percent or 1,800 square feet, whichever is less, such building or structure shall be made to conform to Section 1003.~~

8. Prior to final inspection, the developer shall meet with the District to determine where proper fire lanes shall be installed and identified at the site.
9. As the existing building is 3,600 square feet or larger, and the floor area of the structure is increased by an addition of more than thirty percent, the structure must conform to Section 1003 of the California Fire Code prior to final inspection.
10. Per Fire District requirements, a sprinkler system shall be installed. The sets of sprinkler plans shall be submitted to the Fire District for approval prior to final inspection.
11. Fire flow for the building shall be confirmed at no less than 1,500 gpm for two hours at 20 psi prior to final inspection.
12. A "Knox Box" shall be installed per District Requirements and shall be monitored via electrical shunt prior to final inspection.
13. Prior to final inspection, fire hydrant placement shall be approved by the Fire District.
14. F.D.C. placement shall be approved by the Fire District prior to final inspection.
15. Prior to final inspection, the existence of a fire access road to within 150 feet of all portions of the building shall be verified or provided.
16. Further requirements may be necessary upon Fire District review of subsequent plan submittals.

El Dorado County Department of Transportation

9. 17. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department 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*, the State of California Handicapped Accessibility Standards.
10. 18. The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.
11. 19. The applicant shall be subject to the county traffic impact mitigation fee programs. Said fee shall be due upon issuance of a building permit. The amount of fee shall be that in effect at the time of building permit application.
12. ~~The applicant shall be responsible for widening the pavement within the existing State right-of-way sufficiently to allow right turns from northbound Pleasant Valley Road onto Patterson Drive, to the satisfaction of Cal Trans and the County Department of~~

~~Transportation. Approximate dimensions of pavement should be a minimum of 22 feet from the center line in width and 150 feet in length.~~

- ~~13. The applicant shall trace the location of the existing drainage culvert that appears to traverse the property from Pleasant Valley Road to the drainage area to the east and, if needed, provide a drainage easement to the County for access and maintenance.~~
- ~~14. The applicant shall be required to obtain an encroachment permit from Caltrans prior to obtaining a building permit.~~

El Dorado County Environmental Management

- ~~15.~~ 20. The mini mart must meet the minimum requirements of the California Uniform Retail Food Facilities Law (CURFFL), *effective July 1, 2007*. Prior to tenant improvement of the mini mart, plans and permit application must be submitted to El Dorado County Environmental Management Department, Environmental Health Division for review and approval.
21. The applicant's current hazardous materials business plan shall be revised to reflect the addition prior to final inspection.

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

9. SPECIAL USE PERMIT/PLANNED DEVELOPMENT (Public Hearing)

S07-0011/Planned Development PD95-0016R3/Kniesel's Auto Collision Center submitted by RICHARD P. KNIESEL (Agent: Robert A. Laurie, Esq.) to allow the conversion of an existing sports complex into an automobile body shop with 16 service bays and a maximum of 25 to 30 employees. Hours of operation are proposed to be 7:30 AM to 5:30 PM. A free standing sign 94.5 square feet in size is proposed. The property, identified by Assessor's Parcel Number 070-280-64, consisting of three acres, is located on the north side of Wild Chaparral Drive, approximately one-quarter mile west of the intersection with Ponderosa Road, in the Shingle Springs area, Supervisorial District IV. (Negative declaration prepared)

Staff: Aaron Mount recommended conditional approval.

Commissioner Machado asked the number of parking spaces on the site. Mr. Mount replied 63. They are removing three spaces for the new entryway. Staff has found the parking adequate. The parking ratio requires 52 spaces. All cars being worked on will be parked in the building. Employees and customers picking up cars will be using the outside parking spaces.

Commissioner Machado asked where parts taken off the vehicles will be stored. Mr. Mount stated the parts will be stored inside the building. There is also an area by the retaining wall where they want a parts storage area. Part of the application process was to make sure that storage area was architecturally compatible with the site. Commissioner Machado does not want to see the parking lot, which is seen from the highway, become unsightly. Mr. Mount stated

Condition 1 includes the project description which requires parking and storage of all vehicles being serviced to be parked inside the building.

Robert Laurie commented they have the sign at 84.5 square feet as designed by Western Sign. They concur the traffic analysis is correct. Under the current use, there will be a reduction in the ADT. "As feasible" is not reflected under Policy TC-4i. Curbs, gutters, and sidewalks are in Policy TC-5 and not TC-4i. The applicant concurs with most of the conditions with the exception of the limitation on signage and the curbs, gutters, and sidewalks. Regarding the signage, the County standard is 80 feet, and they asked for a variance for the additional 4.5 feet. Regarding curbs, gutters, and sidewalks (Conditions 6, 7, and 9), TC-4i does not mandate the requirement on Crosswood. This project is three acres. The previous project provided for the improvement of Crosswood. The western side of Crosswood is fully developed with curbs, gutters, and sidewalks. Access for this project is off Wild Chaparral. Crosswood has no relation to this project. This project would have an insignificant impact on Crosswood. He asked that the Commission delete conditions 6, 7, and 9.

