

**ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: December 13, 2007
Item No.: 7.a
Staff: Tom Dougherty

PLANNED DEVELOPMENT

FILE NUMBER: PD07-0023/American Legion Hall

APPLICANT: American Legion Post 119

REQUEST: Development plan for the construction of a 7,000 square-foot meeting hall including a 613 square foot covered patio on the north side and a 625 square-foot drive-thru portico on the west side.

LOCATION: On the northeast side of Greenstone Road, approximately 0.25 mile north of the intersection with Mother Lode Drive, in the El Dorado area, Supervisorial District III. (Exhibit A)

APN: 319-260-52

ACREAGE: 6.14 acres

GENERAL PLAN: Industrial (I) (Exhibit B)

ZONING: Industrial – Planned Development (I - PD) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, based on the Initial Study prepared by staff.
2. Approve Development Plan PD07-0023 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

BACKGROUND: The subject parcel was created by Parcel Map 31-32 which was recorded July 21, 1982.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County’s regulations and requirements. An analysis of the permit request and issues for Planning Commission consideration are provided in the following analysis:

Project Description

The applicant is requesting approval of a Development Plan for the construction of a 7000 square-foot meeting hall, including a 613 square-foot covered patio on the north side, and a 625 feet for the drive-thru portico on the west side. The following is a break down of the proposed uses within the meeting hall:

Use	Square Footage
Dining area	2,588 square feet
Restroom	542 square feet
Kitchen	714 square feet
Storage	372 square feet
Office	146 square feet
Bar area	1,009 square feet
Meeting Rooms	1,360 square feet
Entry	269 square feet
Total Interior Building Area	7,000 square feet

Also proposed are driveway improvements, lighting, parking, and associated landscaping associated with the planned development proposal. The meeting hall has a maximum capacity to accommodate up to 200 persons.

Site Description: The project site is served by an existing encroachment off of Greenstone. That encroachment leads to a rough-graded driveway and building pad elevated at the rear (east) end of the parcel. There are no trees in the pad area but there are native oaks, pines and shrubs to the east and west of the pad. Woodland covers approximately 60 percent of the site with the rest being annual grassland. There is an ephemeral drainage flowing south to north through a culvert in the driveway to the west of the pad. The 6.14-acre site is located between the 1450 and 1530-foot elevations above sea level with a predominate northwest exposure with average slopes of ten percent. The parcel contains Auburn silt loam soils.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	I	I	Vacant. Pad and driveway rough graded.
North	I	I	Commercial development
South	I	I	Commercial development
East	I	I	Commercial development
West	I southwest, RE-5 west	I - R&D	Commercial development south west, vacant directly west.

Discussion: The project is located in the community of El Dorado. Development of the meeting hall to allow a maximum of 200 people was found to be consistent and compatible with the surrounding industrial land uses that exist on three of the sides of the parcel as there is sufficient distance from the uses that create noise from mechanical equipment.

General Plan: The General Plan designates the subject site as Industrial. The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would typically be permitted include manufacturing, processing, distribution, and storage. Although incompatible, non-industrial uses are prohibited, places of public assembly such as churches and meeting halls have been permitted in Industrial designated land use areas. Additionally, the following General Plan policies also apply to this project:

Policy 2.2.1.5: Table 2-3 establishes a maximum Floor Area Ratio (FAR) of 85 percent. The subject parcel is 267,460 square feet in area. The total square feet of the building footprint is 7,000 square feet, 613 square feet for the covered patio on the north side, and 625 feet for the drive-thru portico, totaling 8,238 square feet. Only the 7000 square-foot enclosed building is included in the FAR calculation. This equates to a FAR of 2.6 percent. As proposed, the project complies with the 0.25 floor/area ratio allowed by General Plan Policy 2.2.1.5.