Rod Champ, Manager of the facility, stated they do not see the connection for the improvements to Crosswood. Mr. Champ explained some photographs he presented to the Commission. They feel their request for signage is reasonable.

Chair Knight asked their source of business. Which portion comes from insurance and which comes from the area? Mr. Champ said insurance pays, but it is reputation that brings in business. Chair Knight said some businesses only take newer cars. Would they take older cars? Mr. Champ said most of their business is collision, not restoration.

Commissioner Mathews asked about storage outside. Mr. Champ said everything will be in the building. After hours there should be no cars in the parking lot. Their hours of operation are normally 7:30 AM to 5:00 PM.

Commissioner Machado said there are 16 bays. Will there only be 16 cars? Mr. Champ explained the staging area.

Mr. Laurie introduced Robert Kniesel who gave the Commission a brief description of their operation. Using the site plan, Mr. Kniesel explained their operation and the layout of the facility. No work is performed outside the building.

Commissioner Mathews said this is a special use permit. He asked County Counsel about the violation of conditions. Paula Frantz, County Counsel, stated if conditions are violated there could be a hearing set for revocation of the permit or modification of the conditions. Commissioner Mathews said it appears the conditions state servicing will be done inside the building. Mr. Mount said the condition could be modified to state cars waiting for pickup shall be inside the building.

David Koupal, resident on Crosswood Drive, said no one has spoken about the residential area of Crosswood. There are eight residences on Crosswood. He is concerned about the fumes from the paint area. He read his comments into the record (Exhibit J of the staff report).

Bud Zellar stated he is concerned about toxic materials and fumes. How do we know there will be no affect on residents in the area? A negative declaration has been prepared. He is not sure what that means. Were sufficient people in the area notified of this use? The size of the operation is a concern, along with the visibility along the highway as well as other potential hazards.

Kathy Lishman encouraged the Commission to be sensitive to the residential area. Lighting and signage are of great concern. She supports the least amount of lighting and signage. There was a moving sign for the time and temperature which staff recommended against.

Judith Mathat has concerns for the residences, but they need to be aware that if you purchase property adjacent to a major highway there is going to be development. The whole area along this corridor is going to be developed in the near future.

Gary Jenkins represented a property owner to the west. His client is going to do an office condominium project on their site. He has discussed this permit with his client who feels this is a consistent use with those in the area. The former use was a much more intense use that what is being proposed.

Art Marinaccio feels the designation on this property was not appropriate. This is a commercial area that is going to be important to our economic base. There is sewer in the area, and commercial is appropriate. He asked that the Commission approve the project.

Dale Waldron, business owner in Shingle Springs, has been on Sunset Lane for 18 years. This use will take away business from people in the area.

Rich Solice is opposed to the operation. He equates this business to a big box operation.

The owner of Cameron Park Auto Body, said they have worked hard to build their businesses in the community. He is concerned about environmental impacts to the residential area.

Sam Terresi commented Aesthetics is marked insignificant in the environmental document. There are more appropriate areas where this type of business can be placed.

Mr. Laurie commented one concern is air quality. There are stringent requirements for this type of business. Aesthetics was mentioned as a concern. The aesthetics will not be altered by this project. The Sunrise facility is in an older area. The Rocklin store is a good example of no impacts. He asked the applicant what happens if a car is dumped off at 3:00 AM. There will be a local project manager that would have to be informed of such an event. Such an occurrence would be the only change from what is there now. They would like Conditions 2, 6, 7, and 9 deleted.

Steve Mc Kenney, Environmental Management, explained air quality requirements.

Commissioner Machado asked the applicant what they do with parts removed from the vehicles. Mr. Kniesel explained the carts inside the building and the proposed storage area.

Commissioner Machado's main concerns are visual.

Commissioner Tolhurst said if you take out the time on the sign, it is almost what is allowed. He would rather see the sign 12 feet high. Regarding sidewalks, he would rather see a rolled curb.

Commissioner Machado did not hear enough testimony that there would not be any cars parked out front. Commissioner Mathews commented the use permit could be conditioned for no vehicles outside.

Commissioner Tolhurst would be in favor of conditioning the item so the green area and perhaps some parking on the side could be shown on the site plan. Ms. Frantz suggested language could be added for no parking of customer's vehicles in the front. Pierre Rivas said we should differentiate between cars that have been repaired and are ready for pick up and vehicles that are waiting for repair. You probably would not object to a newly repaired and painted vehicle being parked in the front portion of the site waiting for pick up.

Mr. Laurie requested a continuance to a date certain to clarify the site plan and submit additional photographs. The Commission concurred with the continuance to discuss signage and the vehicle storage issue.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER TOLHURST AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONTINUE S07-0011/PD95-0016R3 TO THE MEETING OF DECEMBER 13, 2007, AFTERNOON SESSION.

10. REZONE/TENTATIVE PARCEL MAP (Public Hearing)

AZ05-0001/P05-0010/Cameron Park Bowl submitted by FRANK D'AMBROSIO JR. FAMILY TRUST (Agent: George Caputo) to rezone property from Estate Residential Ten-acre-Airport Safety (RE-10-AA) to Planned Commercial-Airport Safety (CP-AA), and staff is proposing the addition of a Design Control Overlay on the rezone. The tentative parcel map proposes to subdivide the lot into a 6.05-acre parcel (Parcel 1) and a 4.46-acre parcel (Parcel 2). For parcel 1, a 62,640 square foot two-story multi-purpose concept was provided illustrating in plan view; a 36-lane bowling alley; an arcade with miniature golf course, a maximum 200 seat restaurant with bar; and 146 full-size, 119 compact, 5 handicap parking spaces, and one loading area. The concept for parcel 2 illustrated in plan view, a 39,722 square foot two-story office building with 158 full-size, 32 compact, 4 handicap parking spaces, and one loading area. The property, identified by Assessor's Parcel Number 083-020-29, consisting of 10.54 acres, is located on the east side of Cameron Park Drive, approximately 560 feet north of the intersection with Meder Road, in the Cameron Park area, Supervisorial District IV. (Mitigated negative declaration prepared)

Staff: Roman Anissi recommended approval.

Commissioner Machado said the letter from Fish and Game does not have date when the letter was written. Chair Knight said the letter states this is a General Plan amendment. It is just a rezone.

Gene Thorne asked if they could have copies of the most recent correspondence. Originally, they submitted their application before the 2004 General Plan. He thanked Roman Anissi for his assistance on this project. Mr. Thorne suggested modifications to the conditions. He asked why the conditions from the mitigated negative declaration have to be placed on the improvement plans. Mr. Thorne said the County made improvements to Cameron Park Drive with no bike lane, so why do they need to do this? He has no problem constructing the improvements if the County puts in the improvements they are being required to construct.

Commissioner Mathews asked where the dirt is going. Mr. Thorne said the Department of Transportation would like it to go to Silva Valley. They cannot make their frontage improvements until they get rid of the dirt.

Judy Mathat, Shingle Springs/Cameron Park Chamber of Commerce and Economic Development Chair, supported the project. She gave the Commission a petition with over 400 signatures in favor of this project.

Kim Beal, resident of Cameron Park, spoke in favor of the project. She supports Mr. Thorne's rationale about curbs, gutters, and sidewalks and a bike lane. One day Cameron Park Drive will be four lanes; and when the road is widened, it will probably have bike lanes.

Jeannie Valentine, Bowling Association, spoke in favor of the project.

Chair Knight asked if curbs, gutters, and sidewalks and a bike lane were required, would they be torn up when Cameron Park Drive is widened. Eileen Crawford, Department of Transportation, said they would not be torn up. The widening would be done on the other side of the road. If you do put in a bike lane, it has to be on both sides of the road.

Commissioner Tolhurst is in favor of sidewalks. Chair Knight agreed.

There was no further input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO RECOMMEND THE BOARD OF SUPERVISORS ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED; ADOPT THE MITIGATION MONITORING PROGRAM CONTAINED IN ATTACHMENT 1, CONDITIONS OF APPROVAL; APPROVE AZ05-0001 REZONING ASSESSOR'S PARCEL NUMBER 083-020-29 FROM ESTATE RESIDENTIAL TEN-ACRE-AIRPORT SAFETY (RE-10-AA) TO PLANNED COMMERCIAL-AIRPORT SAFETY-DESIGN CONTROL (CP-AA-DC), BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED; AND APPROVE P05-0010, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

1.0 CEQA FINDINGS

1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County, has been completed in compliance with CEQA, and is adequate for this application.

1.2 The Initial Study identifies that this application proposes a less than significant impact on the environment with specific mitigation outlined within the Air quality, Biological Resources, Land Use, Noise, and Transportation/Traffic categories. By including mitigation for these categories, the effects on the Mandatory Findings of Significant section are also reduced below a level of significance for this application.

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 an application which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved application with project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this application. The monitoring program is designed to ensure compliance during implementation.

2.0 REZONE FINDING

2.1. *That the rezone is consistent with the adopted 2004 General Plan Land Use Designation and the policies of the General Plan.*

The rezone would change the existing Estate Residential Ten-Acre-Airport Safety (RE-10-AA) to Planned Commercial-Airport Safety (CP-AA). With the requirement of the Design Control (DC) overlay to be added to the rezone, development on either the newly created parcel 1 or 2 would need to be reviewed as part of a Design Review (DR) process prior to approval of any County issued permits for grading, improvement or building activities. The rezone will create consistency with the existing Commercial (C) land use designation of the 10.54 acre property. The property is also in an area of Cameron Park along the Cameron Park Drive corridor where commercial designation and development exists, making this property highly suitable for commercial development. In addition, the economic benefits of this property and potential future development have been considered. Future and specific commercial development on the new parcels would promote the economic factor policies established by the General Plan. A preliminary development concept was provided for assessment that identified a 9.6-acre on-site development footprint for a bowling alley with amusement facilities and an office building. The information has been used to determine General Plan consistency for land use and zone compatibility, transportation and circulation improvements, fire related issues, water availability

and wastewater capacity, preliminary grading and drainage improvements, impacts to 30 percent slopes and greater, site resources, oak woodland and landscape issues, noise issues, air quality issues, and public services. Consistency has been reached with applicable policies of the General Plan under the current application.