Policy 2.2.3.1 states that the Planned Development (-PD) Combining Zone District allows commercial uses consistent with the density specified by the underlying zoning district with which it is combined. The Districts are intended to be placed in areas, and on projects, furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize environmental impacts. The subject parcel is adjacent to parcels on three sides that have been previously developed for retail/office uses. The proposed project will be compatible with the adjacent land uses.

Policy 2.8.1.1 directs that nighttime light and glare from parking area lighting, signage, and buildings needs to be reduced while combined with related design features, namely directional shielding for parking lot and outside building lighting, that could reduce effects from nighttime lighting. The project will be conditioned such that all outdoor lighting will be required to conform to Section 17.14.170 of the Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. All lights will be shielded and downward directed so light does not spill over onto adjacent parcels.

The project is conditioned to limit nighttime lighting impacts by motion sensors and limit the usage of lights shining after business closure. The project is also conditioned to limit the height of the pole lights to 15-foot from finish grade to the top of the light head in order to reduce impacts on the night sky as well as allow the shade trees to overgrow the poles allowing them to provide adequate shading for the parking lot without blocking night-time lighting capabilities.

Policy TC-Xf requires projects that “worsen” traffic levels of service on the County road system must either construct the improvements to lessen the impact or ensure that adequate funding exists to assure the improvements are completed. Pursuant to El Dorado County Department of Transportation staff review, the proposed project will not "worsen" or create a significant impact on the existing traffic flows in the project vicinity.

Policy 5.1.2.1 requires that there be adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or are available to the subject discretionary project. Staff has relied on information from the purveyors of said services and has determined that adequate utilities and services are available. El Dorado Irrigation District staff has confirmed the availability of public water and sewer. (Facility Improvements Letters FIL1203 and FIL1203-060 dated December 10, 2003).

General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2 require that the landscape plan shall meet the intent of the General Plan policies for inclusion of native El Dorado County plants indigenous to the project vicinity and drought resistant plants. A review of a development plan request requires that the proposal is designed to provide a desirable environment within its own boundaries and that the proposed uses do not significantly detract from the natural land and scenic values of the site. Staff has reviewed the preliminary landscape plan and has determined it meets said criteria.

Policy 7.4.1.1 directs that the County shall provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 17.71 and the USFWS’s Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002). The proposed project is located in El Dorado County Plant Mitigation Area 2 of the County’s Gabbro soils rare plant preserve program which identify areas of the County that potentially contain rare plants. One species listed as rare in the El Dorado County General Plan (Red Hills soaproot (*Chlorogalum grandiflorum*) was identified within the project area but the project avoids impacting them. Their location is identified in Exhibit M1. The full discussion of impacts to rare plants is located within Section IV Biological Resources in the Initial Study/Environmental Checklist, Draft Negative Declaration as shown in Exhibit O. Further studies may be required by the California Department of Fish and Game or United States Fish and Wildlife Service; however, the payment of fees satisfies the County’s requirements for mitigation of the impacts to the rare plants.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. No trees are proposed to be removed as part of this project proposal. The Interim Interpretive Guidelines for General Plan Policy 7.4.4.4 requires retention of 60 percent of the oak tree canopy on Assessor's Parcel Number 043-226-30. Approximately 80 percent of the parcel is covered by indigenous oak tree canopy. The proposed residential development will cause a removal of approximately 16 percent of canopy cover resulting in 84 percent canopy retention. With the adoption of the recommended Mitigation Measure No. 3, the project will be compliant with Policy 7.4.4.4. The full discussion of the impacts to 7.4.4.4 is contained in section IV Biological Resources in Initial Study/Environmental Checklist, Draft Negative Declaration as shown in Exhibit O.

Conclusion: The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the applicable policies of the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The subject site is zoned Industrial – Planned Development (I - PD). The purpose of the Industrial zone district allows a wide range of industrial uses, as well as those uses allowed by special use permit within the Commercial zone district (Section 17.34.020, County Code) if found compatible in accordance with General Plan Policy 2.2.1.2. The proposed application is for a development plan for a public meeting hall for maximum of 200 people.