3.0 TENTATIVE PARCEL MAP FINDINGS

3.1 *The proposed tentative parcel map, including design and improvements, is consistent with the General Plan.*

All necessary issues have been considered by the reviewing disciplines in order to determine that this tentative parcel map, including preliminary and more formal design and improvements based on a preliminary development concept, is consistent with the policies of the General Plan. The General Plan C land use designation allows for commercial development. However, no development is proposed at this time and the review for consistency for the application was based on a preliminary development concept of a bowling alley with amusement facilities on parcel 1, as well as an office building on parcel 2. Future improvements that would be necessary under a parcel-specific scope would be further assessed during required Design Review (DR) application processes required for both parcels. Although certain improvements are highlighted within this document and the permit, those have been documented because the information that was provided has allowed the County to determine consistency with policies of the General Plan, as well as for necessary environmental assessments. The documentation of such issues will minimize the information that would be necessary during subsequent DR applications made for parcel 1 or 2, or combination thereof. Any formal project shall be required to implement County grading and drainage standards to ensure proper grading and improvements are included in the final design.

3.2 *The proposed tentative parcel map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance.*

With the rezone and tentative parcel map application, no development is proposed. However, the applicable provisions of the Zoning Ordinance have been considered, specifically the creation of the two new parcels exceed the lot dimension and standards required of the CP zone. Such standards require parcels within this zone to be a minimum 5,000 square feet in size with a parcel width of 50 feet and minimum frontage of 50 feet. The necessary level of review have been made to consider this application based on County zoning and land division policies, including anticipated grading and improvements associated to the preliminary development concept of a bowling alley with amusement facilities and an office building. Upon submittal of a formal Design Review (DR) application for a future parcel-specific project on each of the newly created parcels, additional assessments shall be made to consider development standards outlined by the Zoning Ordinance, as well as the Minor Land Division Ordinance that would support the assessments made by this application. At this time, this application conforms to these requirements.

3.3 *The site is physically suitable for the proposed type and densities of development.*

This property is well suited within an established commercial neighborhood to allow a rezone and tentative parcel map application to be processed for this 10.54-acre property. The preliminary development concept has been assessed and the property has been found to be suitable for future development based on information provided for a development footprint of 9.6-acres and off-site improvements necessary for road and access improvements. Specific mitigation and conditions have been developed to address the preliminary development concept assessing the required impacts for improvements that would be necessary for the concept. Because a requirement is included for this application that will necessitate subsequent Design Review (DR) applications for parcel 1 and 2 prior to the County permitting any formal development activities, that would further determine necessary and parcel-specific improvements should they differ from those developed for the preliminary development concept. The preliminary development concept provided information for an anticipated, but not a formal major development project. It does not provide information for the ultimate potential development of this site or the newly created parcels. Following the potential approval of this rezone and tentative parcel map application, it is not anticipated that more intense development than what was presented by the preliminary development concept would be presented or could be approved on the property. However, such issues would be again reviewed under the DR process required for both new parcels. As such, all necessary assessments have been made to ensure that a major development based on the preliminary development concept could be established on the new parcels. The site is suitable for future commercial development, more specifically, the preliminary development concept that was assessed with this application.

3.4 *The proposed subdivision is not likely to cause substantial environmental damage*

As designed, the preliminary development concept for a bowling alley with amusement facilities and an office building illustrating an on-site development footprint of 9.6 acres provided the necessary information to determine on as well as off-site improvements. Such improvements have been found to not cause substantial environmental damage based on the information provided to process this application. No development is proposed at this time and with the implementation of specific permit conditions and mitigation measures, sensitive resources shall be protected pursuant to adopted County policies. Any County approvals for the current application does not relieve the applicant from observing required state and/or federal laws for the protection of special-status plant or animal species, or for the protection of classified jurisdictional wetlands. Based on the information provided and assessed for this application, no such wetlands exist on the property.

Conditions

Project Description

1. This rezone and tentative parcel map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-M dated November 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 substantial 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:

Approval of this application allows only the following: rezone of the 10.54-acre lot referenced as Assessor's Parcel Number 083-020-29 from Estate Residential Ten-Acre-Airport Safety (RE-10-AA) to Planned Commercial-Design Control-Airport Safety (CP-DC-AA), and a tentative parcel map to subdivide the lot into a 6.05-acre parcel 1 and a 4.46-acre parcel 2.

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 must be submitted for review and approval and shall be implemented as approved by the County.

CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION

~~All mitigation measures listed in this section shall be placed on a plan sheet on all subsequent grading and/or improvement plans.~~

2. Concurrent with the Design Review (DR) application required for any site specific project on parcel 1 and/or 2, the applicant shall develop an Air Quality Study to assess air quality impacts, based on the County's Air Quality Management District (AQMD) and General Plan policy requirements. In part, specific mitigation shall be developed to reduce source emissions below the thresholds allowed by the County, including that of 82 lbs/day of ROG and NO_x. **[MM Air Quality-1]**

Timing/Implementation: Design Review applications

Enforcement/Monitoring: El Dorado County Planning/AQMD

3. Prior to the issuance of building permits, the applicant shall pay the Rare Plant Mitigation Area 1 in-lieu fee for commercial development that is in effect at the time of building permit issuance. The fee shall offset impacts within this mitigation area based on adopted County policies. **[MM Bio-1]**

Timing/Implementation: Prior to building permit issuance

Enforcement/Monitoring: El Dorado County Planning

4. The applicant shall submit a report to be included in the project file addressing the following **[MM Bio-2]**:

- a. Twenty-four hours prior to construction activities, a qualified biologist shall conduct a preconstruction survey for California horned lizard.
- b. All horned lizards found on the areas to be disturbed (on and/or off-site), the preconstruction survey shall identify and relocated found species to the property on the east, or as recommended by a qualified biologist.
- c. A qualified biologist shall be present on-site for all clearing and grubbing activities. All horned lizards found during clearing and grubbing shall be relocated to the property on the east, or as recommended by a qualified biologist.

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

5. A qualified biologist shall conduct a survey within 3 weeks prior to the start of grading, clearing, or other construction activities for active nests. The survey shall be conducted within the property and for areas identified by the development footprint, and areas necessary for road, primary, and ~~secondary-emergency~~ access improvements. **[MM Bio-3]**
 - a. If no active nests are found, no further avoidance measures shall be necessary.
 - b. If an active nest is located within 200 ft of a construction area, the biologist shall record the location(s) on a site map.
 - o If the species is listed under the federal or state endangered species acts, the appropriate federal or state agency shall be contacted for guidance.
 - o If the species is not federal or state listed, but protected under the federal Migratory Bird Treaty Act of 1918, the biologist shall establish a minimum 100 ft buffer (Environmentally Sensitive Area) around the nest tree.
 - o The biologist shall delimit the buffer zone with yellow caution tape, surveyor's flagging, pin flags, stakes, etc. The buffer zone shall be maintained until young have fledged. No construction activities shall occur within 100 ft of a nest tree while young are in the nest.
 - o A biologist shall monitor the nest weekly during construction to evaluate potential disturbance caused by construction activities. The biological monitor shall have the authority to stop construction if the nesting birds appear to be adversely affected by construction activities.

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

6. The landscaping plan must show that only plants associated with gabbroic northern mixed chaparral shall be planted on graded slopes surrounding the property. [MM Bio-4]

Timing/Implementation: Prior to clearing and grubbing
Enforcement/Monitoring: El Dorado County Planning

7. Prepare tree replacement plan showing the replacement of trees to conform to the El Dorado County Policy 7.4.4.4, Option A and the Interim Guidelines. In the event that Policy 7.4.4.4 Option B is available, the replacement plan shall be prepared in accordance with Option B and/or the Interim Guidelines prepared for that option. Interior live oak saplings are recommended for replaced oak canopy on the property. [MM Bio-5]

Timing/Implementation: Prior to grading permit approval
Monitoring/Enforcement: El Dorado County Planning

8. Final landscape plans shall show replacement of oak canopy, pursuant to MM Bio-65. [MM Bio-6]

Timing/Implementation: Design Reviews/prior to grading permit approval
Monitoring/Enforcement: El Dorado County Planning

9. A Design Control (DC) zone overlay to control development activity shall be added to the Planned Commercial-Airport Safety (CP-AA) zone. [MM Land Use-1]

Timing/Implementation: As part of this rezone and tentative parcel map (AZ05-0001, P05-0010) application
Enforcement/Monitoring: El Dorado County Planning Services

10. A complete Design Review (DR) application must be processed prior to building permit approvals for either parcel 1 and/or 2. A CEQA document shall be prepared to address project-specific impacts not identified in the current analysis. Submittal checklist items that shall be required for the DR application (revised 8/02) include the following: 1-9, 10 (site specific oak assessment based on Option A or B noted in the Biological Resources section), 13 (Noise Study for 'acoustical analysis' based on the Noise section), 17 (Air Quality Study based on the Air Quality section), all 'Site Plan Requirements' 1-19, all 'Landscape Plan Requirements' 1-5, and all 'Plan of Building Elevations' 1-3. On/off site impact for Archaeological resources (#11), wetland investigation (#12), biological resources/special status plant and animal species (#14), preliminary grading and drainage (#16), have been provided for the preliminary development concept for this application ~~rezone~~ and based on the preliminary grading and drainage plans. The traffic study prepared for this application assesses a preliminary development concept scope. Should site-specific projects on parcels 1 and/or 2 substantially conform to the preliminary development concept scope, then additional assessment may not be required, as determined by the Department of Transportation (DOT). In case the scope does not substantially conform to the preliminary development concept currently analyzed, then modifications or new studies must be submitted for review and assessment based on a

formal site-specific project scope. All submittal checklist items for the DR must provide adequate information to ensure consistency with County General Plan, Zoning, and subdivision policies. [MM Land Use-2]

Timing/Implementation: Design Review application
Enforcement/Monitoring: El Dorado County Planning Services