The permitted uses, when the Planned Development is used in combination with other zones, will be limited to those listed within the basic zone with which the Planned Development zone is combined. In this case, the Industrial District is the base zone for the site. With the addition of the Planned Development overlay, Section 17.04.030.B of the Zoning Ordinance requires that any future development plan modification requires the submittal of a Development plan which then requires Planning Commission review.

Planned Development Permit Request: The review of the development plan includes review of the site plan, building elevations, access, signage, landscaping, and other issues which may impact surrounding uses as required by Planned Development Zone District overlay. Planned Development is defined in the Zoning Ordinance, Section 17.02.030, *to an area to be developed as a single entity, the plan for which may not correspond in lot size, land use, density, lot coverage, and required open space to the regulations established in any one district created under the provisions of the County Zoning Ordinance.* Planned developments are further defined in Section 17.02.030 as being *a method that potentially allows the use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development, and potentially aid in the reduction of development costs, as well as provide for a combination of different land uses which compliment each other but which may not in all aspects conform to the existing zoning regulations.* In this particular case the current application was preceded by a rezone application which is a legislative act and is not conditioned. The Planned Development overlay was added to allow specific review of an actual proposal and hence, the subject application. Staff has found that the proposed 7000 square-foot main building, 613 square-foot covered patio on the north side, and the 625-foot drive-thru portico on the west side

with associated lighting, landscaping and parking, as conditioned and mitigated, could be approved and meet the intent of the planned development combined zone district.

Building Designs

The design of the buildings is shown in Exhibits G1 and G2 and the floor plan in Exhibit H. The interior includes meeting rooms, seating and dining areas, restrooms and a commercial kitchen. The exterior of the building is proposed to be covered with metal sheeting.

Signage

No signage is proposed with this current application request. Any future signage for the meeting hall must comply with Chapter 17.34.020.F and Chapter 17.16 of the El Dorado County Zoning Ordinance and shall be provided to, and then approved by the Development Services Director or designee prior to issuance of a building permit for the proposed sign. If determined to be a minor change to the Development Plan (Section 17.04.070).

Landscaping

Staff has found the submitted preliminary landscape and irrigation plans are adequate to be approved for the development plan request. For reference, they are included as Exhibits I1 and I2. The full discussion of the landscape plan is included above in the General Plan section for Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4.

Lighting

A preliminary lighting plan was provided to which shows the proposed project, with the recommended conditions of approval added, meets the intent of Section 17.14.170 of the County Code. As discussed in the General Plan section for Policy 2.8.1.1, all lights will be shielded and downward-directed so light does not spill over onto adjacent parcels, security lighting and timing of light operations as well as pole light height recommended conditions are included in Attachment 1.

Project Access, Parking and Loading

Access to the proposed project would be from one encroachment onto Greenstone Road. No public roadway extensions would be required to accommodate the proposed project.

The submitted site plan included 80 total parking spaces, four of them being handicap accessible and one van accessible. The proposed parking for the meeting hall building complies with Section 17.18.060 of the County Code. (Exhibit F).

Conclusion: Staff finds that the necessary findings can be made to support approval of the Development Plan request. The details of those findings are contained in Attachment 2.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project in the areas of impacts to rare plants and insects. Staff has determined that significant effects of the project on the environment have been mitigated; therefore a Mitigated Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, includes a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval and Mitigation
Attachment 2.....	Findings
Exhibit A.....	Vicinity Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibits E.....	Parcel Map 31 - 32 recorded July 21, 1982
Exhibit F.....	Site Plan
Exhibits G1 and G2.....	Building Elevations
Exhibit H.....	Floor Plan dated April 18, 2007
Exhibits I1, I2.....	Landscape Plan, Sheets L1 and L2 dated July 15, 2006
Exhibit J1, J2, J3	Site visit photos from September 18, 2007
Exhibit K.....	Aerial photo
Exhibit L	PG&E power line 60KV line location
Exhibits M1, M2 and M3.....	Revegetation and Restoration Plan
Exhibit O.....	Initial Study/Environmental Checklist, Draft Negative Declaration

ATTACHMENT 1
CONDITIONS OF APPROVAL AND MITIGATIONS

FILE NUMBER PD07-0023

1. This planned development is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-K, approved December 13, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Development Plan for the construction of a 7000 square-foot meeting hall, including a 613 square-foot covered patio on the north side, and a 625 feet for the drive-thru portico on the west side. The following are the included uses within the meeting hall:

Use	Square Footage
Dining area	2,588 square feet
Restroom	542 square feet
Kitchen	714 square feet
Storage	372 square feet
Office	146 square feet
Bar area	1,009 square feet
Meeting Rooms	1,360 square feet
Entry	269 square feet
Total Interior Building Area	7,000 square feet

Also included are driveway improvements, lighting, parking, and associated landscaping associated with the approved development plan. The meeting hall will have a maximum capacity to accommodate up to 200 persons.

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

Conditions from the Mitigated Negative Declaration

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

2. The Rare Plant Mitigation fee, in lieu of on-site mitigation, shall be paid to El Dorado County at the time of issuance of any building permit subject to this permit. El Dorado County Building Services will be responsible for collecting the appropriate fee prior to issuance of any future development permit for the proposed parcel. **[MM Biological Resources-1].**

Monitoring: El Dorado County Building Services Division will be responsible for collecting the appropriate fee prior to issuance of any future development permit for the proposed parcel.

3. The applicant is required to replant a combination of 200 one-gallon sized blue oaks (*Quercus douglasii*) and interior live oak (*Quercus wislizenii*) trees (200 trees x 1 acre = 200). Alternatively, the applicant may plant 600 acorns [(200 trees x 1 acre) x 3 acorns = 600 acorns]. Alternatively, the applicant may plant 600 acorns [(200 trees x 1 acre) x 3 acorns = 600 acorns]. The areas identified as suitable for replanting, as well as the recommended planting techniques are identified in Exhibits M1, M2 and M3. There shall be no development activity permitted of any kind in the area marked on Exhibit M1 as being the location of the Red Hills soaproot (*Chlorogalum grandiflorum*). Prior to final occupancy, the applicant is required to enter into an oak tree replacement and mitigation monitoring agreement with the County. **[MM Biological Resources-2].**

Monitoring: Prior to final occupancy, the applicant is required to enter into a *County of El Dorado Agreement for Maintenance and Monitoring of Existing Oak Trees and Oak Tree Replacement Plantings* through Planning Services staff. Applicant shall adhere to the *Revegetation and Restoration Plan* in Exhibit M2 and shall annually report planting status with a letter to Planning Services each year for a period of ten years from the date of the said agreement for planting trees and for fifteen years for planting acorns.

Planning Services Site Specific and Standard Conditions

4. 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 and be approved by the Deputy Planning Director or designee prior to installation. The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.
5. All outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following apply:

- a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
- b. Lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Security lighting shall be designed with motion-sensor activation.
- c. Pole lights shall not exceed fifteen (15) feet in height from finished grade to the top of the pole.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

6. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. The uses will be evaluated during the building permit process prior to issuance of a building permit to ensure that parking will be available for each use that had been authorized by the approval of PD07-0023. Parking shall conform to the site plan shown in Exhibit F and shall include 76 standard stalls with four (4) of those to be handicap accessible stalls with one being van accessible for a total of 80 parking spaces.
7. Any future signage for the meeting hall must comply with Chapter 17.34.020.D and Chapter 17.16 of the El Dorado County Zoning Ordinance and shall be provided to, and then approved by the Development Services Director or designee prior to issuance of a building permit for the proposed sign.
8. Prior to issuance of a building permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition of approval imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.
9. All Planning Services fees shall be paid prior to issuance of any development permit.
10. 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.