11. Prior to the issuance of building permits, the applicant shall illustrate how parcel specific projects conforms to the approved Design Review (DR) application materials submitted for review and upon DR approvals by the County. [MM Land Use-3]

Timing/Implementation: Building plan reviews
Enforcement/Monitoring: El Dorado County Planning and Building Services

12. Concurrent with the Design Review (DR) application required for any site specific project on parcel 1 and/or 2, the applicant shall prepare a Noise Study to assess noise impacts for traffic, airport, and/or related noise generating activities. The study shall be prepared based on the Draft Environmental Impact Report (DEIR) for the 2004 adopted General Plan, the policies of the 2004 General Plan, and the approved Final EIR. [MM Noise-1]

Timing/Implementation: Design Review applications
Enforcement/Monitoring: El Dorado County Planning/AQMD

13. The applicant shall install two traffic signals. One at Cameron Park Drive (prior to recordation of the final map) and Virada Road (prior to issuance of building permits) and one at the primary property access on Cameron Park Drive. The installation of the traffic signal shall be based on Department of Transportation (DOT) processes, methods, and standards, as identified in the permit and conditions of approval. [MM Traffic-1]

Timing/Implementation: Prior to the recordation of the final map and/or building permits as noted
Enforcement/Monitoring: El Dorado County Department of Transportation

14. The applicant shall widen and improve the ~~Cambridge~~ Cameron Park Drive road frontage. The improvements shall be based on Department of Transportation (DOT) processes, methods, and standards, as identified in the permit and conditions of approval. [MM Traffic-2]

Timing/Implementation: Prior to the recordation of the final map
Enforcement/Monitoring: El Dorado County Department of Transportation

Planning Services

15. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs

County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37. County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

16. This tentative parcel map shall expire within 36 months from date of approval unless a timely extension has been filed.
17. The applicant shall make the actual and full payment of planning processing fees for the rezone and tentative map application prior to the County Recorder processing the final map.
18. Prior to the approval of any ~~grading or~~ building permits on parcel 1 or 2, the applicant shall submit a staff level Design Review (DR) application for processing. The staff level DR for either parcel 1 and/or 2 (or combination) shall be distributed to the Cameron Park Design Review Committee for comments and input, and can be appealed first to the Planning Commission and second to the Board of Supervisors, based on County adopted appeals process.
19. Concurrent with final map recording, the applicant shall record an Avigation Easement on parcels 1 and 2.
20. The 1-foot non-vehicular access along the Cameron Park Drive frontage shall remain in place, except for the portion that is necessary for primary access with the driveway encroachment referenced on the tentative parcel map. This shall occur with the filing and recording of the final map.
21. Concurrent with the final map recording, a reciprocal access agreement shall be recorded between parcels 1 and 2.
22. Prior to the issuance of grading, building, and/or occupancy permits (and only following County approvals of a Design Review application), the applicant shall consult with the Department of Transportation and El Dorado County Transit to provide bus turnouts. ~~Other improvements shall also be considered once deemed feasible, to include, but not be limited to, designated park and ride or rideshare drop-off and pick-up areas.~~
23. In the event a heritage resource or other item of historical or archaeological interest is discovered during future grading and construction activities (and only following County approvals of a Design Review application), the applicant 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. Planning Services shall review the grading plans prior to the issuance of a grading permit.

24. In the event of the discovery of human remains during future grading and construction activities (and only following County approvals of a Design Review application), 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. Planning Services shall review the grading plans prior to the issuance of a grading permit.

Department of Transportation

25. The applicant shall construct the following roadways. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing the final map:

Table 1		
Road Name	Road Width	Exceptions/Notes
Cameron Park Drive	34 ft roadway (40 ft ROW) from CL 2 Way Left Turn Lane, per Std. Plan 101B	Widen Cameron Park Drive consisting of roadway improvements consisting of a 12' wide left turn lane, 12' through lanes, and a 4' paved shoulder (excluding gutter pan) with Type 2 vertical curb & gutter (per DISM, Std. Plan 104 & 110) and a six <u>four</u> foot sidewalk along the project frontage. The encroachment onto Cameron Park Drive from the project site will be constructed consistent with Standard Plan 103E. A Class II Bike Lane will be required from Mira Loma Drive to Meder Road. Dedicate right of way, and slope easements as needed. The County shall award and administer public contract(s) for this work.
On-Site Access Road	48 ft roadway (66 ft ROW) per Std Plan 101B, as submitted	Consisting of 2 inbound lanes, 2 outbound lanes, Type 2 vertical curb & gutter per DISM Std. Plan 104 and a six <u>four</u> foot sidewalk per Std Plan 101B.
On- Site Roundabout Circle	Design to comply with AASHTO	Std Plan Type 2 vertical curb and gutter and six <u>four</u> foot sidewalk, per DISM, Std. Plan 104 & 110. Sidewalks at driveway encroachments. AASHTO design of roundabouts are governed by the maneuvering of the largest vehicles expected to travel through the intersection'.

Notes for Condition 1 Table 1: Road widths in the preceding table are measured from curb face to curb face.