El Dorado County Environmental Health Division

11. The applicant shall submit plans for the commercial kitchen for review and approval at the time of building permit application. Once approved, an Annual Operating permit shall be required.

El Dorado County Environmental Health, Solid Waste Division

12. The trash enclosure area shall be large enough to enclose two dumpsters, one for trash and one for recycling. The Solid Waste Division shall review and approve the submitted site plan for this requirement prior to issuance of the building permit for compliance with the approved Development Plan subject of this permit request.

El Dorado County Air Quality Management District (AQMD)

13. The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. Current county records indicate this property is located within the Asbestos Review Area. Therefore, District Rule 223.2 Fugitive Dust-Asbestos Hazard Mitigation, which addresses the regulations and mitigation measures for fugitive dust emissions, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223.2. In addition, an Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the District prior to start of project construction.
14. Project construction may involve road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials. NOTE: The proposed project is within the Asbestos Review Area; therefore District will require the paving of the proposed driveways or the application of a minimum of three (3) inches in depth, asbestos free gravel, for all roads and driveways.
15. Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
16. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.

17. In order to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures.

- Use low-emission on-site mobile construction equipment.
- Maintain equipment in tune per manufacturer specifications.
- Retard diesel engine injection timing by two to four degrees.
- Use electricity from power poles rather than temporary gasoline or diesel generators.
- Use reformulated low-emission diesel fuel.
- Use catalytic converters on gasoline-powered equipment.
- Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible.
- Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- Configure construction parking to minimize traffic interference.

El Dorado County Department of Transportation

18. The encroachment onto Greenstone Road shall be constructed in accordance per the County of El Dorado Design and Improvement Standards Manual (DISM) Standard Plan 103D. 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 the issuance of a building permit.
19. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Subdivision Ordinance, prior to issuance of building permit.
20. If site improvements are to be made, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “Design and Improvement Standards Manual”, the “Grading, Erosion and Sediment Control Ordinance”, the “Drainage Manual”, the “Off-Street Parking and Loading Ordinance”, and the State of California Handicapped Accessibility Standards.
21. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, 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.

22. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
23. 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 El Dorado County.
24. 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 approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
25. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.
26. 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.
27. 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.
28. 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.
29. 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.
30. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review

report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the final grading and erosion control plans are approved and the grading is completed.

31. 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.
32. 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.
33. 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 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.
34. For projects that disturb more than one acre of land area (43,560 square feet), the Developer shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the State of California. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Diamond Springs – El Dorado Fire Protection District

35. The District will review the site plan submitted for the building permit prior to issuance to verify that the fire lanes are planned to be installed in close proximity to the fire hydrants identified on that plan as they were shown on the approved Development Plan. The approved fire lanes will provide for easy access by fire and emergency apparatus during incidents that occur at the complex.
36. Building and Fire Codes will also have to be adhered to but can not be determined until a full set of building and site plans are received by this District.
37. Diamond Springs/El Dorado Fire Protection District Ordinance 89-1 requires any new building (Except "E" & "R" Occupancies) that meets or exceeds 3,600 square feet, is two

stories or more or 35 feet in height or more shall be equipped with an Automatic Fire Sprinkler System. The Fire Sprinkler System shall extend and cover all areas of the building.

38. Minimum Fire Flow for a building is 1500 GPM for duration of 2 hours @ 20 psi.
39. Knox Box shall be installed per District Requirements.
40. Fire hydrant placement shall be approved by the Fire District.
41. Fire apparatus access road shall be provided within 150 feet to all portions of the building.
42. Additional requirements may be necessary once a full set of building plans are submitted to the District for review.
43. The project shall meet the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include provision of a financing mechanism for said services. The financing mechanism shall include inclusion within, or annexation into, a Community Facilities District (“CFD”) established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.) established by the Diamond Springs / El Dorado Fire Protection District (“District”) for the provision of public services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively “Public Services”), and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract’s inclusion or annexation into the CFD.
44. The Fire District reserves the right to make amendments to the aforementioned requirements. These are not necessarily all inclusive. These conditions are time sensitive and are subject to change in the future, based on changes in technology and fire codes. The applicant is encouraged to contact the Fire District to meet and discuss the Community Facilities District matter and the impact on their project.

Pacific Gas and Electric Company

The following conditions apply only to the 60KV line along the north parcel boundary as shown in Exhibit L:

45. All trees shrubs, and plants within said area shall not exceed a height of 15 feet at maturity and no trees shall be planted within said area within 25 feet of any pole structure.
46. Overhead lighting installed within said area shall not exceed 15 feet in height and not be located directly underneath the conductors of PG&E’s overhead electric transmission lines nor within 25 feet of any pole structure.

47. No significant grading, cuts or fills shall be done within the tower line easement.
48. When operating any equipment or tools in proximity to our pole line, the developer must not erect, handle or operate any such equipment or tools, closer to any of PG&E's overhead high-voltage conductors than the minimum clearances set forth in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety, but in no event closer than 10 feet.
49. General Order No. 95 of the California Public Utilities Commission sets forth certain clearance requirements for the construction and operation of electric lines. Therefore, you must control your excavation and digging, including spoils, in such a manner as not to decrease the ground-to-conductor clearance below 30 feet.

ATTACHMENT 2
FINDINGS

FILE NUMBER PD07-0023

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. 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 The Zoning Administrator finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 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 the corresponding permit monitoring requirement, is hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Findings

- 2.1 As proposed, the project is consistent with the Industrial land use designation of the subject site as defined by General Plan Policy 2.2.1.2, because the Industrial land use designation includes meeting halls as a compatible use.
- 2.2 The proposal is consistent with all applicable Policies of the General Plan including 2.2.1.5, 2.2.3.1, 2.8.1.1, TC-Xf, 5.1.2.1, 7.3.5.1, 7.3.5.2, 7.4.4.2, 7.4.1.1, and 7.4.4.4, concerning the requirement for a planned development request, the floor/area ratio, lighting glare, traffic impacts and landscaping. The project provides adequate access, site design, and architectural features that ensure compatibility with the surrounding uses, is not removing oak trees, avoids rare plants, it is consistent with the General Plan policies identified above.

3.0 Zoning Findings

- 3.1 The project, as proposed and conditioned, is consistent with the El Dorado County Zoning Ordinance Development Standards because the proposed building meets the development standards pursuant to section 17.34.020 for minimum lot area, maximum building coverage, height and setbacks required.

4.0 Administrative Findings

4.1 Planned Development PD07-0023 Findings

- 4.1.2 *The planned development zone request is consistent with the General Plan.* The planned development request is consistent with the General Plan because the application is for a meeting hall for 200 people, being developed to serve the residents, businesses and visitors, consistent with the Industrial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.
- 4.1.3 *The proposed development is so designed to provide a desirable environment within its own boundaries.* The proposed development plan provides landscaping, lighting, pedestrian traffic, and subdued design features which will enhance the environment for an industrially-zoned parcel within the El Dorado area.
- 4.1.4 *Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.* The project is being developed or conditioned to comply with all County Code requirements.
- 4.1.5 *The site is physically suited for the proposed uses.* The site is physically suited for the proposed uses since it is located within a commercial environment.
- 4.1.6 *Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.* All required utilities are available for the proposed uses, including, but not limited to, water supply, adequate sewage disposal area, roads, and utilities.
- 4.1.7 *The proposed uses do not significantly detract from the natural land and scenic values of the site.* The proposed uses do not significantly detract from the natural land and scenic values of the site since it does not propose to remove trees, and the driveway and building pad area have been previously graded, and the proposal will provide the required landscaping, enhancing the natural environment.