26. ~~The applicant shall sign and strip a Class 2 bike lane along both sides of Cameron Park Drive, from the signalized intersection at Meder Road to the intersection of Mira Loma Drive. The Class 2 bike lane shall be constructed as required and according to the provisions of the El Dorado County Bicycle Transportation Plan. The striping and signing shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.~~
27. Prior to filing of the final map, the applicant shall provide bid ready plans and funding or security for the site improvements and the for a signalized intersection at the project site's access onto Cameron Park Drive, including curb, gutter and sidewalks and shall meet current El Dorado County Standards. The County shall award and administer public contract(s) for this work. The design, signing and striping for this encroachment shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. Furthermore, the signal installation shall include signal timing coordination with the existing signal at the Cameron Park Drive/Meder Road intersection and allow for the future coordination of the eventual signalization at the intersection of Cameron Park / Mira Loma Drive intersection. The improvements shall be substantially completed as determined by the Department of Transportation ~~or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map~~ occupancy. The costs associated with the compliance with this condition are not reimbursable to the developer.
28. Prior to issuance of a building permit, the applicant shall provide bid ready plans and funding or security for a signalized intersection at the intersection of Cameron Park Drive and Virada Road and shall meet current El Dorado County Standards. The County shall award and administer public contract(s) for this work. The design, signing and striping for this encroachment shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. The improvements shall be substantially completed as determined by the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map. Should this intersection be included in the County Capital Improvement Program, The developer may will be eligible for reimbursement for some or all of the associated costs related to compliance with this condition pursuant to the TIM Fee Program Reimbursement Guidelines. The developer may be eligible to receive credit for the cost of said improvements to this signalized intersection as a direct application of the traffic impact fees to be imposed upon any building permit within the site.
29. A complete bid-ready package shall include plans, specifications, right-of-way acquisition (if necessary), utility agreements executed with all impacted utility, relocation work completed/scheduled, environmental clearance for both on-site and off-site work complete, all necessary regulatory/encroachment permits secured, and all documents for

bidding the contract signed and sealed by a registered civil engineer. If the funding and the complete bid-ready package for the improvements are provided to the County by the applicant prior to final map processing, the final maps can record without need for additional security for these improvements.

The road improvement agreement or subdivision improvement agreement shall be required and shall include provisions that the applicant provides supplemental funds to the County as necessary to pay for any change orders generated through the construction phase, that the developer's engineer be available to provide engineering services in support of the project during construction, and that said designer shall indemnify the County per the County's standard indemnification language.

30. 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. Pedestrian crossings required at driveway encroachments adjacent to on-site roundabouts.
31. The applicant shall enter into a road improvement agreement (RIA) and bonding with the Department of Transportation for all roadway, frontage, and intersection improvements. The executed agreement and subsequent improvements shall be completed by the following milestones, to the approval of the Department of Transportation:
 - a. The Developer shall have the offsite and frontage plans reviewed and approved concurrently with the on-site grading plans.
 - b. No on-site building plans will be issued until the bid ready plans have been approved and funding received.
 - c. Upon receipt of the plans, funding and execution of the related agreement to ensure reimbursement for a portion of the work, the condition will have been deemed complete.
32. The applicant shall irrevocably offer to dedicate, in fee, any additional right of way and slope easements as required for the approved improvement plans along the entire project frontage of Cameron Park Drive, prior to the filing of the map. The offer will be accepted by the County.
33. ~~Prior to filing of the map,~~ The applicant shall record with the Parcel Map a vehicular access restriction along the entire frontage of Cameron Park Drive, excluding the locations of the approved access encroachment.
34. A commercial grading permit is required for on-site improvements. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Development Services Department 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. The improvements and grading shall be substantially completed, to the approval of the Department of Transportation, prior to occupancy.

35. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.
36. As specified in the 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 possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
 - a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of county counsel.

37. At the time of the submittal of the grading or improvement plans, 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 and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts

- and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
38. Grading and improvement 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. 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.
 39. 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.
 40. Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
 41. 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).
 42. Cross lot drainage shall be avoided. 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), Home Owners Association, or other entity acceptable to the County. 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.
 43. 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.
 44. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage

- report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
45. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 7:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.
 46. 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 filing of the final map.
 47. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
 48. The applicant shall provide a drainage report at time of improvement plans or 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.
 49. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete. The fees are due and payable at the time of building permit issuance. Credit for all off-site improvements not associated with frontage improvements shall be used as an offset against the required traffic impact fees.

Cameron Park Fire Department/California Department of Forestry

50. Prior to the approval of Design Reviews (DRs) on parcel 1 and/or 2, the Cameron Park Fire Department shall review any parcel-specific DR proposal to ensure that adequate fire-related improvements are included in the design for a parcel-specific project on either new parcel.
51. Based on the preliminary development concept, the required fire flow for parcel 1 is based on a two-story, 62,640 square foot building built to Type V-1 hour construction specifications. With a 50 percent reduction for fire sprinklers, the required fire flow is 2,250 gallons per minute (gpm) for a four hour duration with 20 pounds per square inch (psi) residual pressure. The required fire flow for parcel 2 is based on a two story 39,720 square foot building built to Type V-1 hour construction specifications. With a 50 percent reduction for fire sprinklers, the required fire flow for parcel 2 is 1,750 gpm for a three hour duration with a 20 psi residual pressure.
52. Based on the preliminary development concept, the addition of three new fire hydrants for parcel 1 and two new fire hydrants for parcel 2 will be required. One fire hydrant for each building shall be located with the department connection and post indicator valve for the building. The location of the other fire hydrants and the fire department

connections will be determined during civil plan review. Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 801.11.3. For marking, see Section 901.43. For obstruction, see Section 1001.7.

53. A review for emergency access shall be made during the Design Review (DR) process for parcel 1 and parcel 2. The Fire Department shall identify necessary emergency access for either new parcel as part of a formal (DR) project application process.
54. Prior to the approval of Design Reviews (DRs), the applicant shall illustrate the location of propane tanks on the DR plans, if they are to be installed. The location of propane tanks shall comply with provisions set forth in Article 82 of the CFC 1998 edition. Propane tank enclosures shall comply with the provisions set forth in NFPA 58 sec. 3.2.2.9 of the 1998 edition.

Environmental Management

55. Food facilities shall be in compliance with the California Health and Safety Code, 'California Retail Food Code' which requires a set of plans for the proposed food facility be submitted to the County Environmental Health Department for review and approval at the time of construction. The applicant shall obtain a yearly permit to operate a food facility from Environmental Health. In addition, at least one person from the facility must be a certified food handler and hold a food safety certification.
56. Prior to approval of grading and/or improvement plans, the applicant shall provide a Fugitive Dust Mitigation Plan (FDMP) and application with the appropriate fees to be reviewed and approved by the County Air Quality Management District (AQMD). The FDMP shall comply with the requirements of Rule 223 and 223.1.
57. All project construction activities (following Design Review approvals) shall adhere to AQMD Rule 224 for Cutback and Emulsified Paving Materials.
58. Any burning of wastes that result from 'Land Development Clearing' must be permitted through the AQMD. Only vegetative waste material may be disposed of using an open outdoor fire pursuant to AQMD Rule 300.
59. The following measures shall be implemented during construction activities to maintain the air quality standards established by the AQMD. The standards include: use of low emission on-site mobile construction equipment, maintenance of on-site equipment to manufacture's specifications, retardation of on-site diesel engine injection timing by two to four degrees, use of electricity from power poles rather than temporary gasoline or diesel generators, use of reformulated low-emission diesel fuel, use of catalytic converters on gasoline powered equipment, substitution of electric and gasoline powered equipment for diesel-powered equipment where feasible, inactive construction equipment shall not remain idling for periods in excess of two minutes, materials shall be scheduled

for delivery during off-peak hours, configure construction parking to minimize traffic interference, and develop a construction traffic management plan.

60. Prior to the construction or installation of any new point source emission units or non-permitted emission units such as gasoline dispensing facilities, boilers, internal combustion engines, the applicant shall submit an authority to construct application to be reviewed and approved by the AQMD. Submittal of the application shall include facility diagram(s), equipment specifications, and emission factors.

County Surveyor

61. All survey monuments must be set prior to filing the Parcel Map.
62. The roads serving the development shall be named by filing out a completed Road Name Petition with the County Surveyors Office prior to filing the final map.
63. Provide a Parcel Map Guarantee, issued by a title company, showing proof of access to a State or County Maintained Road as defined in 16.44.120(B)(2).

11. GENERAL PLAN UPDATE

- a. **Workshop:** Mixed Use Development

Staff: Peter Maurer presented this item. Chair Knight said on Page 3, Inventor Analysis, you should put who owns the property. Under R&D, we only have R&D in the Business Park. Mr. Maurer said there is some by Clarksville. Chair Knight feels it is not a good fit in the R&D Zone. Staff may want to look at a number higher than four in Rural Centers. He commented Mike McDougall was thinking about this type of use several years ago. It might be a good idea to talk to him about this issue. Commissioner Tolhurst commented that places it would work is in the Rural Centers. Input was received from Art Marinaccio, Kathy Lishman, Noel Abreo, Jim Brunello, and Kim Beal. Ms. Lishman commented the agenda stated there is to be no action. The staff report has a recommended action. Paula Frantz, County Counsel, concurred and recommended the item be brought back at the next meeting for action.

- b. **Workshop:** Agricultural Buffers

Staff: Peter Maurer presented this item. Input was received from Kathy Russell, Art Marinaccio, Kathy Lishman, Olga (?), Thalia Georgiadis, Cindy Schaffer, and Kim Beal.

Commissioner Mac Cready feels it should be who is there first. If the agricultural operation was there first, the adjacent property should have the setbacks. If the agricultural use comes in later, the buffers should be on the agricultural property.

Commissioner Machado suggested Policy 8.1.3.2 be included in the amendment.

12. ZONING ORDINANCE UPDATE - None

13. **DEPARTMENT OF TRANSPORTATION** - None

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

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

16. **ADJOURNMENT**

Meeting adjourned at 2:15 p.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:

John Knight, Chair

